

# COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

(Page 1 of 5)

### I. IDENTIFICATION

1. Resource number: **5BL961.3**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Jannucci House**
6. Current building name: **Leary House**
7. Building address: **1116 LaFarge Avenue**
8. Owner name: **John T. & Rowen Jan Leary**  
Owner address: **1116 LaFarge Avenue**  
**Louisville, CO 80027**

### II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**  
**NE**¼ of **SE**¼ of **SW**¼ of **NE**¼ of section **8**
10. UTM reference  
Zone **13**  
Easting: **488670**  
Northing: **4425450**
11. USGS quad name: **Louisville, Colorado**  
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **19, 20** Block: **2**  
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.**

22. Architectural style / building type:

**Classic Cottage**



### 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: **940 square feet**
16. Number of stories: **1½**
17. Primary external wall material  
**Brick**
18. Roof configuration (enter one):  
**Hipped Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof**
20. Special features (enter all that apply):  
**Segmental Arches**  
**Dormer**  
**Porch**  
**Fence**

**21. General Architectural Description**

This house, with a modern garage to the rear, is situated on a nicely-landscaped, well-maintained, residential lot. A painted white picket fence parallels a concrete sidewalk along LaFarge Avenue to the west, and a low sandstone retaining wall extends along the south property line. The house is supported by a concrete foundation, and is built into a slight grade which rises from east to west. The house has a full basement, and there are three basement windows, with segmental brick arches, located on the south elevation. The house's exterior walls are red brick, laid in common bond with a row of headers every fifth course. The house is covered by a truncated hipped roof, with a projecting gable on the facade (west elevation). The roof is covered with black asphalt shingles, and has painted white boxed eaves. The projecting gable has one 2-light window, and is clad with square-cut and variegated wood shingles. Two large single-hung sash windows, with stained glass lights in their upper sashes, are located at either end of the symmetrical facade. Windows on the secondary elevation are primarily 1/1 double-hung sash with painted white wood frames, wood lugsills, and segmental brick arch headers. In addition, a very small single-light fixed-pane window looks into the kitchen at the far north end of the east elevation. This window's historic purpose is unknown. Two stained dark brown wood-paneled entry doors open onto a wood porch which extends nearly the full length of the facade. Both of these doors display carved scrollwork in their top, bottom, and locking rails, and have painted black wood screen doors, also with carved elements. The porch is covered by a low-pitched hipped roof, supported by turned columns with scrolled brackets. Non-historic entrances at the east end of the south elevation consist of nine wood stairs which lead to a wood porch/ balcony. Two wood-paneled doors, with wood screen doors, lead from the balcony into the house's main level. A basement-level entry is located below.

A **Garage** is located on the alley, east of the house. This building is supported by a concrete slab foundation and floor, and has wide, painted white, horizontal masonite siding, over wood frame construction. The roof is a low-pitched front gable, with black asphalt shingles and boxed eaves. Single 1x1 horizontal sliding windows are located on the south and west elevations. A wood-paneled roll-away garage door opens onto the alley on the east elevation. A single, painted white and grey, wood-paneled door is located on the south elevation.

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

This house was built in 1908, and was originally a square residence, measuring 26' by 26'. A 13' by 17' addition extended the building to the rear in 1912. The house's interior was renovated in the early 1980s. The garage was built in 1980 by Mr. Leary, with help from several neighbors.

**23. Landscape or setting special features:**

The Leary Property is located on the east side of LaFarge Avenue in an old residential neighborhood, northwest of downtown Louisville.

**24. Associated buildings, features, or objects**  
**Garage****IV. ARCHITECTURAL HISTORY****25. Date of Construction:**

Estimate

Actual **1908**

Source of information:

**John Leary; Boulder County Directories****26. Architect:****n/a**

Source of information:

**n/a****27. Builder/ Contractor:****Joseph and Philomina Jannucci**

Source of information:

**Louisville Times, April 30, 1980, p. 17.****28. Original owner:****Joseph and Philomina Jannucci**

Source of information:

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

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Industry/ Processing/ Extraction / Manufacturing Facility**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**

### 35. Historical Background

This house was built in 1908, and has served as a single family residence since that time. Over the years, the property has been home to just two families. Joseph and Philomina Jannucci, who had immigrated to Louisville from Italy, were the original owners. Members of the Jannucci family lived here into the late 1970s. John T. & Rowen Jan Leary, the current owners, have held the property since 1977.

After moving to Louisville, Joseph Jannucci worked as a coal miner, while the family grew vegetables in a large garden on several lots around their home. Ernest Jannucci (possibly Joseph's brother), ran a grocery store on Main Street, where the vegetables were sold. The Jannuccis also had a "macaroni factory" in the basement of their house here on LaFarge Avenue. According to John Leary, the macaroni factory consisted of cast iron machinery which mixed dough and rolled it out into pasta. A drive shaft, attached to the machinery, extended through the upper basement wall into the backyard, where it engaged a gear system. A horse, which was attached to the gear system, turned in a circle, thereby rotating the machinery in the basement and rolling out the pasta.

Owners and residents here since 1977, the Learys have made their own mark on the Louisville community. Now retired, John Leary worked for the State of Colorado for many years. He served as a Louisville City Councilman, and was an unsuccessful candidate for mayor. Mrs. Leary enjoyed a career as a teacher, and is also an artist.

### 36. Sources of Information

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

Conarroe, Carolyn. "The Brick House at 1116 LaFarge..." *The Louisville Times*, April 30, 1980, p. 17.

Conarroe, Carolyn. *The Louisville Story*, Louisville: Louisville Times Inc., 1978.

