

Resource Number: 5BL 11289
Temporary Resource Number: 157508434005

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination (OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR
 Determined Not Eligible- NR
 Determined Eligible- SR
 Determined Not Eligible- SR
 Need Data
 Contributes to eligible NR District
 Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: 5BL 11289
2. Temporary resource number: 157508434005
3. County: Boulder
4. City: Louisville
5. Historic building name: Baima House, Sahn House.
6. Current building name: Kreutzman Construction Inc.
7. Building address: 613 Jefferson Avenue, Louisville, CO 80027. Earlier addresses were 108 Jefferson and 120 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Kreutzman Construction, Inc., 75 Waneka Pkwy Lafayette, CO 80026.



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13 ; 488491 mE 4425109 mN
11. USGS quad name: Louisville, Colorado
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 10, 11 Block: 8
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded on the east by Jefferson Avenue, by alleys on the south and west, and a property line on the north.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 30 x Width 25
16. Number of stories: One
17. Primary external wall material(s): Synthetics: vinyl
18. Roof configuration: Cross gable

Resource Number: 5BL 11289

Temporary Resource Number: 157508434005

19. Primary external roof material: Asphalt
20. Special features: Porch, fence, garage
21. General architectural description: 613 Jefferson is a one-story wood-frame building, rectangular in plan and facing east to LaFarge Avenue. It has a cross-gable roof with boxed eaves and light gray asphalt shingles. Walls are clad with white horizontal vinyl siding. The foundation is stone. The southeast and southwest corners, originally porches, have been filled in. Roofs over these areas are now lower-sloped shed roofs with asphalt roll roofing. The main entrance is approached by a concrete walk from the City walk along LaFarge. The entrance has a small concrete stoop that is two steps above the walk. It is sheltered by a small gable roof on two simple white metal posts. The door is a red-painted wood door with two upper lights and an aluminum storm/screen door. There is a pair of white painted wood double-hung windows south of the entrance, and a brown aluminum slider north of the door. The slider has a white aluminum rounded-front awning. The south side of the house has a white-painted wood panel door with an upper light and an aluminum storm/screen door, as well as three wood sash double-hung windows. The center window is 2/2, the rest are 1/1. The north elevation has one brown aluminum slider window with an awning, and one wood sash double-hung. The west side also features a 4/4 double-hung wood window and two double-hung windows in the south bay. The south-facing slope of the roof has solar panels that are piped into a small utility room addition on the west side. The utility room has a gable roof and a white wooden exterior door facing west.
22. Architectural style/building type: Other style: Wood frame cross gable
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 613 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. It is located at the southern boundary of Jefferson Place, although this is not visually obvious and the lot appears to be a mid-block lot. To the south of the property is one of a few east-west alleys in the original plat. The east-west alleys were abandoned in 1988 and the property deeded to adjacent property owners.

613 Jefferson has a grassy front yard that is open to the street. The south and rear yards are also grassy and enclosed with chain link fencing. A concrete walk south of the house provides access to the garage.

24. Associated buildings, features, or objects: There is a older building used as a garage at the west end of the property. It has white painted horizontal drop wood siding on three sides, with vertical board siding on the east side. The roof is a front gable roof with asphalt shingles and exposed rafter tails. The north and south walls both have previous window openings that have been closed up with lap siding. There is a 2/2 wood sash window on the east side. The west side, facing the alley, has a pair of large swinging utility doors on historic strap hinges. The doors are made of vertical bead board in a wooden board frame. Since the 1955 Assessor's card does not mention this building, it may have been moved onto the site after 1955.

Between the house and the garage, at the south end of the property, is a storage shed with horizontal wood lap siding and a shed roof sloping down to the south, with light gray asphalt roll roofing. An old window opening on the south side has been closed up. The shed is long and narrow in plan, with a low roof height. Two or possibly three man-doors face north. The original function of this shed is unknown. The 1955 Assessor's card mentions a 14x22 "garage" built of used material, which may refer to this building.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1905
Source of information: Boulder County
26. Architect: Unknown

Resource Number: 5BL 11289
Temporary Resource Number: 157508434005

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original owner: August Warembourg Jr.

Source of information: Boulder County

29. Construction history (include description and dates of major additions, alterations, or demolition)
The building was constructed in 1905. At least until 1948, it had horizontal wood siding, a screened porch in the southeast corner, a large pair of divided-light windows on the north half of the east façade, and a pair of wood sash windows on the north elevation. The northern of these two windows still exists. In 1955, the siding was replaced, the front entrance gable was built, the southeast screened porch was filled in with permanent windows and aluminum slider windows were added to the north and east sides. A bathroom was added and a partial basement, with a covered entrance in the back. The 1948 Boulder County Assessor's card only mentions one outbuilding, a 14x22 garage made of used materials. This size corresponds with the smaller shed on the property, but the garage, which looks old, is larger. The garage may have been moved onto the property from elsewhere. A 2006 demolition permit for the entire house is on file, but does not appear to have been utilized.

