

ITEM: 1013 LaFarge Avenue Probable Cause Determination

APPLICANT: Andy Johnson, DAJ Design
922A Main Street
Louisville, CO 80027

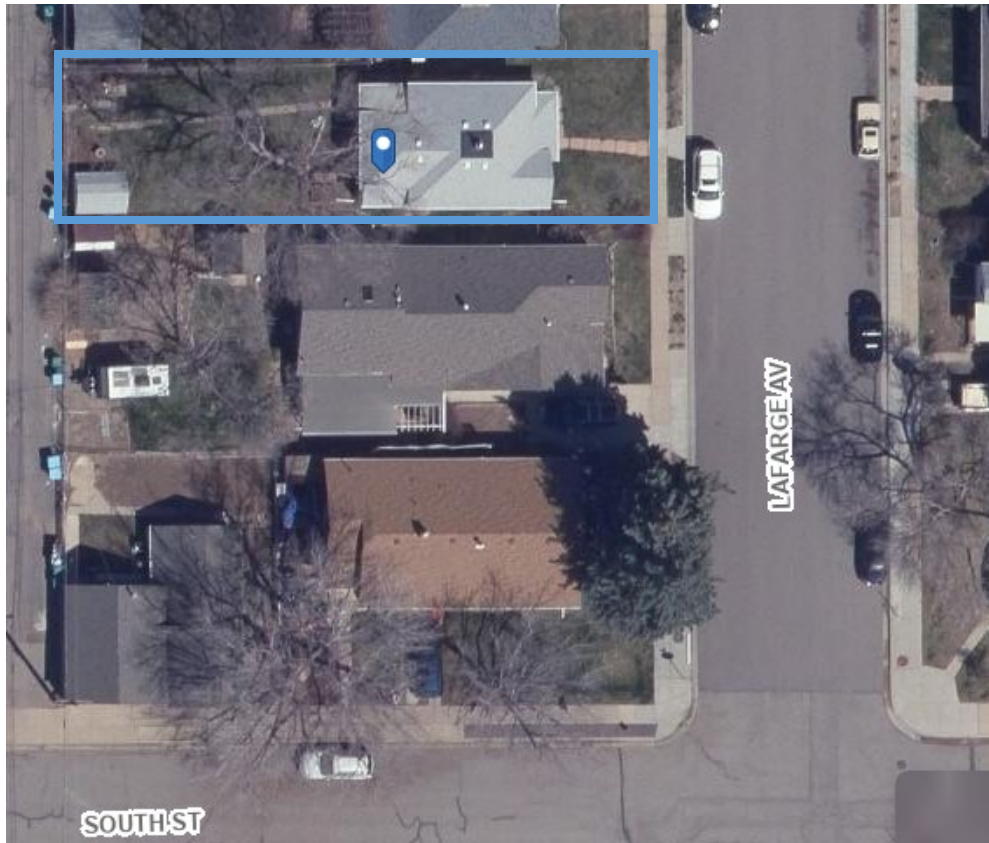
OWNER: Craig Thompson
1013 La Farge Avenue
Louisville, CO 80027

PROJECT INFORMATION:

ADDRESS: 1013 LaFarge Avenue
LEGAL DESCRIPTION: Lots 5 & S 8 FT LOT 6 BLK 4 Barclay Place
DATE OF CONSTRUCTION: ca.1906-1909

REQUEST: A request to find probable cause for a landmark designation to allow for funding of a historic structure assessment for 1013 La Farge Avenue.

VICINITY MAP:



SUMMARY:

The applicant requests finding probable cause for landmark designation to allow for funding of a historic structure assessment for 1013 LaFarge Avenue. Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds *“probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.”* Further, *“a finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.”*

HISTORICAL BACKGROUND:

Information from Gigi Yang, Louisville Historical Museum

1013 La Farge shares an unusual history with several houses on the block that were built by E.J. Di Francia as dowries for his daughters. E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. The home's history also contributes to the story of property ownership by families of Italian heritage in the neighborhood and along La Farge. Also notable is ownership by only two families over its 120-year history including the Di Francia family and the extended Giorzelli, Enrietto, and DiSalle families.

