

Resource Number: 5BL 11309
Temporary Resource Number: 157508405007

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 11309
2. Temporary resource number: 157508405007
3. County: Boulder
4. City: Louisville
5. Historic building name: Ferrari House, Domenico House.
6. Current building name: Domenico & Tesone House.
7. Building address: 920 Jefferson Avenue, Louisville, CO 80027. Alternate addresses: 415, 425, 428, and 926 Jefferson. Louisville addresses were changed in the 1930s.
8. Owner name and address: Domenico & Tesone, 5615 S Berry Ln Greenwood Village, CO 80111.



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
NW ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488527 mE 4425456 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): 15, 16 Block: 4
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue on the west, a public alley on the east, a property line at an abandoned alley on the south, and a property line on the north.

III. Architectural Description

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

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15. Dimensions in feet: Length 50 x Width 40
16. Number of stories: One
17. Primary external wall material(s): Asbestos
18. Roof configuration: Cross gabled roof
19. Primary external roof material: Asphalt
20. Special features: Attached garage, porch, fence
21. General architectural description: 920 Jefferson Avenue is a one-story, wood frame house, generally rectangular in plan, with its primary façade facing west to Jefferson Avenue. The foundation is partially concrete and partially stone, all painted light brown where visible. The exterior is clad with cream-colored, flat, asbestos shingles with an undulating lower profile. The roof is cross-gabled and covered with dark gray asphalt shingles. Eaves are boxed and wood fascia trim is painted brown. The front of the building has three bays. A front-gabled wing at the north end projects out a few feet from a central, front-gabled bay, which contains the south-facing entrance door and brown-painted concrete porch. The southernmost bay is an attached garage opening to a driveway facing Jefferson Avenue. A projecting corrugated metal shed roof on wrought iron framing shelters the central bay's front porch and extends to the south end of the garage. A raised brick and stone planter is located in front of the north and central bays. Windows are replacement wood sash with brown and white wood trim. Some are single hung and some are sliders, and some openings appear to be modified from the original. Centered on the northern wing of the front façade, there is a large "picture" window with cream-colored fiberglass awning in black wrought iron framing. On the rear (east) side of the house, there is a central gable interrupted by a later shed-roofed addition with a rear entrance door. A brown-painted wood door leads from the garage to the back yard.

The architectural style is a mix of some characteristics of the Gabled Ell, with the front-facing garage addition lending some characteristics of the Ranch style.

22. Architectural style/building type: Mixed style: Gabled Ell, Ranch (as altered)
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. 920 Jefferson Avenue is consistent with these patterns and blends well with the scale, if not the character, of the neighborhood.

The south boundary of this property is one of seven locations where the original Jefferson Place plat included a narrow, east-west alley. These alleys were abandoned in the 1970s and the property deeded over to adjacent landowners. At 920 Jefferson, the additional property width was utilized for an attached garage and driveway. This is one of very few houses in Jefferson Place with an attached front-facing garage and concrete driveway, giving it some characteristics of the Ranch style. The house is set close to the street with a shallow front lawn separated from the house by a gravel strip with shrubs and a raised tan brick planter with a stone cap. A narrow side yard to the north is planted with grass. The concrete driveway leads to the garage at the south end of the house. South of the driveway there is a narrow side yard with small flowering shrubs set in white gravel, bordered with scalloped, red colored concrete edging. The backyard is spacious and enclosed mostly with chain link fencing, except along the south property line, where there is a vinyl fence and a small section of wood fencing. In the backyard, there is a concrete patio and a concrete stoop with two concrete steps adjacent to the house, with a concrete walk leading to a gate at the alley. The western half of the yard has a lawn. The eastern half of the yard contains an

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arrangement of landscape mulches and gravels of different colors, with red colored concrete edging, small shrubs, and a small area of concrete paving.

