

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL851**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Louisville**
- 5. Historic building name: **DiFrancia House; Jacoe House**
- 6. Current building name: **McKee House**
- 7. Building address: **1045 LaFarge Avenue**
- 8. Owner name: **Donald S. & Barbara W. McKee**
Owner address: **1045 LaFarge Avenue
Louisville, CO 80027**

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **1S** Range **69W**
SW¼ of **SE**¼ of **SW**¼ of **NE**¼ of section 8
- 10. UTM reference
Zone **13**
Easting: **488650**
Northing: **4425400**
- 11. USGS quad name: **Louisville, Colorado**
Year: **1965 (Revised 1994) 7.5'**
- 12. Lot(s): **9-12** Block: **4**
Addition: **Barclay Place** Year of Addition **1897**
- 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):
Irregular Plan
- 15. Dimensions in feet: **2348 square feet**
- 16. Number of stories: **2½**
- 17. Primary external wall material
Brick
Wood / Shingle
- 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):
Decorative Shingles
Chimney
Dormers
Porch

- 22. Architectural style / building type:

**Late Victorian
/ Queen Anne**



21. General Architectural Description

Perhaps Louisville's largest historic brick residence, this handsome dwelling is supported by a sandstone foundation, which ranges in height from at grade at the northwest corner, to 3' above grade at the southeast corner. Seven concrete steps, on the south elevation, descend to a wood-paneled basement-level door, with an aluminum storm door. There are also two single-light basement-level windows, with segmental brick arches, located on the south elevation. The house's walls are red brick laid in running bond, with brown bricks at the corners creating a quoining effect. Painted dark green variegated wood shingles appear in the upper gable ends on the north, south, and west elevations, and in two large gabled dormers on the east elevation (facade). The building is covered by a tall moderately-pitched side gable roof, with a lower intersecting gable to the west. The roof has black asphalt shingles, and painted white boxed eaves. One red brick chimney is located just below the ridge on the west facing roof slope. One of the large gabled dormers on the facade features a glass-in-wood-frame door, with flanking sidelights, and a transom light, and opens onto a large balcony. This balcony also serves as the first story porch roof. The other dormer features two 1/1 double-hung sash windows, with stained glass Queen Anne lights in their upper sashes. One other gabled dormer, with a 1/1 double-hung sash window is located on the west elevation. A two-story canted bay, located on the north elevation, features a large fixed-pane window, flanked by 1/1 double-hung sash windows, all with stained glass Queen Anne lights, and with distinctive red and brown segmental brick arches. The second story of the canted bay features two 1/1 double-hung sash windows, also with stained glass Queen Anne lights. A flat-roofed, rectangular, bay window, with a large 1/1 single-hung sash window flanked by two 1/1 double-hung windows, is located at the north end of the east elevation. These windows feature stone lug sills, and red and brown brick segmental arches. Windows elsewhere are primarily 1/1 double-hung sash, with stone lug sills, painted white wood frames, and segmental brick arches. Two painted white wood-paneled doors, with stained glass transom lights, and with segmental brick arch headers, open into a wood porch on the facade. Non-original fluted columns, and engaged columns, support the flat porch roof, which also serves as the second story balcony. A large non-original turret is located at the south end of the porch. A wood-paneled door, with a segmental brick arch header, and with a wood screen door, is located at the west end of the south elevation. This door opens, from an enclosed rear porch, onto a concrete patio, covered by a grape arbor pergola. A painted white wood-paneled door, with a wood screen door, opens onto a concrete porch on the north elevation. Four Doric columns support a flat porch roof, which also serves as a second-story balcony. Another wood-paneled door, with a glass-in-wood-frame storm door, opens onto the balcony from the second story.

A **Garage / Artist's Studio** is located southwest of the house. The garage portion to the west is original, while the artist's studio to the east is an addition. Both buildings rest on a concrete foundation. The garage has painted beige stucco exterior walls, while the artist's studio has painted yellow horizontal weatherboard exterior walls. The garage is covered by a moderately-pitched gable roof, with red asphalt shingles and boxed eaves. The artist's studio has a much taller, steeply-pitched gable roof, with red asphalt shingles and boxed eaves. On 8-light industrial sash casement window is located on the garage's north elevation. A band of four very large single-light fixed-pane solar windows are located on the artist's studio's south elevation. A yellow fiberglass roll-away garage door opens onto the alley on the west elevation. Paired plywood doors access the artist's studio on the east elevation.

