

Resource Number: 5BL 11303  
Temporary Resource Number: 157508414006

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 11303
2. Temporary resource number: 157508414005
3. County: Boulder
4. City: Louisville
5. Historic building name: Tesone House, Damelia House.
6. Current building name: Borgstrom House.
7. Building address: 820 Jefferson Avenue, Louisville, CO 80027. Previous addresses: 321, 325, and 828 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Kristi Borgstrom, 906 S Palisade Court Louisville, CO 80027-9571.



### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W  
SW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83  
Zone 13; 488529 mE 4425355 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): 16, 17 Block:5  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue on the west, an alley on the east, and property lines on the north and south. The south side of the property has a small, narrow abandoned alley, one of a few east-west alleys in Jefferson Place. These narrow east-west alleys were abandoned in the 1970s and deeded over to the adjacent property owners.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan

Resource Number: 5BL 11303

Temporary Resource Number: 157508414006

15. Dimensions in feet: Length 36 x Width 28
16. Number of stories: One
17. Primary external wall material(s): Steel
18. Roof configuration: Cross gabled roof
19. Primary external roof material: Composition roof
20. Special features: Chimney, porch, fence
21. General architectural description: 820 Jefferson is a one-story, wood-framed house, rectangular in plan, with its primary façade facing west to Jefferson Avenue. The exterior is clad with white steel siding and the foundation is concrete. The roof is a cross gable with light gray asphalt composition shingles. There is a red brick central chimney. The front (west) façade has a projecting hipped roof porch, the north half of which is enclosed and has a south-facing clear-finished wood entrance door and a non-historic aluminum storm/screen door. The porch roof is supported on a single metal scrollwork post. The porch has a carpeted stoop one step above the sidewalk, and a black wrought-iron railing. The back door is located on the south elevation. A cantilevered fiberglass awning in a metal frame shelters this door, which opens to a concrete stoop and three concrete steps leading down to the back yard. The steps and stoop have a black wrought iron railing. The rear (east) side of the house was not readily visible but appears to have a gable roof at the north end. Windows on the house have been modified in size and location. They are aluminum sash and some have decorative metal shutters. A large "picture" window on the front porch faces west.

The architectural style is similar to National Folk, gable front and wing family. However it differs in that the side gable of this house is the dominant feature rather than the front gable, and the porch roof is hipped rather than the shed roof more commonly found with this form.

22. Architectural style/building type: Other style
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. 820 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. The house is set close to Jefferson Avenue. The shallow front yard is enclosed by a low white wooden picket fence. The front yard contains a lawn with planter areas, a large maple tree and a very large spruce tree. Along this block, Jefferson Avenue slopes down to the south, and this property is set a few feet lower than the adjacent property to the north, 828 Jefferson (5BL11304). The rear yard is also enclosed with a white wooden picket fence. It has a lawn, small trees and shrubs and a brick paver patio. Concrete walks lead to the doors of the main house and the east outbuilding, which appears to be a garage converted to a secondary residence.
24. Associated buildings, features, or objects: There is an outbuilding at the rear (east) end of the lot along the alley. It appears to be a garage that has been converted to a secondary residence. This small structure is wood framed with composition siding painted white, a gable roof with asphalt composition shingles, non-historic slider windows and a wood panel overhead garage door facing east to the alley. The entrance is not visible and presumably faces west.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1905 Actual: \_\_\_\_\_

Resource Number: 5BL 11303  
Temporary Resource Number: 157508414006

Source of information: Boulder County property deed

26. Architect: Unknown

Source of information: NA

27. Builder/Contractor: Unknown

Source of information: NA

28. Original owner: Felix Tesone

Source of information: Boulder County property deed

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
The house was constructed in 1904 or 1905. At some time after 1948, probably in 1974, the front porch was partially enclosed, windows were replaced with aluminum windows in modified openings, and porch columns were replaced with wrought iron scrollwork. In 1974, the original wood siding was replaced with wood siding. The garage was constructed in 1987.

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.

The property at 820 Jefferson was associated with two Italian families, the Tesone family and the Damelia family. The Damelias owned the house for at least 63 years and had significant business interests in Louisville.