24. Associated buildings, features, or objects: There is a storage shed in the northeast corner of the property, with a tan asphalt shingled shed roof and tan asbestos shingle siding. The shed opens east to the yard.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1890s (altered ca.1940s) Actual: _____
Source of information: Louisville directories 1896, 1898, and 1904
26. Architect: Unknown
Source of information: NA
27. Builder/Contractor: Unknown
Source of information: NA
28. Original owner: John and Sarah La Roche
Source of information: Boulder County property deed
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The exact dates of construction and early evolution of the house are unclear. An early house on lot 16 (the southern of the two lots comprising this parcel) may have been built as early as 1893. More construction occurred in 1907, when either the existing house was expanded to the north, or it was torn down and replaced with the current house. The somewhat unusual roof configuration of adjacent gables facing the street suggests that the original house was expanded rather than entirely replaced. Also, the 1948 Boulder County Assessor card notes two different foundation types, and notes that 3 rooms have a subfloor but others do not, which also implies that the house was expanded at an early date. By 1948, the house had asbestos shingle siding. It is possible, but unlikely, that this was the original siding. Between 1948 and 1950, the windows were replaced in modified openings and the "picture" window facing Jefferson was added. A small, enclosed addition on the west side was built at an unknown date after 1948. The Louisville Building Department has permits on file for a patio cover in 1974, an attached garage addition in 1975, and another permit for a garage in 1986. However, Mr. Ray Domenico, who grew up in the house, advised that the garage was built in ca. 1994, replacing a previous carport that collapsed in a snowstorm. He also stated that the porch roof was replaced in 2010.
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 920 Jefferson was primarily associated with two Italian families, the Ferrari family (for over forty years) and the Domenico family (for over sixty years). Members of the Domenico family still

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own the house. Mary Damelia Domenico was also a resident of another house in Jefferson Place, 820 Jefferson (5BL11303), which her parents owned.

This property was acquired by Antonio (Tony) and Luigia (Louisa) Ferrari in two transactions, one for Lot 16 of Block 4 and one for part of Lot 15 of Block 4.

First, with respect to Lot 16, Charles C. Welch, the developer of Jefferson Place, sold Lot 16 to John and Sarah La Roche (also stated as “Laroche” and “Lareche”) in 1893. John Baptist La Roche and Sarah Deliere had both been born in France and had married in Boulder County in 1893, the same year that they purchased Lot 16. John was a coal miner. Louisville directories from 1896 and 1898 show that they were Louisville residents during that time. It is possible that John and Sarah lived in a dwelling on Lot 16 with their growing family, as records suggest that at least two of their children, Frank and Baptist, would have been born while they were living in Louisville. According to the 1900 federal census, they had moved to Utah by 1900, and John Baptist La Roche continued to be a coal miner there.

Louisa Ferrari acquired Lot 16 from John and Sarah La Roche by a deed that was recorded in 1902.

With respect to part of Lot 15, it was in 1898 that Charles Welch had conveyed twenty-nine different lots in Jefferson Place to a Denver lawyer, Harper Orahood, apparently for Orahood to resell. Lot 15 of Block 4 was among these properties. In 1903, Antonio Ferrari acquired part of Lot 15 from Harper Orahood. By 1903, the Ferraris had the lots for their house.

Boulder County gives 1907 as the date of construction for this house. However, Boulder County records have sometimes been found to be in error with respect to the date of construction for Louisville buildings. In this situation, it is relevant that it appears that the La Roche family was already living in a house on Lot 16, the lot that they purchased in 1893. Also, the 1904 Louisville directory shows Antonio Ferrari to be living on “Jefferson btw. Walnut & South,” which is an accurate description of the location of 920 Jefferson and which would suggest that the family was already living in this location prior to the 1907 estimated date of construction.

Supporting the year 1907 as a date when some construction work was done is the fact that Antonio and Louisa Ferrari granted a lien to McAllister Lumber, a local lumber yard, in 1907, secured by this property. This would seem to suggest that a house was built, or expanded, on the property in 1907.

The most likely explanation, based on all of the available evidence, is that a previous house on Lot 16 in which the La Roche family lived in the 1890s was expanded to the north, onto Lot 15, in 1907 and that the original part of the house was actually constructed in the 1890s.

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 920 Jefferson does appear on the 1909 Drumm’s Wall Map of Louisville (sitting on both Lots 15 and 16) and on the Methodist Church Map of Louisville that was made in circa 1923-25.

Antonio Ferrari was born in Italy in about 1871, while Louisa Ferrari was born in Italy in about 1878. They married in Italy in about 1894. Census records indicate that they immigrated in 1896 with their oldest child. Their children were Mary (Fanchini) (1896-1977), Josephine (1897-unknown), Della (Petrun) (1898-1944), Enrico “Rico” (1901-1995), and Fred (1903-1979).

At the time of the 1900 census, the family was living in Louisville in a location that could be this property. Other Jefferson Place residents are listed on the same page. It is not known if perhaps they were in this location and renting a dwelling that had been used by the then-owners of Lot 16, the La Roche family, who had moved to Utah. They are listed as renting, not owning, their property.