Leary, John T. Oral interview with Carl McWilliams, March 28, 2000.

Mehls, Steven F., Mehls, Carol Drake, and Fell, James E. Jr. "Colorado Historical Society, Historic Building Inventory Record", (1116 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.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

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## 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; Commerce**

40. Period of Significance: **1908 - 1950**

41. Level of Significance:

National:

State:

Local: **xx**

### 42. Statement of Significance

Associated with just two families throughout its entire history, this property is historically significant for its association with Louisville's early settlement by European immigrants, primarily from Italy. The Jannucci family contributed to the local economy, supporting area coal mining families, by operating a pasta making business, and a produce market here. The house is also architecturally significant because it is one of only a handful of historic brick houses built in Louisville. This property is individually listed in the National Register of Historic Places.

### 43. Assessment of historic physical integrity related to significance:

Although its interior was renovated in the 1980s, the house retains a high degree of historical integrity. There have been no additions within the past fifty years, and recent alterations have not unduly compromised the building's historic character. These include the removal of a brick chimney, with a corbelled cap, a bubble skylight on the east facing roof slope, and the porch/ balcony on the south elevation. Built in 1980, the garage may be regarded as a non-contributing resource.

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**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: **Historic houses in this neighborhood, 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-5**

Frame(s): **13-17**

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

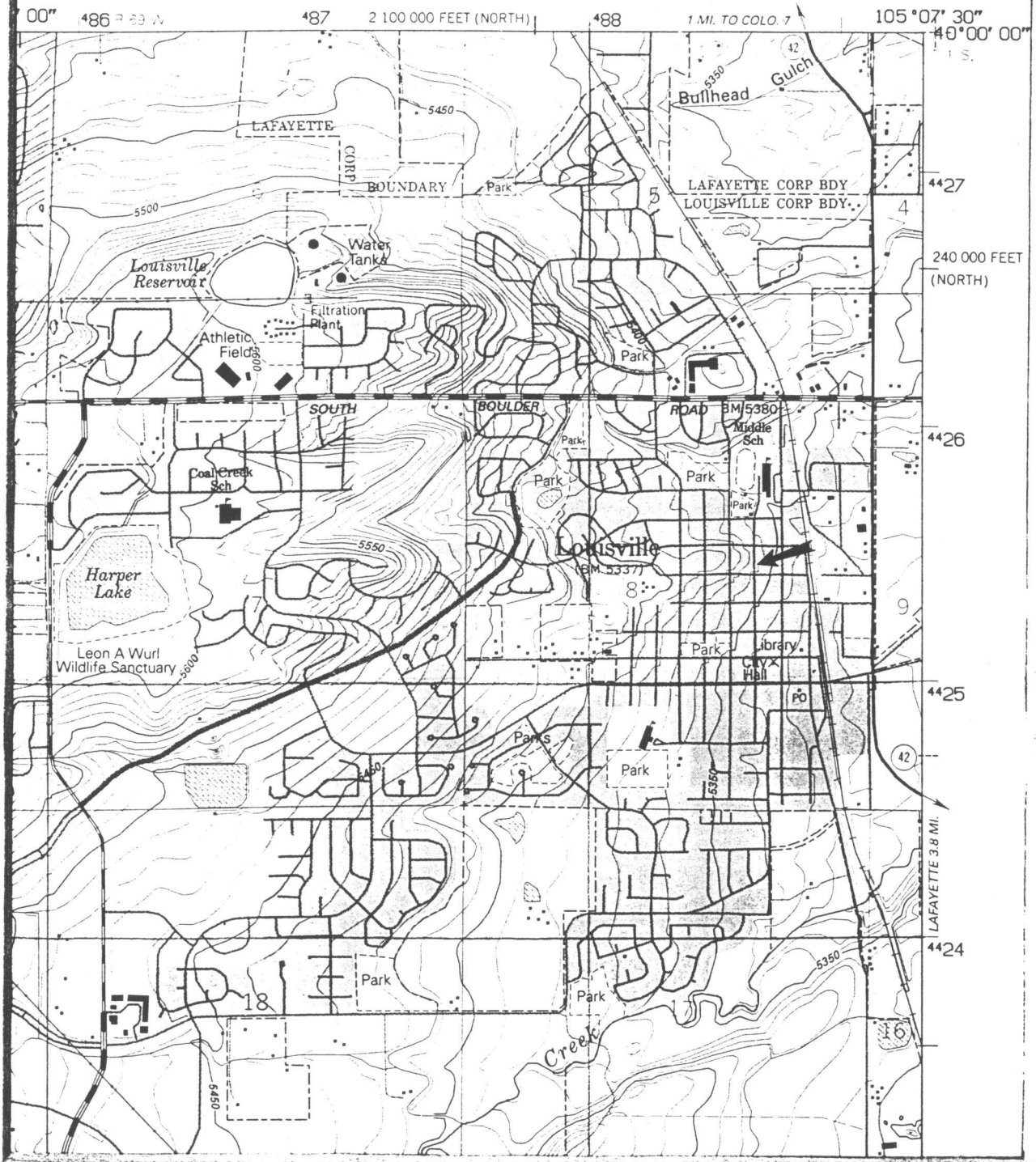
Alley

• • • SKETCH MAP • • •

1116 LaFarge Avenue, Louisville, Colorado

LOUISVILLE QUADRANGLE  
 COLORADO  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

1964 11 SE  
 (ERIE)



LOCATION MAP

1116 LaFarge Avenue, Louisville, Colorado





# 1116 Lafayette Avenue