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

This house was reportedly built in 1904-1905, by Louisville builder Herman H. Fischer. There have been no additions to the original building, however, the front porch has recently been reconstructed with a non-original corner turret and with fluted columns.

23. **Landscape or setting special features:**
This property is located at the southwest corner of LaFarge Avenue and Short Street. The large front yard is unfenced, and features a large pine tree located northeast of the house. Red brick posts with sandstone caps, and linked by a chain, parallel the sidewalk along LaFarge. Steel pipe posts, connected by a chain, parallel the sidewalk along Short Street.
24. Associated buildings, features, or objects
Garage/ Artist's Studio

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1904-1905**
- Source of information:
"Louisville Inventory of Historic Sites"
26. Architect:
unknown
- Source of information:
n/a
27. Builder/ Contractor:
Herman H. Fischer
- Source of information:
"Louisville Inventory of Historic Sites"
28. Original owner:
Joseph and Mary (Di)Francia family
- Source of information:
"Louisville Inventory of Historic Sites"
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

This house was reportedly built in 1904 by Herman Fischer for the DiFrancia family. The DiFrancias (the name is spelled variously as DiFrancia, Di Francia, Francia, and Franzia), came to Louisville around the turn of the twentieth century. They were long-time Louisville saloon owners, operating what was to become the Old Louisville Inn on Front Street for many years during the early 1900s. The DiFrancia family owned and lived here into the early 1930s. During the late 1930s and 1940s, this was the home of Robert and Mary Jacoe. Robert, along with his brothers Eliseo and Frank, immigrated to the United States from Italy in the early 1900s. Robert was a coal miner, and in 1936 was employed by the Louisville-Lafayette Coal Company. The Jacoes' daughter Elaine, became a teacher in the late 1930s. Two high school teachers, Elma Krister, and Frieda Newrock, boarded with the Jacoes for a time in the early 1940s. In the 1960s, and into the early 1970s, this property was owned by John S. Fry. The property's current owners, Donald S. and Barbara W. McKee, have lived and owned here since 1974.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.
Conarroe, Carolyn. *The Louisville Story*, Louisville: Louisville Times Inc., 1978.

Mehls, Steven F., Mehls, Carol Drake, and Fell, James E. Jr. "Colorado Historical Society, Historic Building Inventory Record", (1045 LaFarge Avenue), August 2, 1985. On file at the Colorado Historical Society, Office of Archaeology and Historic Preservation, Denver, CO.

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

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: **1904 - 1950**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This house is historically significant for its association with residential development in Louisville during the first half of the twentieth century, and for its association with the DiFrancia and Jacoe families. The house is architecturally significant as a relatively rare brick residence, exhibiting elements of the Queen Anne style.

43. Assessment of historic physical integrity related to significance:

This house's integrity has been seriously compromised by the addition of a large corner turret at the south end of the porch, and by several non-historic fluted columns and engaged columns. The artist's studio, built onto the garage's east elevation, is an incompatible building, and thus detracts from the integrity of setting. Nonetheless, if the porch were returned to its true historic appearance, the house would likely qualify for individual listing in the National Register of Historic Places under both Criteria A and C.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **Historic houses and other buildings in this neighborhood northwest of downtown Louisville may have the potential to 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-5**

Frame(s): **1-7**

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 28, 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**