The first owner of the property, after developer Charles Welch, was Harper Orahood. In 1898, 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 the lots comprising 820 Jefferson to Mike Lombardi in 1904. Lombardi then conveyed 820 Jefferson to Felix "Tassona" by a deed that was recorded in 1905. Felix Tesone, whose surname is also given in the records as "Tassona," "Tasone," and "Tassone," lived at 820 Jefferson with his family for several years.



The County gives 1900 as an estimated date of construction for this house, but it may have been constructed a few years later. Boulder County has sometimes been found to be in error with respect to historic buildings in Louisville. It is possible that Mike Lombardi had the building constructed in 1904 after purchasing the property from Orahood, or Felix Tesone could have had the building constructed in 1905.

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 at 820 Jefferson does appear on the 1909 Drumm's Wall Map of Louisville and on the Methodist

Resource Number: 5BL 11303  
Temporary Resource Number: 157508414006

Church Map of Louisville that was made in circa 1923-25.

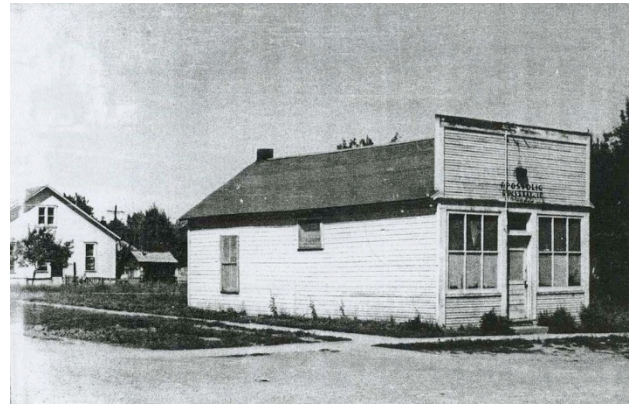
On the previous page is a closeup cropped from an undated photo in the Louisville Historical Museum showing the house across from the school in the early 1900s. The school, no longer extant, was on the northwest corner of Spruce and Jefferson, in the present location of Memory Square Park.

Felix Tesone was born in Italy in circa 1871. The 1910 federal census records show him and his family to be living on Jefferson Avenue in Louisville, in the correct vicinity and with the right neighbors for it to be this house that Tesone owned. His wife, Julia Tesone, was born in circa 1878-1881 in Italy. He is believed to have immigrated to the US in 1890, with Julia making the journey later in the 1890s. It is believed that they married in Colorado. They were living in Louisville by 1904, according to the 1904 Louisville directory, though apparently not at 820 Jefferson. In 1910, their children living with them at 820 Jefferson were Rosa, age 7; Lizzie, 5; and Tony, 3; and Alexander, 1.

Felix Tesone worked as a coal miner. He may have been related to the James and Jennie Tesone family who lived in Louisville, members of which still reside in Louisville. However, this could not be determined with certainty.

Between 1910 and 1913, Felix and Julia Tesone added two more children, Flora and Peter, to their family. In 1914, the family moved to Weld County. Felix Tesone died in 1934 in Frederick, Colorado. Julia Tesone died in 1971 in California.

The following photos from the Louisville Historical Museum show 820 Jefferson behind 800 Jefferson, which in the first photo was William Austin's store in the early 1900s, and in the second photo, taken in 1948, was being used for the Apostolic Church. The pictured building at 800 Jefferson is no longer extant.



These photos, and the one at the beginning of this report, show that there were modifications made to the house with the addition of some second floor living space before 1948.

Felix Tesone sold 820 Jefferson to Archie Damelia by a deed recorded in 1921. (The name Damelia is also given in the records as "Demilio" and "Damelio.") It is not known who lived in the house after the Tesone family moved to Weld County in 1914 and before the purchase by the Damelia family.

Archille "Archie" Damelia Sr. (1875-1963) and Giovina DiFonso (also given as "DeFonse") Damelia (1882-1953) were both born in Italy and they married in Italy in 1895. Archie came from Castiglione di Carovilli, Isernia, while Giovina was born in Mafalda, Campobasso. Archie immigrated first, in 1901, and Giovina and their son Joseph immigrated in 1904. By 1910, the family was residing in Louisville.

Directories show that the Damelia family was living at 820 Jefferson as early as the early 1920s, and the 1930 census records also place them at 820 Jefferson.