The 1910 census shows Antonio Ferrari to be living in the correct location on Jefferson Avenue for this to be his home at 920 Jefferson. It is not known why other family members are not listed with him.

The 1920 census records show the Ferrari family to be living on Jefferson Avenue in Louisville, in the correct location and with the right neighbors for it to be today’s 920 Jefferson. In 1920, Antonio was a coal

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miner, as were his sons, Rico (18) and Fred (16). Daughter Della, age 21, worked as a servant in a private home.

Antonio Ferrari died in 1922. The 1923 directory shows that Louisa went to work at a Main Street grocery store. Louisa then died in 1928. Their son Fred married Angelina Rossi (1911-1986) in 1929 and they moved into the house at 920 Jefferson Ave. Angelina Rossi was born in the Louisville area of Italian parents. She grew up in the historic Tomeo House, a historic house museum located at the Louisville Historical Museum campus at 1001 Main Street (5BL961.7).

Records show that Fred and Angelina Ferrari lived in this house at 920 Jefferson through the 1930s and until around 1940. Fred worked as a miner and as a driver for the mines. According to Fred Ferrari's obituary, their children were Tony Ferrari and Alfred Ferrari.

Directories show that in the early 1940s, Donald Sahn and Mabel Sandy Sahn rented 920 Jefferson. Mabel Sandy Sahn had other connections to Jefferson Place. Her parents were owners of 913 Jefferson (5BL11308), and Mabel herself owned 613 Jefferson (5BL11289) and 615 Jefferson (5BL11290) following the death of Donald Sahn.

In 1946, the Ferrari family sold 920 Jefferson to Naomi Triplett. In 1948, she sold the property, under what is believed to be her new, married name of Naomi Fievet, to Guy and Mary Damelia Domenico. (The name of Domenico is sometimes stated as "Di Domenico.") Census records for the family of Mabel Sandy Sahn indicate that there was a family relationship between the Sandy family and the Triplett family.

Mary Damelia Domenico (1919-1995) grew up in Jefferson Place at 820 Jefferson (5BL11303), one block away. She had married Anthony Jordinelli and had a daughter, Janice. She then married Guy Domenico (1909-1948), who died at the age of 38 not long after they purchased 920 Jefferson. They had a son, Raymond Domenico. Following Guy's death, Mary married Guy's older brother, Paul (1902-1973), a widower. They continued to live at 920 Jefferson and raised their children, Janice and Raymond, there. Following Paul Domenico's death in 1973, Mary Damelia in 1984 married Albert Mudrock (1922-1997).

The County Assessor card for this property states that the house was remodeled in 1949, soon after Guy and Mary Domenico purchased it.

Brothers Guy and Paul Domenico were prominent Louisville businessmen. Guy had a fruit store at the current location of the Louisville City Hall at 749 Main Street. More significantly, in the mid 1940s they together began to operate the Twin Light Tavern, a building still located at 728 Main Street (5BL8009). Paul Domenico then continued to manage the Twin Light until 1969. For many years, particularly after World War II and in the 1950s, it was a popular Louisville gathering spot with a dance floor.

In 1996, the property at 920 Jefferson was conveyed to Janice Jordinelli Tesone and Ray Domenico from the estate of their mother, and Ray Domenico continues to be a longtime resident of this house where he grew up. Ray Domenico has a Broomfield motorcycle business, Twin Light Performance, that is named for his family's Main Street business.

Other addresses found for 920 Jefferson, under Louisville's old address system, were 415 Jefferson, 425 Jefferson and 428 Jefferson. Starting in 1940, the address was given as 920, with the exception of 1949, when it was given as 926 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.

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Census records and other records accessed through 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.

City of 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: The property is worthy of nomination as a local Louisville landmark due to its long association with two families: the Italian coal mining family, the Ferrari's, for over forty years, and the locally prominent Italian Domenico family for over sixty years. Brothers Guy and Paul Domenico were prominent local businessmen who operated the popular Louisville dance hall, the Twin Light Tavern.

37B. Applicable State Register of Historic Properties Criteria:

A. The property is associated with events that have made a significant contribution to history.

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- 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): 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 homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were actually built there before 1900. The property is significant for its long 40-year association with the Italian coal-mining family, the Ferrari family, and for its over 60-year association with the Italian Domenico family, locally prominent businessmen who operated the popular Twin Light Tavern and dance hall.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, setting, workmanship and association. Integrity of design and feeling are compromised by modified windows, window openings, porch roof, and garage addition to the front of the property. Replacement siding, roofing and windows compromise integrity of materials. However, these modifications occurred within the period of significance.