The 1916 City Directory lists Camillo and Margaret Di Francia Domenico living at 518 La Farge which could be an early address for 1013 La Farge. Margaret Di Francia was Maria and Eusebio's eldest daughter. She married Camillo Domenico in 1912 and appears to be the only Di Francia daughter to live in one of the “dowry” houses. 1013 La Farge was sold by Maria Di Francia in 1928 to Joseph and Estella (Stella) Bottinelli Giorzelli (1906-2006). Both Joseph and Stella grew up in Louisville. A number of tenants are mentioned in the *Louisville Times* as living at this address throughout the 1950s-1970s. While the 1013 La Farge remained primarily as a rental property, descendants of the Giorzelli family lived nearby at the original Giorzelli home at 1000 La Farge and still live there today. In 2000, June Enrietto transferred ownership of 1013 La Farge to her daughter, Barbara DiSalle. June passed away in 2023 and in 2025, Barbara DiSalle sold the property to Craig Thompson who is the current owner.

Please see the attached Social History Report for a more detailed history.



1948 Boulder County Assessor Card photo for 1013 La Farge Avenue.



Street view of 1013 La Farge Avenue (July 2025, Courtesy of Ires ColoProperty)

ARCHITECTURAL INTEGRITY:

1013 La Farge is included in the PaleoWest "100 Architectural Inventories for the City of Louisville" (2023). Its description is as follows: "1013 La Farge is a wood frame home that has a hipped roof with a roughly 5 x 5 ft flat area at the peak. A small front-gabled

section extends east from the south end of the east side. An entry door is just north of this extension. A small porch runs from the main entry door to the northeast corner of the house. The porch has ornate historic wooden supports and a hipped roof. A small hipped-roof addition extends west from the rear (west) side of the house and has a hipped roof. A small entryway with its own hipped roof exists on the northwest corner of the house. The house has horizontal siding that appears to be either vinyl or aluminum. The house sits on a stacked stone foundation. 1013 La Farge has both double hung and fixed picture windows. Windows on the front-gabled extension and south side may be original. The entry door and all windows on the east and north sides, with the possible exception of two windows on the front-gabled extension, are post-1950 replacements. Windows on the south side may be original. A brick chimney at the roof peak has been replaced with a modern chimney. The house had wood siding in 1950 and now has vinyl or aluminum. According to the current tenant, the addition on the west side is not original but is historic. This addition is shown on the 1948 Boulder County Assessor card and confirms this report. However, the small hipped-roof entryway on the northwest corner of the house is not shown on the card and is therefore a post-1950 addition.

“Stories in Places: Putting Louisville’s Residential Development in Context” (2018) identifies 1013 LaFarge as an example of a distinctive type of house present in Barclay Place: a Pyramidal/Hipped-roof cottage with a small gabled-front projection on the side. Four are located on the same block which include 1013, 1021, 1029, and 1040 La Farge Avenue. PaleoWest recommends 1013 La Farge Avenue for recording and further investigation because it may have the potential to yield further information about residential development and patterning in Louisville.

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR FINDING PROBABLE CAUSE FOR LISTING AS LOCAL LANDMARK:

Under Resolution No. 17, Series 2019, a property may be eligible for reimbursement for a historic structure assessment (HSA) from the Historic Preservation Fund (HPF) if the Historic Preservation Commission finds “*Probable cause to believe the building may be eligible for landmarking under the criteria in section 15.36.050 of the Louisville Municipal Code.*” Further, “*A finding of probable cause under this Section is solely for the purposes of action on the pre-landmarking building assessment grant request, and such finding shall not be binding upon the HPC, City Council or other party to a landmarking hearing.*”

Staff analysis of the criteria is as follows:

CRITERIA	FINDINGS
<i>Landmarks must be at least 50 years old</i>	1013 La Farge Avenue was constructed ca.1906-1909, making it approximately 119 years old. Staff find the age of the structure meets the criteria.

<i>Landmarks must meet one or more of the criteria for architectural, social or geographic/environmental significance</i>	<u>Social Significance</u> - <i>Exemplifies cultural, political, economic, or social heritage of the community.</i> The social history of 1013 La Farge Avenue includes association with: • Italian immigrant history • Ownership of two prominent families over a 120 year period Staff find that the structure meets the cultural and social heritage of the community and there is probable cause to meet the criterion for social significance. <u>Architectural Significance</u> – <i>Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.</i> • The house is a distinct example of a Pyramidal/Hipped-roof cottage with a small gabled-front type of home • Recommended for recording/future investigation Staff find that the location of the structure does have probable cause to meet the criteria for architectural significance in its current form.
<i>Landmarks should meet one or more criteria for physical integrity</i>	<u>Physical Integrity</u> - <i>Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.</i> • Interesting building character shaped by its social history and unique architectural type. <i>Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.</i> • 1013 La Farge Avenue appears to have maintained its historic footprint from 1948, possibly earlier. Staff find probable cause that the structure meets the criteria for physical integrity.