Resource Number: 5BL 11303

Temporary Resource Number: 157508414005

The Damelia children consisted of Joseph (1898-1955); Susie (Ferarese) (1909-2007); Elizabeth (Varra) (1913-2001); Archie Jr. (1915-2002); Angelo (1917-1982); Mary (Jordinelli, Domenico, Mudrock) (1919-1995); and Alphonse (1922-2011).

Angelo Damelia and Alphonse Damelia served in the US Navy during World War II. The Louisville Historical Museum's World War II film showing Louisville servicemen and women while they were home on leave includes scenes with Angelo, Alphonse, and Mary Damelia, and their mother, Giovina Damelia. The scene with Angelo, Mary, and their mother is strongly believed to have been filmed in front of 820 Jefferson.

Archie Damelia Sr. worked as a miner in Louisville, as did his sons at different times. Directories indicate that Archie Sr. also had a dairy or worked at a dairy.

Beginning in the 1930s, son Joseph Damelia had a service station located at the northwest corner of Pine and Front at 701 Front (the current location of Louisville Gas & Grocery). It was called the Damelia Service Station. He also owned and operated the White Front Inn (5BL8025) next to the service station, where today Henry's Bar & Grill is located at 935 Pine Street. His sister, Mary, waitressed at the White Front Inn. Joseph continued to live at 820 Jefferson and appears to have never married. The 1956 directory shows that Alphonse Damelia took over the Damelia Service Station after Joseph's death in 1955, and he also resided at 820 Jefferson at that time. The service station and the White Front Inn left the ownership of the Damelia family in 1959, to be taken over by Joseph and Helen Campana who at one time lived very close by to the Damelia family at 713 Spruce (5BL11319) in Jefferson Place. By the late 1950s, Alphonse became an employee of Dow Chemical and lived at 820 Jefferson with his wife, Marie. Directory evidence shows that Alphonse Damelia continued to reside at 820 Jefferson into the 1980s.

After at least 63 years of ownership by members of the Damelia family, Alphonse Damelia sold 820 Jefferson in 1984 to Jean and Louise Marchand, who lived in the house in the 1980s. In 1988, they conveyed it to the current owner, Kristi Borgstrom.

Mary Damelia is also associated with 920 Jefferson (5BL11309), one block away in the Jefferson Place subdivision.

Other addresses found for 820 Jefferson, under Louisville's old address system, were 321 Jefferson and 325 Jefferson. In 1940, a year when addresses were in a period of transition between the old system and the new system, the address was given as 828 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](http://www.ancestry.com)

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

Methodist Church Parish Map of Louisville, Colorado, circa 1923-25.

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

"Our Boys and Girls in the Armed Forces, 1943-44," color film made by L.C. Graves in the collection of the Louisville Historical Museum.

Archival materials on file at the Louisville Historical Museum.

Interview conducted by Jefferson Historical Museum Coordinator Bridget Bacon: Janice Jordinelli Tesone and Sharon Varra Boden, June 4, 2009.

Louisville building permit files

**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.
- (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. The house is significant for its long association with Italian immigrant families, including the Damelia family who were locally prominent business owners.

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.
- 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): Not eligible

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 was associated with the Italian coal mining family, the Tesone family, for about nine years. For about 63 years, it was associated with the Italian immigrant Damelia family. Members of the Damelia family were prominent in local Louisville business. They owned and operated the White Front Inn and the Damelia Service Station.

43. Assessment of historic physical integrity related to significance: The property has integrity of location. It lacks integrity of setting due to the large non-historic property to the south, a non-historic house to the north, and the loss of the historic school building formerly across the street to the west. Integrity of design is compromised by the modified window openings, partially enclosed porch and replacement porch columns. Integrity of materials is compromised by replacement siding and windows. The property has integrity of workmanship, feeling and association.

**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 main house is contributing and the garage/secondary residence is noncontributing.

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.

Resource Number: 5BL 11303  
Temporary Resource Number: 157508414005

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 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  X  Noncontributing \_\_\_\_\_  
The main house is a contributing structure. The garage/secondary residence is noncontributing.

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: 5BL11303\_820Jefferson\_01 through 5BL11303\_820Jefferson\_04.  
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.