30. Original location X Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

This property at 613 Jefferson has a connected history with that of 615 Jefferson (5BL11290) and has had several different owners, with the longest periods of ownership being by the Baima family of Italy for 25 years and the Sahn family for 41 years.

In 1898, Jefferson Place developer Charles Welch conveyed twenty-nine different lots in Jefferson Place to a Denver lawyer, Harper Orahood, apparently for Orahood to resell. The lots for this parcel were among these properties. Orahood conveyed 613 Jefferson to August Warembourg Jr. by a deed that was recorded in 1903.

Boulder County gives 1905 as the year of construction for this property. Although the dates given by Boulder County have sometimes been found to be in error with respect to historic buildings in Louisville, for this particular house there was no other evidence found that could help prove or disprove this date. The property in question is outside of the boundaries of the Sanborn Maps that were done for Louisville in 1893, 1900, and 1908 (they focused on the downtown business district and La Farge Avenue only). The house does appear in the correct location on the 1909 Drumm's Wall Map of Louisville.

Warembourg's wife, Fannie LeComte Warembourg, was the daughter of August LeComte Sr. and Louise Helart LeComte who lived across the street at 612 Jefferson (5BL11288), and the Warembourgs and LeComtes were also related to Louise Wattelet Kilhoffer who owned 620 Jefferson (5BL11292). There were several intermarriages between these French families with the surnames of Warembourg, LeComte, Helart, and Wattelet.

August Warembourg, Jr. (1874-1930), who would end up owning this property for 15 years, was a French miner and farmer. According to a Warembourg family history, he, his wife, Fannie LeComte (1882-1967), and their three

Resource Number: 5BL 11289

Temporary Resource Number: 157508434005

children moved from Marshall to a home on Jefferson Avenue in Louisville. It seems very likely that this refers to the house at 613 Jefferson. They are listed in the 1904 Louisville directory as living on Jefferson between Pine and Hutchinson, which is an accurate description of this property, and August was the legal owner of this property.

The Warembourgs endured many hardships and family tragedies, and according to the family history,

When August Warembourg Jr. and Fannie LeComte were married in 1898 they knew very little of what the future had in store for them. The bond of these two people would eventually produce a large family that would reflect the true spirit of determination so often demonstrated with immigrant families.

In 1907, according to the family history, one of August and Fannie Warembourg's children, Arthur, died and they moved to another home on Rex Street in Louisville in order to make a fresh start. It appears that August continued to own the property at 613 Jefferson and may have rented it out until he sold it to Peter Baima in 1918. This branch of the Warembourg family would eventually own and operate a 10-acre dairy farm just south of Louisville.

Peter Baima, an Italian coal miner, acquired 613 Jefferson in 1918, and it was owned by members of the Baima family for 25 years, until 1943. The 1920 census shows the family living in this location on Jefferson, and directories also confirm the residency of the family at 613 Jefferson.

The Baima (pronounced "Buy-ma," and sometimes spelled "Biana" or "Biami") family consisted of Peter, Katerina Vanoli (also given as Katherine, or Katie) and their daughters, Pierina, Stella, and Eva. The family is shown living here at the time of the 1920 census, and members of the family are also listed as living in this location in directories beginning in 1918 and continuing through the 1920s and 1930s. Census records indicate that the Peter and Katerina were both born in Italy (Peter in about 1872, and Katerina in about 1886) and both immigrated to the US in 1901. Prior to moving to Louisville, they lived in Rockvale, Colorado with Katerina's father.

Peter Baima died of black lung disease, according to Katerina's granddaughter, and records indicate that this occurred in 1920 or 1921. Katerina then remarried to Peter Fossat (born in Italy in about 1878). Like Peter Baima, Fossat was an Italian coal miner, and he and Katerina continued to live at 613 Jefferson with her children and the daughter whom they had together, Julia. They are shown living at this location of 613 Jefferson in the 1930 census. The information that has come down in the family, according to their granddaughter, is that Peter and Katerina were not close. Consistent with this story, perhaps, is evidence that Katerina Baima continued to use the Baima name even after her marriage to Peter Fossat.

In 1935, Katerina Vanoli Baima Fossat passed away, leaving four daughters. According to the family, she was buried with her first husband and did not want to be buried with her second husband. Peter Fossat himself also died of black lung disease, although the exact year could not be determined.

The Baima and Fossat family sold 613 Jefferson to John and Grace Enrici in 1943. John (c. 1895-1975) was born in Italy, while Grace (1901-1985) was born in Kansas. John worked as a coal miner. They owned the house for five years and had children; specifically, at least their daughter Della lived with them here. Louisville directories show the Enrici family to be living at 613 Jefferson during their ownership of the house.