PRESERVATION MASTER PLAN:

The [Preservation Master Plan](#) was adopted in 2015 and includes goals and objectives for the historic preservation program. A finding of probable cause would meet the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources

Objective 3.3 - Encourage voluntary designation of eligible resources

Objective 3.4 - Promote alternatives to demolition of historic buildings

Goal #5: Continue leadership in preservation incentives and enhance customer service

Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives

FISCAL IMPACT:

The finding of probable cause allows for a grant of up to \$7,500 for a Historic Structure Assessment (HSA) from the Historic Preservation Fund.

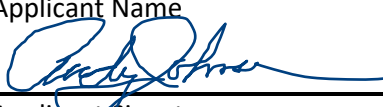
RECOMMENDATION:

Staff recommends a finding of Probable Cause under the criteria in section 15.36.050 of the LMC, making the properties eligible for the cost of a historic structure assessment. The current maximum amount available for an HSA is \$7,500. Staff recommend HPC approve a grant not to exceed \$7,500 to reimburse the costs of a historic structure assessment.

ATTACHMENTS:

1. Application
2. 1013 La Farge Avenue - Social History Report

ELECTRONIC HISTORIC PRESERVATION HEARING REQUEST CASE NO: _____

PROPERTY INFORMATION Address: <u>1013 LAFARGE AVENUE</u> Year of Construction: <u>1906</u> Legal Description: <u>LOT 5 & S 8 FT LOT 6 BLK 4</u> <u>BARCLAY</u> Landmark Name and Resolution (if applicable): _____	TYPE(S) OF APPLICATION ☒ Probable Cause/Historic Structure Assessment ☐ Landmark Designation ☐ Historic Preservation Fund Grant ☐ Historic Preservation Fund Loan ☐ Landmark Alteration Certificate ☐ Demolition Review ☐ Other: _____
APPLICANT INFORMATION Name: <u>ANDY JOHNSON</u> Company: <u>DAJ DESIGN</u> Address: <u>922A MAIN STREET, LOUISVILLE 80027</u> Telephone: <u>303-527-1100</u> Email: <u>ANDY@DAJDESIGN.COM</u>	I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s).
OWNER INFORMATION Name: <u>CRAIG THOMPSON</u> Company: _____ Address: <u>1013 LAFARGE, LOUISVILLE 80027</u> Telephone: <u>619-709-0066</u> Email: <u>THOMPSONCRAIG@PROTON.ME</u>	SIGNATURES AND DATES ANDY JOHNSON Applicant Name  05/18/2025 Applicant Signature Date CRAIG THOMPSON 05/18/2025 Owner Name Owner Signature Date



1013 La Farge Ave. History

Legal Description: LOT 5 & S 8 FT LOT 6 BLK 4 BARCLAY PLACE

Year of Construction: 1906

Summary: 1013 La Farge shares an unusual history with several houses on the block that were built by E.J. Di Francia as dowries for his daughters. The home's history also contributes to the story of property ownership by families of Italian heritage in the neighborhood and along La Farge. Also notable is ownership by only two families over its 120-year history including the Di Francia family and the extended Giorzelli, Enrietto, and DiSalle families. The unique architectural style and "sister" homes are also referenced in the 2018 report "Stories in Places: Putting Louisville's Residential Development in Context."

Development of Barclay Place

The Colorado Mortgage and Investment Co., Limited, a corporation organized under the laws of Great Britain and doing business in Colorado, in 1897 platted the Barclay Place subdivision in which this building is located.

Di Francia Family Ownership, 1905-1928

The following summary of DiFrancia family ownership is excerpted from a report written by Bridget Bacon in 2016 on 1029 LaFarge which shares the history of 1013 LaFarge since the initial purchase of property by Eusebio Di Francia included Lots 5-8, Block 4 of Barclay Place. Additional information on 1013 La Farge is added to this report.

Eusebio Giuseppe "Joe" Di Francia (often referred to as E.J. Di Francia) purchased a parcel consisting of Lots 5-8, Block 4, Barclay Place by a deed recorded in 1905.