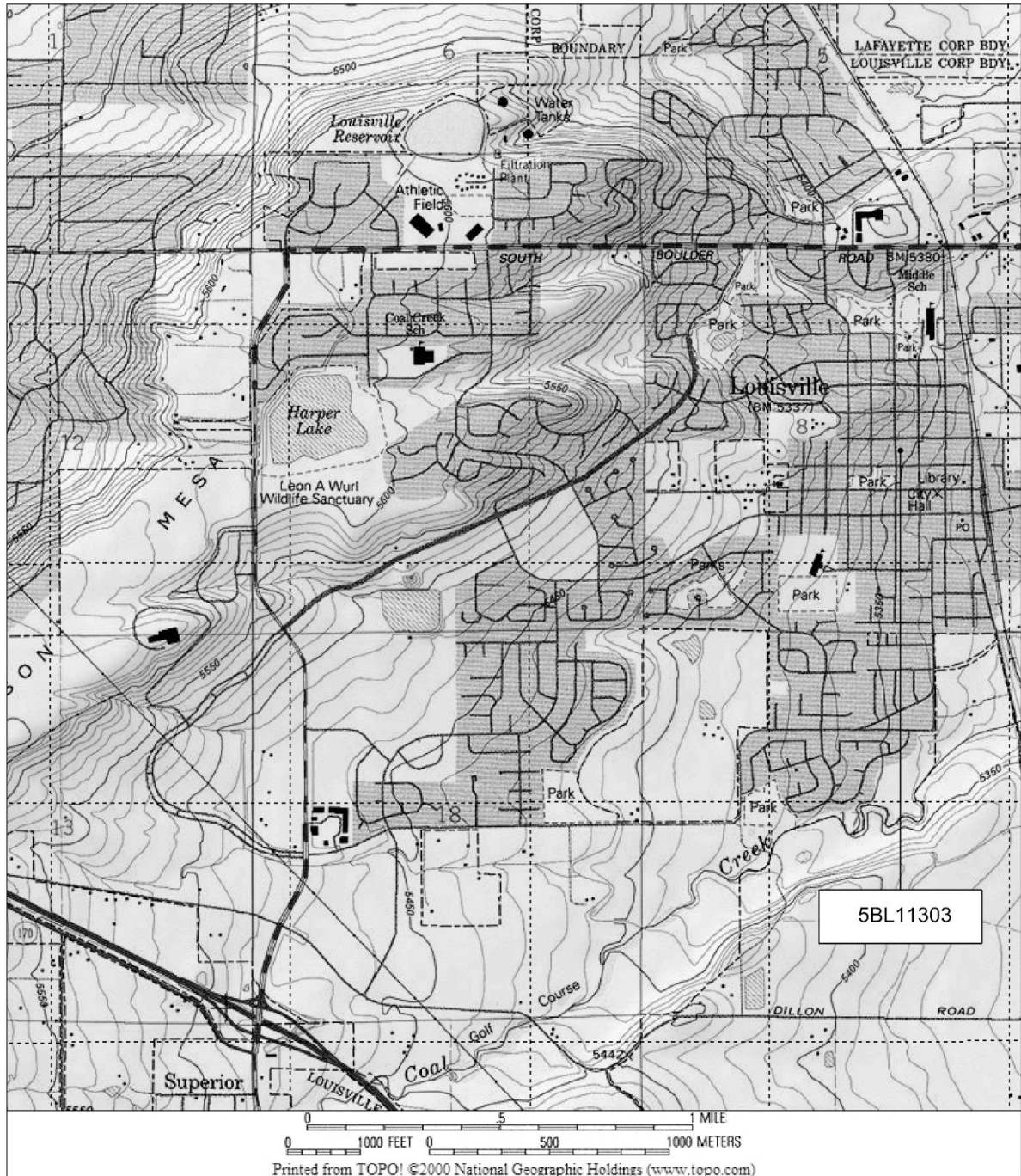
Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



