

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 5)

I. IDENTIFICATION

- 1. Resource number: **5BL7987**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **Franchini House**
- 6. Current building name: **Ferarese House**
- 7. Building address: **812 LaFarge Avenue**
- 8. Owner name: **Susie Ferarese**
Owner address: **812 LaFarge Avenue**
Louisville, CO 80027

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**
SE of **NE** of **NW** of **SE** of section 8
- 10. UTM reference
Zone **13**
Easting: **488670**
Northing: **4425140**
- 11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **20** Block: **2**
Addition: **Jefferson Place** Year of Addition: **1880**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- Determined Eligible - National Register
 - Determined Not Eligible - National Register
 - Determined Eligible - State Register
 - Determined Not Eligible - State Register
 - Needs Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **646 square feet**
- 16. Number of stories: **one**
- 17. Primary external wall material:
Synthetics / Vinyl
- 18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
- 19. Primary external roof material (enter one):
Asphalt Roof
- 20. Special features (enter all that apply):
Porch
Chimney
Fence

22. Architectural style / building type:

Other Style
(Wood Frame Side-Gabled Dwelling)



21. General Architectural Description

The Ferarese House is a one-story wood-frame residence, supported by a low concrete foundation, with a bulkhead cellar located on the south elevation. The building's exterior walls have been clad with white horizontal vinyl siding. The intersecting gables roof has boxed eaves, and is covered with green asphalt shingles. A red brick chimney is located on the exterior of the north elevation. A non-original single-light fixed-pane "picture" window is located on the facade (west elevation). Original windows elsewhere include 3/1 (ribbon style) double-hung sash, and 1/1 double-hung sash, with painted white wood frames and surrounds. Non-original 1x1 horizontal sliding windows, with metal frames, are located on the north and east elevations. A carpeted concrete porch, covered by a low-pitched hipped porch roof, extends nearly the full length of the facade. The porch roof is supported by painted white turned columns. Centrally located on the facade, the front entry door is a stained natural brown solid wood door, with one diamond-shaped light, and with a white metal storm door. A secondary entrance is located near the east end of the south elevation. A painted white wood-paneled door, with one upper sash light topped by a cornice with a dentil course, and with a white metal storm door, opens onto a concrete patio. The patio is covered by a corrugated metal shed roof, with steel post supports.

A 10' by 18' wood-frame **Garage**, with a small shed built onto the north elevation, is located on the alley to the east of the house. The garage has a low concrete perimeter walls foundation, rolled asphalt exterior walls, and a gable roof with rolled asphalt roofing material over wood shingles, 1x wood decking, and 2x wood rafters. A 2-light window is located on the south elevation, and a 6-light window is located on the west elevation. A painted white vertical wood plank, horizontal sliding, garage door opens onto the alley on the east elevation. A single, painted white, vertical wood plank door, side hinged with metal strap hinges, is located on the west elevation

29. Construction History (include description and dates of major additions, alterations, or demolitions:

Sanborn insurance maps provide evidence that the oldest part of this residence was constructed before 1893, and that the building, as currently configured, dates to between 1900 and 1908. This is with the exception of a 14' by 7' shed-roofed addition to the east (rear) elevation, which dates to circa 1950.

23. Landscape or setting special features:

The Ferarese property is located on the east side of LaFarge Avenue, west of downtown, in Louisville's oldest residential neighborhood.

24. Associated buildings, features, or objects **Garage**

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1890**
Actual

Source of information:
Sanborn map, 1893

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
unknown

Source of information:
n/a

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The first house on this lot was built circa 1890, and the property has served as a single-family residence since that time. Although the home's original owner is unknown, there is a good chance that a member of the family was employed at an area coal mine. During the late 1800s and early 1900s, Louisville's economy was based, to a great extent, on the area's coal industry. As a result, the livelihoods of most of the community's inhabitants were directly, or indirectly, dependent on coal.

Beginning in the early 1920s, this was the residence of Mary Francia (widow of John Francia), along with her sons Peter (Perro) and Albert. The Francias had previously lived on Front Street. At some point the spelling of the family's name was evidently changed to Franchini, and Peter Franchini lived here through the late 1930s. In 1942, this became the residence of John and Susie Ferarese, and it has remained in the Ferarese family from that time to the present. John Ferarese was born near Venice, Italy and immigrated to America with his parents as a child. The family came to Louisville where John began working in the coal mines at a young age. In 1927, John was married to Susie Damelio. Also of Italian heritage, Susie had been born in Louisville in 1909. Her Dad, Archie Damelio, and three brothers, were all coal miners. John and Susie had two children who survived to adulthood, Joseph and Virginia. John Ferarese passed away in 1977. Susie Ferarese continues to live here in retirement.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.