The history of this particular house comes with a family story, which is that descendants of the Di Francia family, whose primary home in the early 1900s was the large brick house next door at 1045 La Farge,

years ago told the current owners of 1045 La Farge that the three small houses all in a row to the south, consisting of 1013, 1021, and 1029 La Farge, were built by E.J. Di Francia for three of his daughters.

Based on observation of the three houses today, they do bear a strong resemblance to one another, are of similar sizes, are set back from the street at similar distances, and appear to have been constructed at around the same time. The three small houses were built on the four lots (Lots 5-8). (By comparison, the houses at 1005 and 1009 La Farge to the south are each situated on two lots and the Di Francia house at 1045 La Farge sits on four lots.)

E.J. Di Francia appears to have been living in Louisville by 1891 and opened his first saloon on Front Street at around that time. (The Di Francia name has had such different spellings and usages as DiFrancia, deFrancia, De Francia, Di Franzia, Di Frangia, Di Frangio, DiFrenchy, Francia, and Franzia.) E.J. Di Francia was born in Italy in 1863; he is believed to have come from Castiglione di Carovilli, Isernia, in Italy. He came to the U.S. in 1883 and married Marie Di Domenico, who was a young widow, in 1890. She was born in Italy in 1869 and immigrated in about 1880. Eusebio and Maria Di Francia built their home at 1045 La Farge, just to the north of 1029 La Farge, in circa 1902-04 (though research has not been conducted to verify the accuracy of this estimated construction date). In circa 1904, E.J. Di Francia opened the saloon, Di Francia's, in the historic building that has the address of 740 Front in Louisville and is the current location of the restaurant called 740 Front.

E.J. and Maria Di Francia had seven children (one son and six daughters) who grew to adulthood. A photo of the family from the collection of the Louisville Historical Museum, is shown below and was taken in circa 1914. At the rear, left to right, are: Margaret, Nicholas, Rose, and Theresa; in the center is Philomena; and in the front are Caroline, mother Maria, father Eusebio, and Catherine.



Additional research also appears to answer the question of why Di Francia apparently had houses built for only three of his six daughters. It was found that he also purchased other residential properties in Louisville, including 1034 La Farge across the street. Perhaps his goal was to acquire houses for all six of his daughters, not just three of them.

Research in Louisville directories and in census records shows that the only Di Francia daughter who married before the death of E.J. Di Francia in 1918 was the oldest, Margaret. She married Camillo Domenico. The 1916 directory for Louisville, which used an earlier address system, shows them to be living in one of the three houses to the south of 1045 La Farge. Based on an analysis of who lived in the other houses in 1916, it appears that Margaret and Camillo Domenico lived in the house at 1029 La Farge.

A look at census records and directories shows that the three houses were rented out to other families, sometimes for years at a time to one family, before Maria Di Francia sold them in the 1920s. The family has also confirmed that they were rented out. The houses would have brought in rental income before the plan could be in place for other Di Francia daughters to marry and live in them.

E.J. Di Francia passed away in January 1918. His children were between the ages of about 10 and 27 at the time of his death. His death in 1918 came soon after the beginning of Prohibition in Colorado in 1916. These events placed a financial burden on his widow and their children. Sadly, his widow had to sell all of the properties in Louisville that he had purchased. 1029 La Farge appears to have been the first, or one of the first, that Maria sold off.

Residents of 1013 La Farge:

1013 La Farge was sold by Maria Di Francia in 1928. Prior to that, census and directory records show several rental tenants between 1906 when the house was built, until its sale in 1928. The 1910 Census shows James Kilker, his wife May, and son Sydney living at 1013 Main. Kilker was of Irish descent and was listed as an overseer at one of the coal mines. Photos from the Museum's collection identifies him as being on the 1913 Fire Hose Team as the lead man.



James Kilker is the lead man in front, c. 1913.

The 1916 City Directory lists Camillo and Margaret Di Francia Domenico living at 518 La Farge which could be an early address for 1013 La Farge. Margaret Di Francia was Maria and Eusebio's eldest daughter. She married Camillo Domenico in 1912 and appears to be the only Di Francia daughter to live in one of the "dowry" houses. Later directories indicate that she may have also lived at 1029 La Farge before it was sold in 1921.

Pictured right: Margaret Di Francia and Camillo Domenico wedding portrait c. 1912.