1116

1100

Alley

Short Street

1045

LaFarge Avenue

Approximate Scale



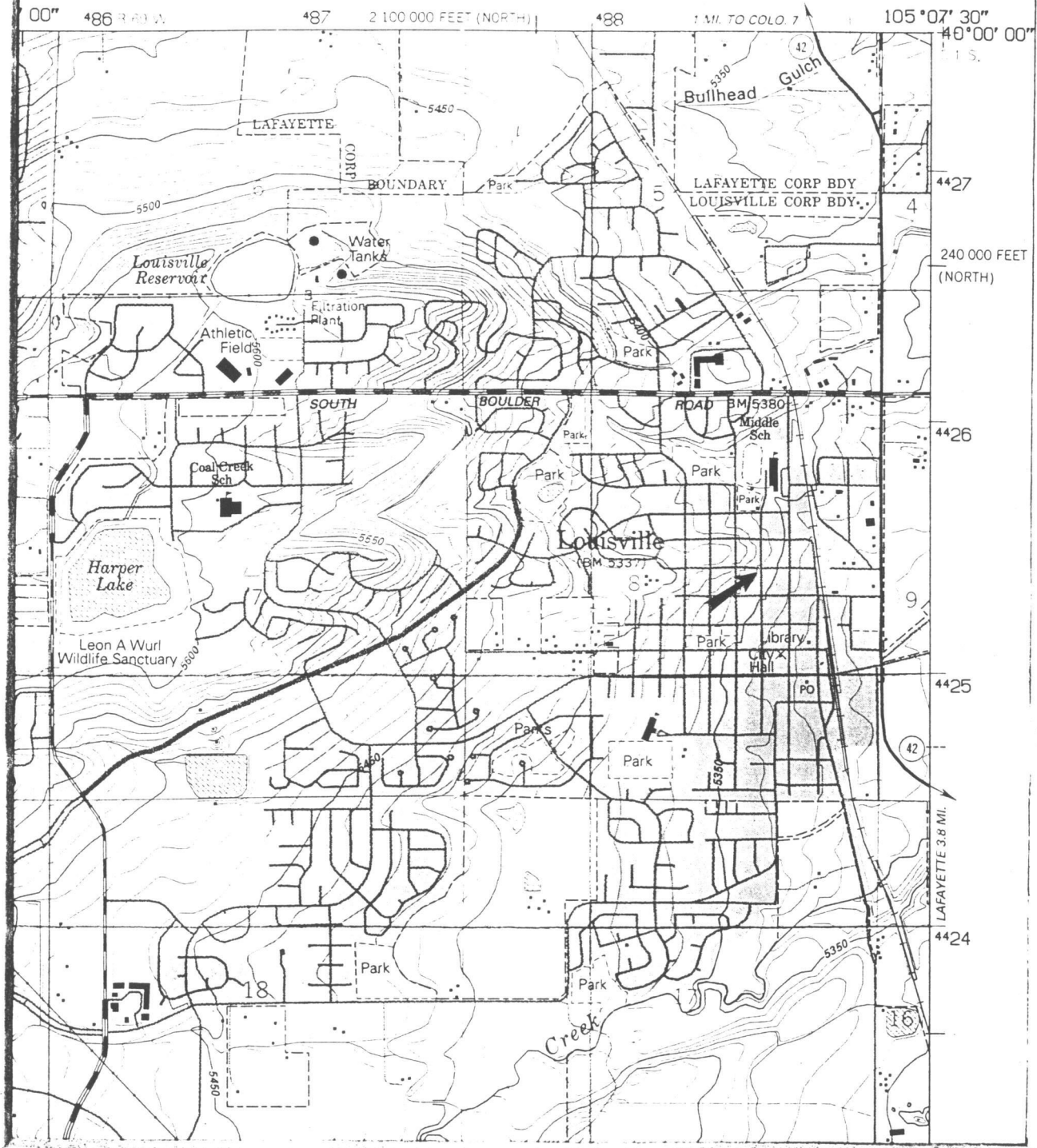
40 Feet

Alley

• • • SKETCH MAP • • •

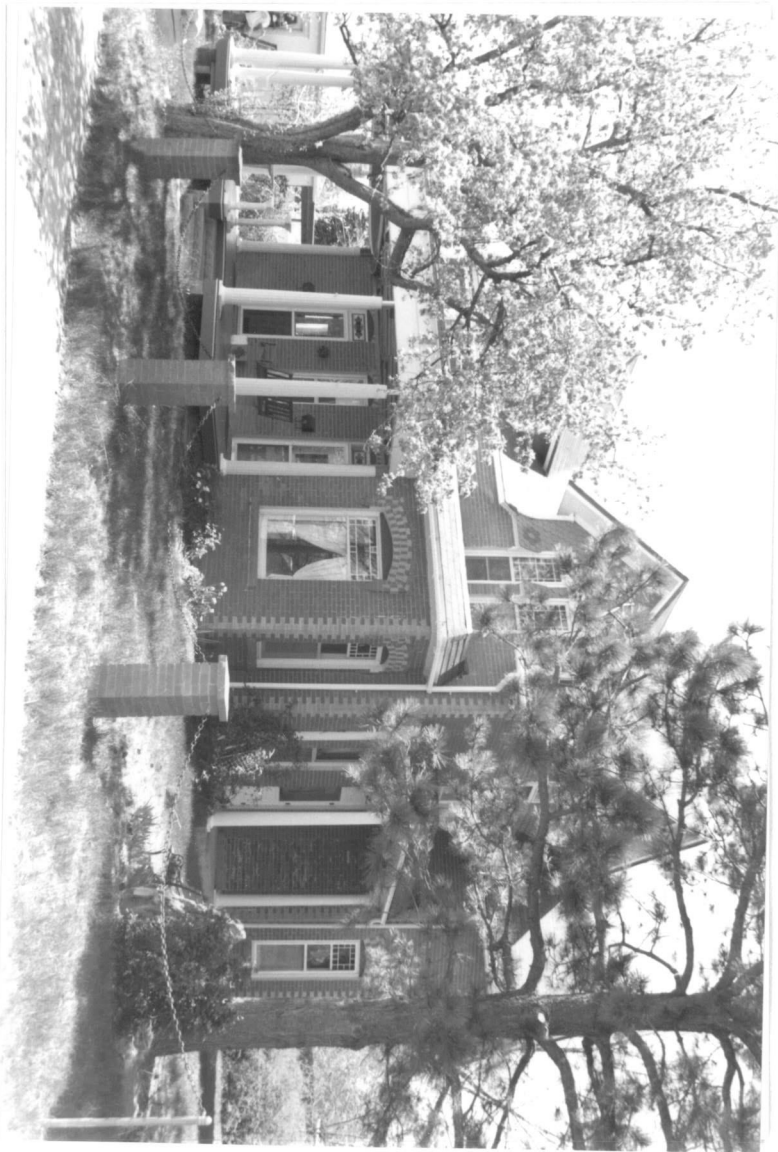
LOUISVILLE QUADRANGLE
 COLORADO
 7.5 MINUTE SERIES (TOPOGRAPHIC)