Next, Elmer and Angeline Ferrari owned the house from 1948 to 1951. Elmer (1923-2006) was the son of James and Della Porta Ferrari and grew up at 1124 Jefferson Avenue in Louisville. He served in World War II and worked as a candy maker. Specific information about his wife, Angeline, could not be located.

In 1951, the Ferraris sold the house at 613 Jefferson to Charles and Lena Metz. Charles (born around 1881) and Lena (born around 1887) lived in Lafayette before moving to Louisville. Louisville directories show them living here during their ownership. Charles Metz was a member of a prominent pioneer family of this area.

Resource Number: 5BL 11289
Temporary Resource Number: 157508434005

Charles and Lena Metz, in 1952, also acquired the property next door at 615 Jefferson (5BL11290). In 1965, Charles and Lena Metz conveyed both 613 Jefferson and 615 Jefferson to Mabel Sandy Sahn, a widow who had just lost her husband, Donald, that year. Charles Metz also himself died in 1965.

In 1966, Sahn transferred the property at 615 Jefferson to her sister and her sister's husband, Auncy and John Venette. It appears that the two properties have had separate owners since 1966. The two sisters, Mabel and Auncy, lived next to one another for about twenty years.

The Sahn family would come to own 613 Jefferson for 41 years. Mabel Sandy Sahn moved to Louisville in 1920 at the age of 14. Her parents lived at 913 La Farge (5BL11285) in Jefferson Place, and more can be found about the Sandy family in the report for that address. Mabel Sandy Sahn assisted her husband, Donald, in their TV and radio repair business. She died in 2005 at the age of 99. In 2006, Sahn's granddaughter, Diana Quinn, sold 613 Jefferson to Kreutzman Construction.

Other addresses by which 613 Jefferson was known under Louisville's old address system were 108 Jefferson and 120 Jefferson.

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com (including the photos for this report).

Drumm's Wall Map of Louisville, Colorado, 1909.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Lafayette, Colorado cemetery records, accessed at <http://files.usgwarchives.org/co/boulder/cemeteries/lafcemqz.txt>.

Archival materials on file at the Louisville Historical Museum, including a family history of the Warembourg and LeComte family written by Ron Buffo.

Interview conducted by Museum Coordinator Bridget Bacon: Judy Colton (granddaughter of Katerina Baima Fossat), June 3, 2009.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

A. Architectural.

(1) Exemplifies specific elements of an architectural style or period.

(2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.

Resource Number: 5BL 11289

Temporary Resource Number: 157508434005

- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.
- (3) Association with a notable person or the work of a notable person.

C. Geographic/environmental

- (1) Enhances sense of identity of the community.
- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Eligible. Although the property lacks sufficient integrity and significance to be eligible to the National or State Historic Registers, it is significant at the local level for its association with the Baima family, an Italian coal mining family, and for its 41-year association with the Sahn family.

37B. Applicable State Register of Historic Properties Criteria:

- A. The property is associated with events that have made a significant contribution to history.
- B. The property is connected with persons significant in history.
- C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- D. The property has geographic importance.
- E. The property contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- 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; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.

Resource Number: 5BL 11289

Temporary Resource Number: 157508434005

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National State Local

42. Statement of significance: This house is associated with the historic development of Louisville as one of the early twentieth-century homes in Louisville's first residential subdivision, Jefferson Place. It is significant for its association with the Baima family, an Italian immigrant coal mining family, and for its 41-year association with the Sahn family.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, setting, workmanship, feeling and association. Window modifications and infilled porches on the southeast and west sides, and replacement siding, date from the period of significance and do not represent a loss of integrity of materials and design.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. The house, shed and garage are contributing structures to a State Register and local historic district, and to a potential National Register historic district.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian

Resource Number: 5BL 11289
Temporary Resource Number: 157508434005

immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

If there is National Register district potential, is this building: Contributing Noncontributing _____

The house would be a contributing structure. Based on assessor's information, the shed was built of used material and the garage was not on the site in 1955, so neither of those would be contributing.

46. If the building is in existing National Register district, is it: Contributing _____ Noncontributing _____

The property is not within an existing National Register district.