Resource Number: 5BL 11303  
Temporary Resource Number: 157508414005

Resource Number: 5BL11303

Architectural Inventory Form  
USGS Location Map



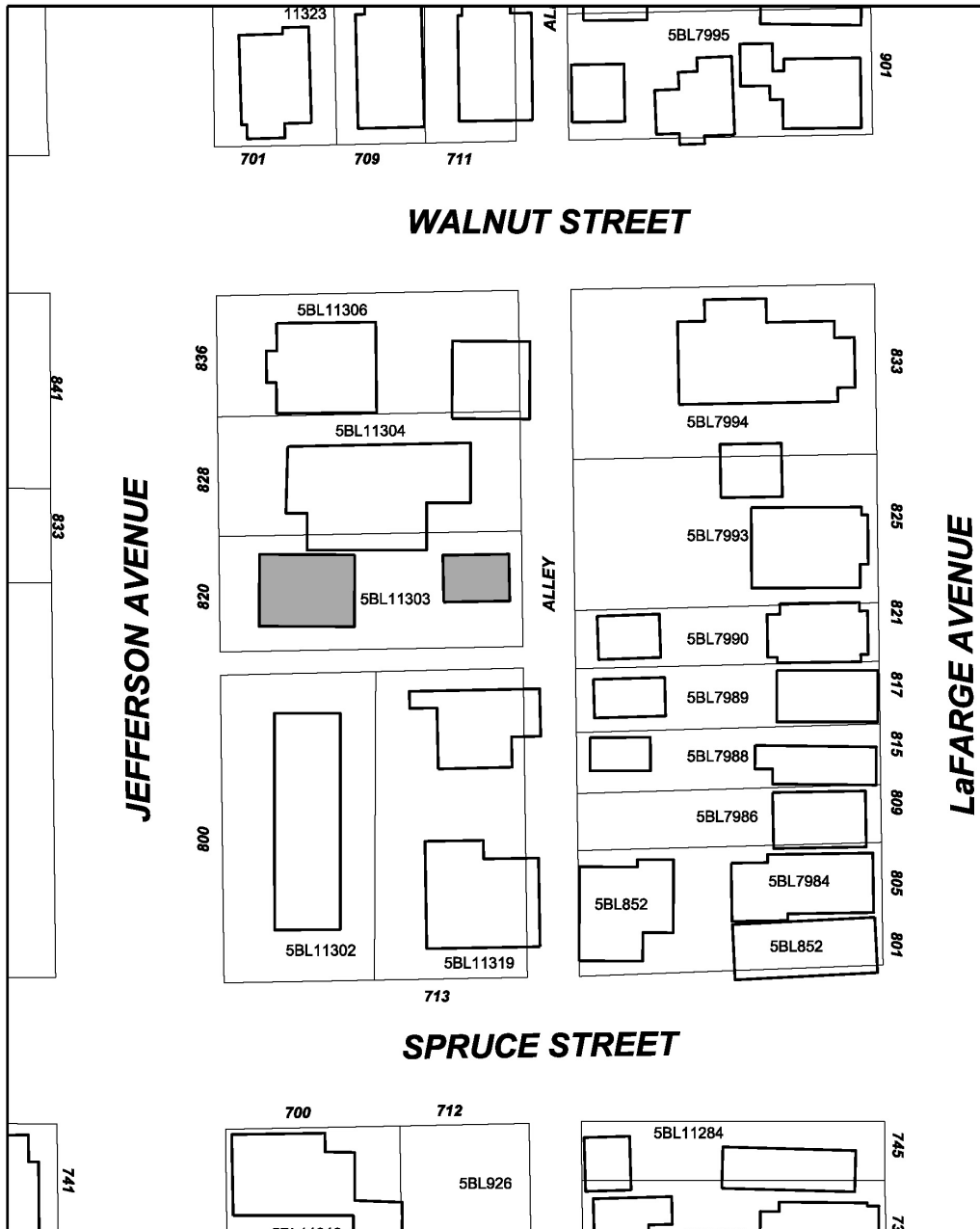
820 Jefferson Avenue, Louisville, Colorado

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



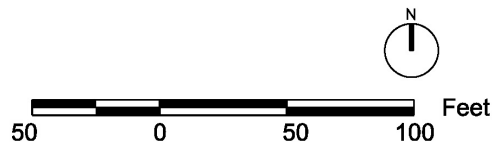
Resource Number: 5BL11303

Architectural Inventory Form  
Site Location Map



820 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.





Resource Number: 5BL 11303  
Temporary Resource Number: 157508414005



5BL11303\_820Jefferson\_01 southwest



5BL11303\_820Jefferson\_02 northwest



Resource Number: 5BL 11303  
Temporary Resource Number: 157508414005



5BL11303\_820Jefferson\_03 east



5BL11303\_820Jefferson\_04 secondary residence south



Resource Number: 5BL 11303  
Temporary Resource Number: 157508414005



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



820 Jefferson. Boulder County Real Estate Appraisal card, 1948-2.