By 1918, Thomas and Bessie Clift are listed in the city directory as renting at 516 La Farge (another early address for 1013 La Farge). Thomas was working as an engineer at the Sentinel Mine and a photo from the Museum's collection indicates that he also served as Town Marshal at some point. By the 1920 census, the Clifts have moved from La Farge and are living on Jefferson.

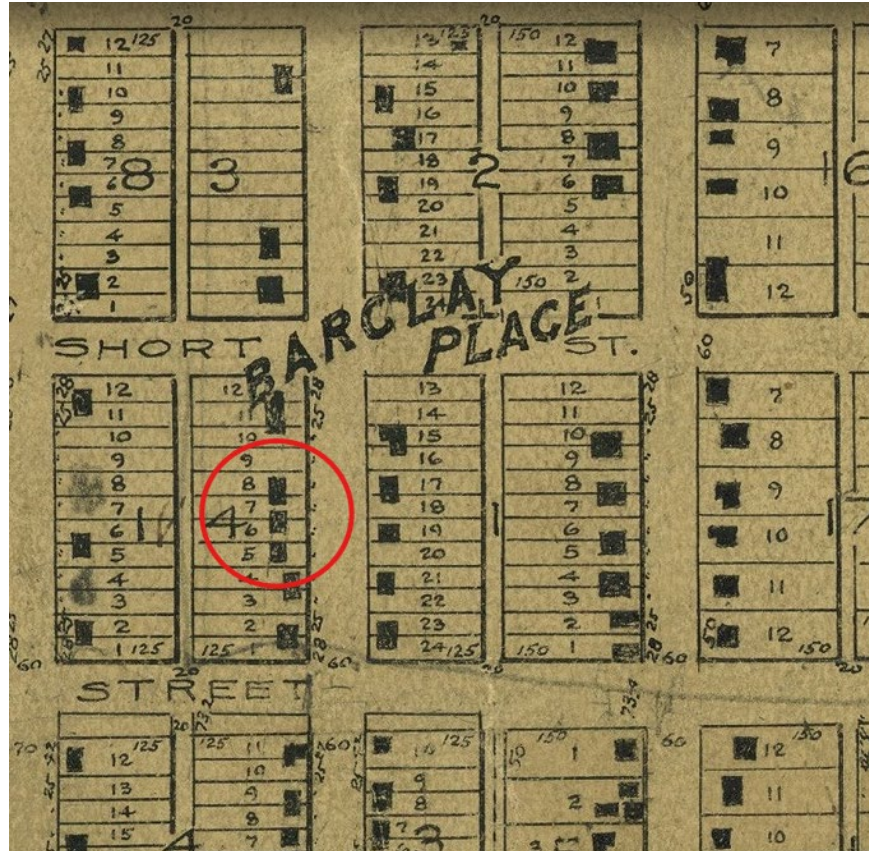
Charles Liley, his wife Rose Fenolia Liley, and their three sons – William, Louis, and Kenneth rented the house at 1013 La Farge in the 1920s and Charles worked as a superintendent at a coal mine. Charles was born in Lafayette to English parents William and Mary Ann Liley. William came to the US first in 1886 to work as a coal miner. Mary Ann came to the US in 1887.

Charles and Rose married around 1915. Rose was born in Colorado and grew up in Louisville with her four siblings. Rose Fenolia's parents were Baptist and Louisa Buffo Fenolia. They came from Italy in 1873 and 1880 where Baptist found work in the coal mines. Charles and Rose Liley moved to Frederick after 1928.



Date of Construction

The 1948 Boulder County Assessor card for this property and the Boulder County Assessor's Office website both give 1906 as the date of construction of this house. Boulder County has sometimes been found to be in error with respect to the date of construction of Louisville buildings, so other evidence is looked to. In this case, County Assessor records show the construction of the other two houses at 1021 and 1029 as falling between 1920 and 1935. These dates are likely in error since E.J. Di Francia died in 1918 and had already purchased the lots for all three houses in 1905. The date of construction for 1013 La Farge is likely the earliest and most accurate date of construction for all three buildings. The Drumm's Wall Map of 1909 also shows three houses built on site, further evidence that the Boulder County dates of construction for 1021 and 1029 are incorrect.