VIII. RECORDING INFORMATION

47. Photograph numbers: 5BL11289_613Jefferson_01 through 5BL11289_613Jefferson_06

Digital images filed at: City of Louisville, Planning Department

48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

49. Date(s): 2013

50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

51. Organization: Avenue L Architects

52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216

53. Phone number(s): (303) 290-9930

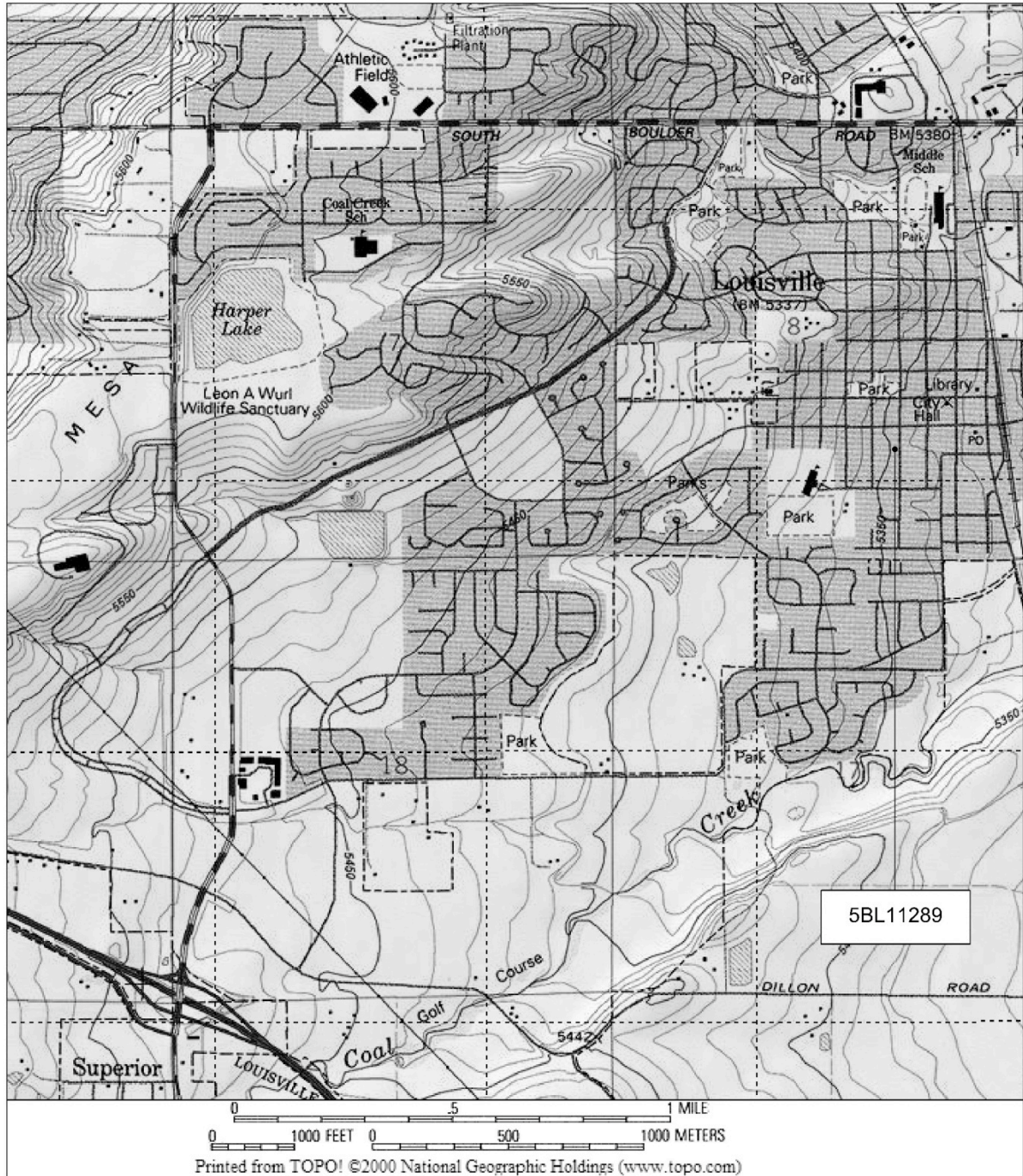
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203 (303) 866-3395

Resource Number: 5BL 11289
Temporary Resource Number: 157508434005

Resource Number: 5BL11289

Architectural Inventory Form
USGS Location Map



613 Jefferson Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.



Resource Number: 5BL 11289
Temporary Resource Number: 157508434005



5BL11289_613Jefferson_01 east



5BL11289_613Jefferson_02 south

Resource Number: 5BL 11289
Temporary Resource Number: 157508434005



5BL11289_613Jefferson_03 north



5BL11289_613Jefferson_04 west

Resource Number: 5BL 11289
Temporary Resource Number: 157508434005



5BL11289_613Jefferson_05 north garage & shed



5BL11289_613Jefferson_06 south garage & shed

Resource Number: 5BL 11289
Temporary Resource Number: 157508434005



613 Jefferson. Boulder County Real Estate Appraisal card, 1948.



613 Jefferson. Boulder County Real Estate Appraisal card, 1955.