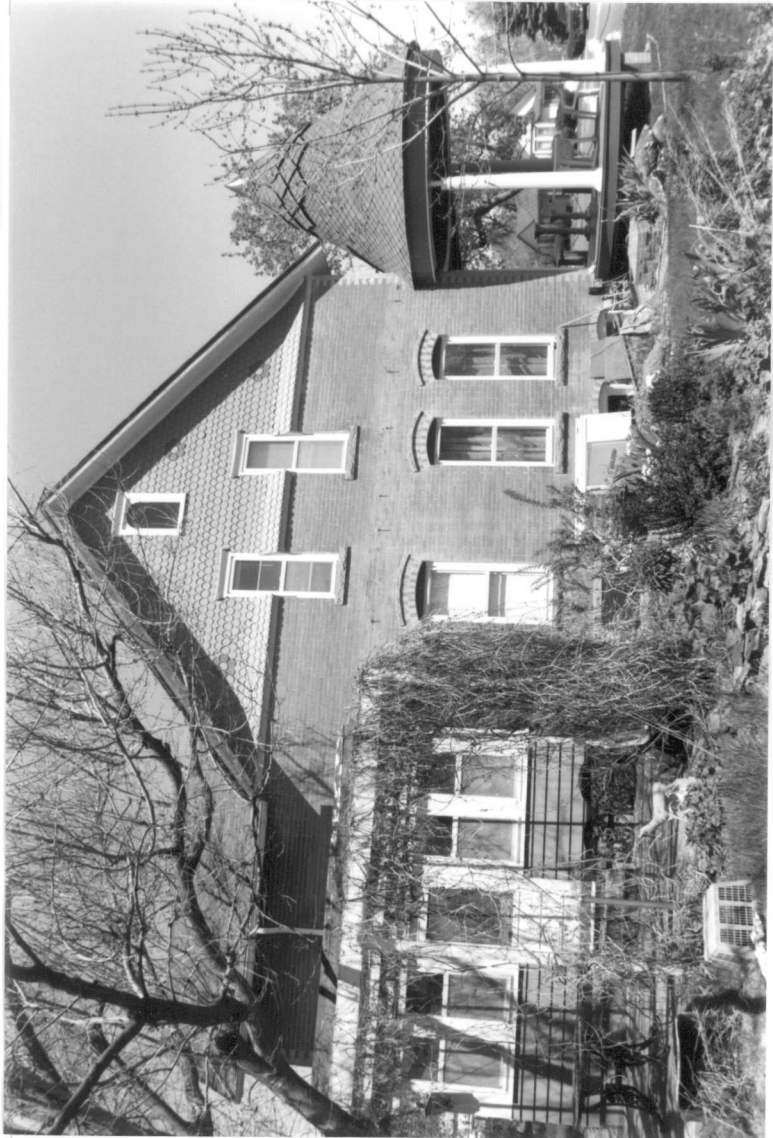
4964 11 SE
 (ERIE)



LOCATION MAP

1045 LaFarge Avenue, Louisville, Colorado





1045 Lafayette Avenue