1909 Drumm's Wall Map showing Lot 5, Block 4 and two similar houses on Lots 6-8.

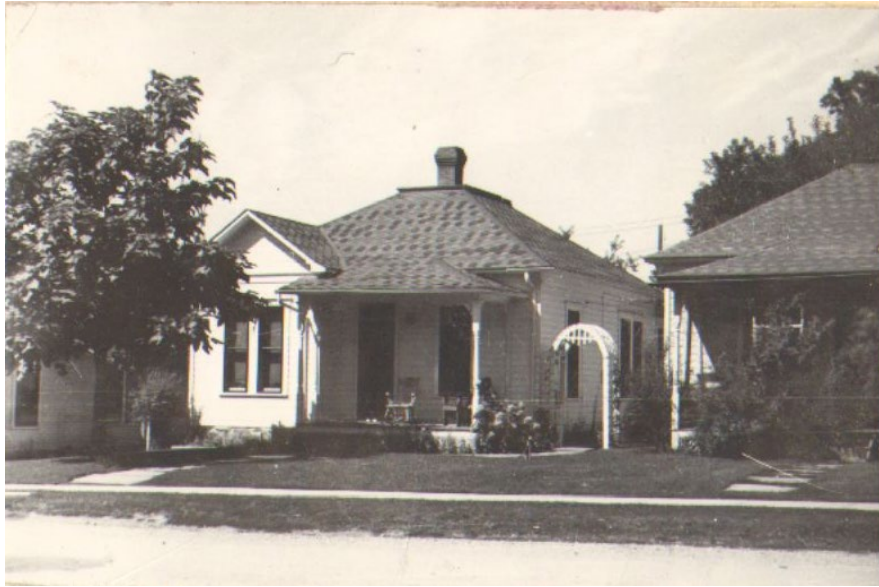
Giorzelli/ Enrietto/ DiSalle Family Ownership, 1928-2025

In 1928, Maria di Francia sold 1013 La Farge to Joseph Giorzelli (1897-1953) and Estella (Stella) Bottinelli Giorzelli (1906-2006). Both Joseph and Stella grew up in Louisville with Joseph actually living just down the street at 1000 La Farge. Stella Bottinelli's family lived a few blocks away on Front Street. They married in 1925 and their daughter, June, was born in 1926.

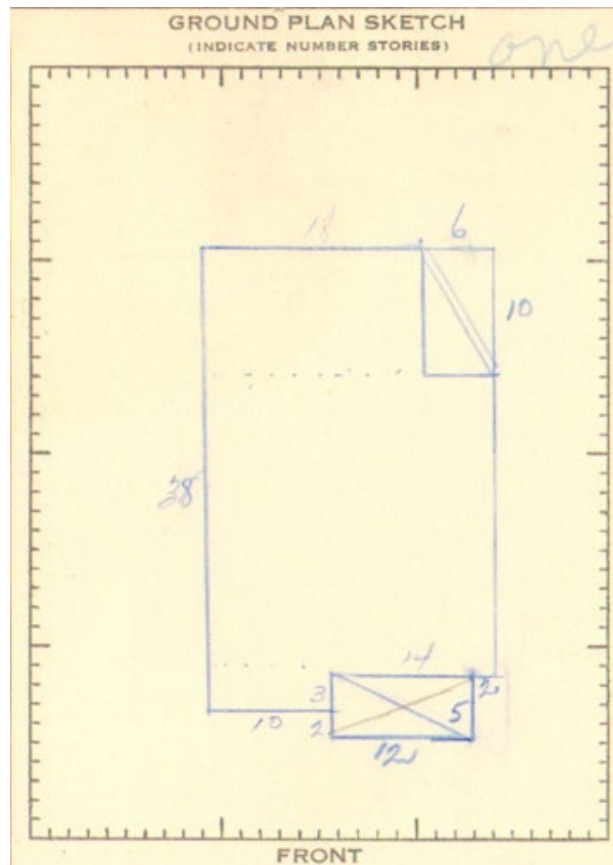
Both the Giorzelli and Bottinelli families were early residents in Louisville. Peter and Antonia Giorzelli came to the US from northern Italy in 1892. In the 1910 census, Peter was working as a coal miner, and had built the first house on the block at 1000 La Farge in 1903. He and Antonia raised their three children, John (1888-1935), Joseph, and Emma (1899-1951) on La Farge.

Right: 1978 Louisville Times feature on the Giorzelli Family.





1948 Boulder County Assessor Card photo and floorplan for 1013 La Farge.





Stella Bottinelli's parents, Angelo (1875-1952) and Maria (Mary) Corone Bottinelli (1875-1939) came to the US from Milan, Italy in 1903 with their oldest son Atilio (Tealie). They moved to Louisville where Angelo worked in the coal mines and where Stella and her younger brother Charlie were born.