Ferarese, Susie (Damelio). Oral interview with Carl McWilliams, March 27, 2000.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.

Sanborn Fire Insurance Maps, dated August 1893, November 1900, and August 1908.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: **ca. 1890 - 1950**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Although this house's historical significance is probably not to the extent that would qualify it for individual listing in the National Register of Historic Places, the building does have sufficient significance and integrity to qualify as a contributing property within a potential National Register historic district. The house is historically significant, relative to National Register Criterion A, for its association with residential development in Louisville from circa 1890 to 1950. It is also architecturally significant, under National Register Criterion C, as a representative example of a wood frame side-gabled dwelling. The garage and attached shed also date from the period of significance, and would be considered a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

This house has had no additions, and minimal exterior alterations within the past fifty years. It exhibits a high degree of historical integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **Platted in 1880 as the Jefferson Place Addition, the neighborhood, along Lafarge and Jefferson Avenues, is Louisville's oldest residential neighborhood. Historic houses in this area, which have retained a sufficient degree of historical integrity, could comprise a National Register historic district.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **CM-8**

Frame(s): **23-27**

Negatives filed at: **City of Louisville, Administration
749 Main Street
Louisville, Colorado 80027**

48. Report title: **"Old Town" Louisville Historical Building Survey**

49. Date: **March 27, 2000**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**

Walnut Street



LaFarge Avenue

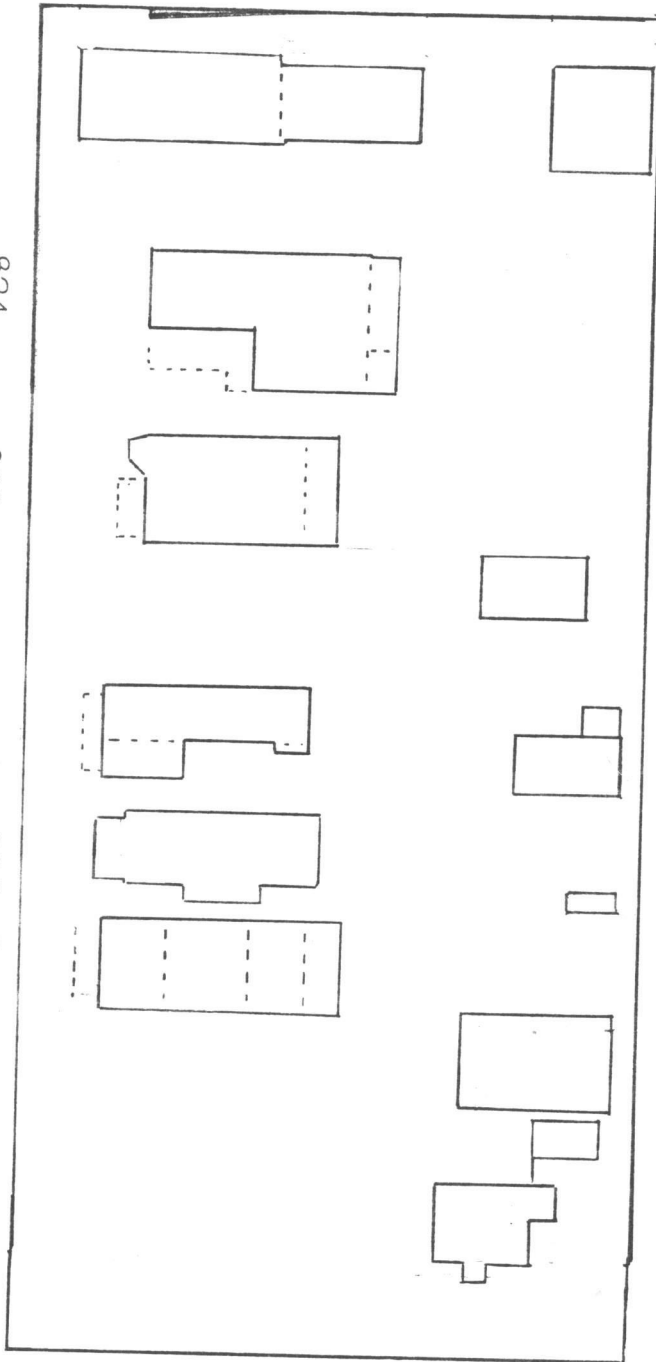
824

822

812

808

804



Alley

Approximate Scale

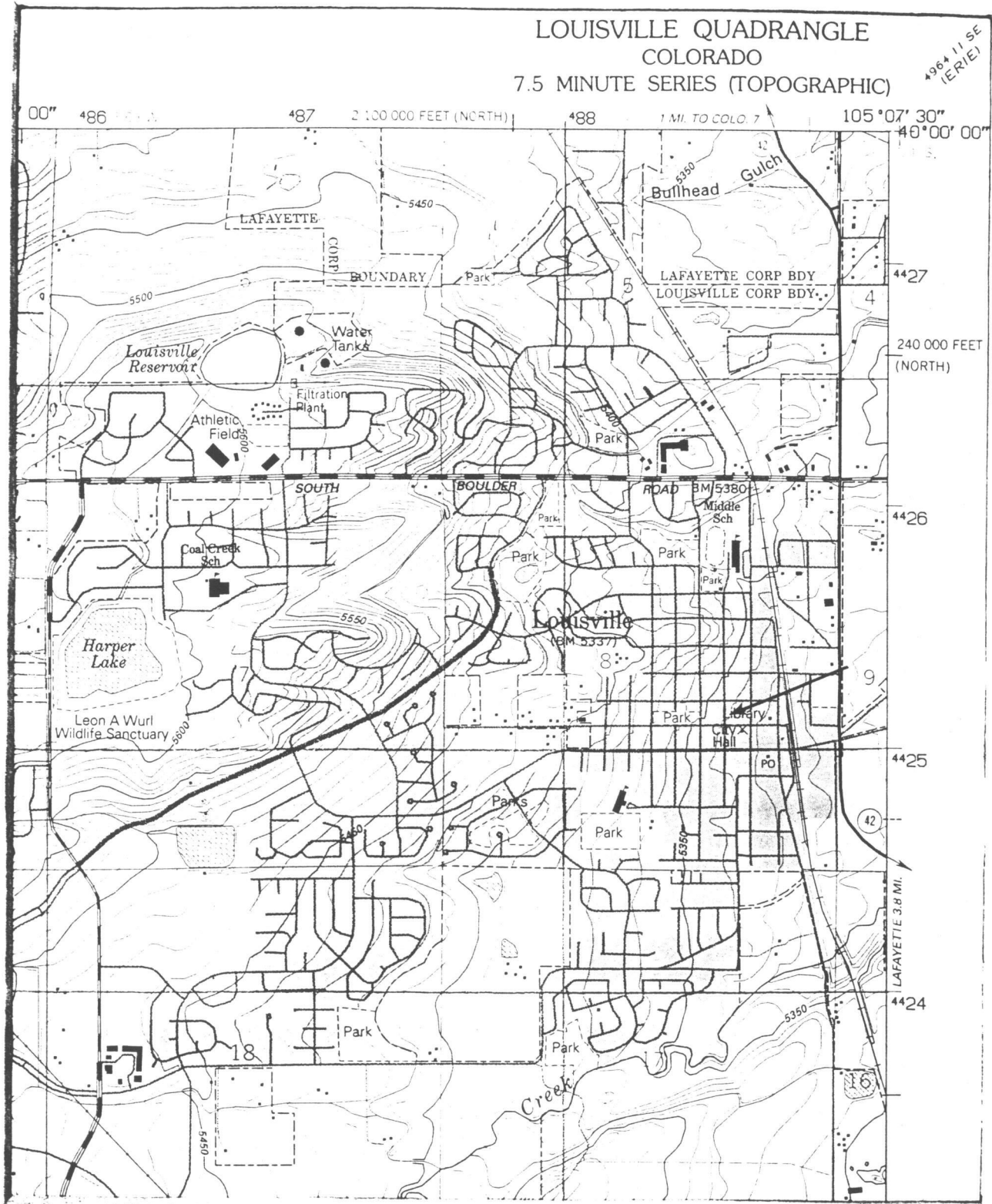


817

Spruce Street

• • • SKETCH MAP • • •

812 LaFarge Avenue, Louisville, Colorado



LOCATION MAP

812 LaFarge Avenue, Louisville, Colorado