Left: Angelo Bottinelli family, with Stella as a small child; 1978 Louisville Times article.

Census records and City Directories from 1930 and later show Joseph Giorzelli working as a clerk for the Columbine mine and Crown Mine, as a foreman for street construction in 1940, and with stockroom supply for Esquire magazine in 1950. He was also first elected as Town Treasurer in 1926 and continued in that position in 1928, and again in 1952. Joseph Giorzelli died suddenly after a surgery in 1953.

After Joseph's death, Stella Giorzelli went to work at Neodata until 1971, remained active in the St. Louis Church, local Louisville events and card clubs and gained a reputation for being an excellent storyteller.

She was featured several times in the Louisville Times over the years. In 1998, she regaled community members with stories about Louisville during a Downtown Business Association event. Her granddaughter Missy Diehl also noted in another article upon June's death in 2006, "I think everyone remembers her being a great storyteller. The kids on the block loved it when granny would baby-sit us."

In 1955, Stella Giorzelli signed a joint tenancy deed with her daughter, June Enrietto for 1013 La Farge and began using the property for rental income. A number of tenants are mentioned in the *Louisville Times* as living at this address throughout the 1950s-1970s. Some of those include:

- 1955- Mr. and Mrs. Dave Kerr
- 1958 – Margaret Dover Sneddon and Robert Sneddon
- 1961 – Mrs. and Mrs. Charles Kranker (formerly living at 1013 La Farge)
- 1975 – Diane and Ron Buffo
- 1989 – Ted and Christine Ryan Chavez

While the 1013 La Farge remained primarily as a rental property, descendants of the Giorzelli family lived nearby at the original Giorzelli home at 1000 La Farge and still live there today.



1013, 1021, and 1029 La Farge in 1999.

Current Ownership

In 2000, June Enrietto transferred ownership of 1013 La Farge to her daughter, Barbara DiSalle. June passed away in 2023 and in 2025, Barbara DiSalle sold the property to Craig Thompson who is the current owner.



Current assessor photo of 1013 LaFarge.

Recent Architectural Analysis

This section is excerpted from a report written by Bridget Bacon in 2022 on the history of 1021 La Farge and is also relevant to 1013 La Farge.

According to the 2018 report “Stories in Places: Putting Louisville’s Residential Development in Context” ([Microsoft Word - Final Louisville Residential Context 111918 \(louisvilleco.gov\)](#)) written by PaleoWest Archaeology for the City of Louisville, “A distinctive type of house present in Barclay Place is a Pyramidal/Hipped-roof cottage with a small gabled-front projection on the side (Figure 140). Four are located on the same block at 1013, 1021, 1029, and 1040 La Farge Avenue” (p. 134).

The Residential Context Report featured this photo of 1021 La Farge and its two “sister” homes on its cover:



The Residential Context Report also states: “[T]he houses located at 822, 1013, 1021, 1029, and 1040 La Farge and 548 Lincoln Avenue have a very distinctive form comprising a pyramidal- or hipped-roof main portion and a small, front-gabled room on the side. . . . All of these houses date between 1903 and 1912. PaleoWest recommends . . . further investigating the origins of these house plans. E.J. Di Francia reportedly purchased or constructed the houses at 1013, 1021, and 1029 La Farge Avenue for his daughters (Bacon 2016d). These houses appear similar or identical (i.e., 1021 La Farge Avenue) to the Northern Coal and Coke Company’s coal camp house Type C (Figure 145). In the early 1900s, that company and the Rocky Mountain Fuel Company constructed many different types of houses for mine workers. When the Rocky Mountain Fuel Company consolidated ownership of several mines after the Long Strike of 1910–1914, and again after most mines closed in the 1930s, mining companies sold many houses to private owners (Conarroe 2017:3; Lewis 2011:2). The three Di Francia houses were in place before 1910, and possibly as early as 1906 (Bacon 2016d:4), making it unlikely that they originated at a coal mine. However, it is possible that private builders copied or borrowed from the coal companies’ house plans (Doug Conarroe personal communication, October 10, 2017). PaleoWest recommends that further research be conducted into why the aforementioned houses on La Farge and Lincoln Avenues and the Type C coal company house are so similar” (page 151).

The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, and obituary records.