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

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Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. Although the house has been extensively altered, the changes occurred within the period of significance and the house is a contributing structure.

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 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 _____

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: 5BL11309_920Jefferson_01 through 5BL11309_920Jefferson_05.

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

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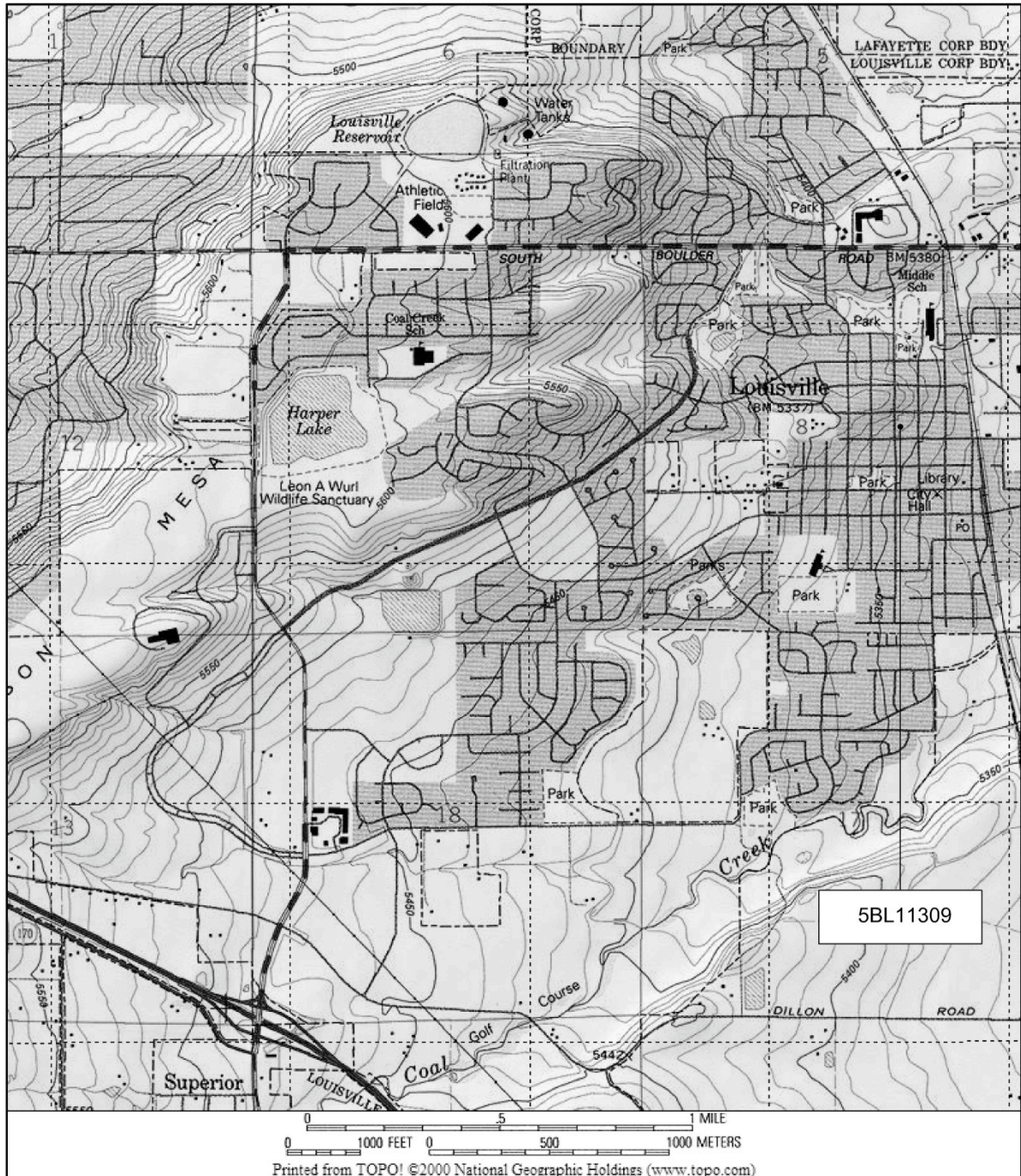
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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

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Resource Number: 5BL11309

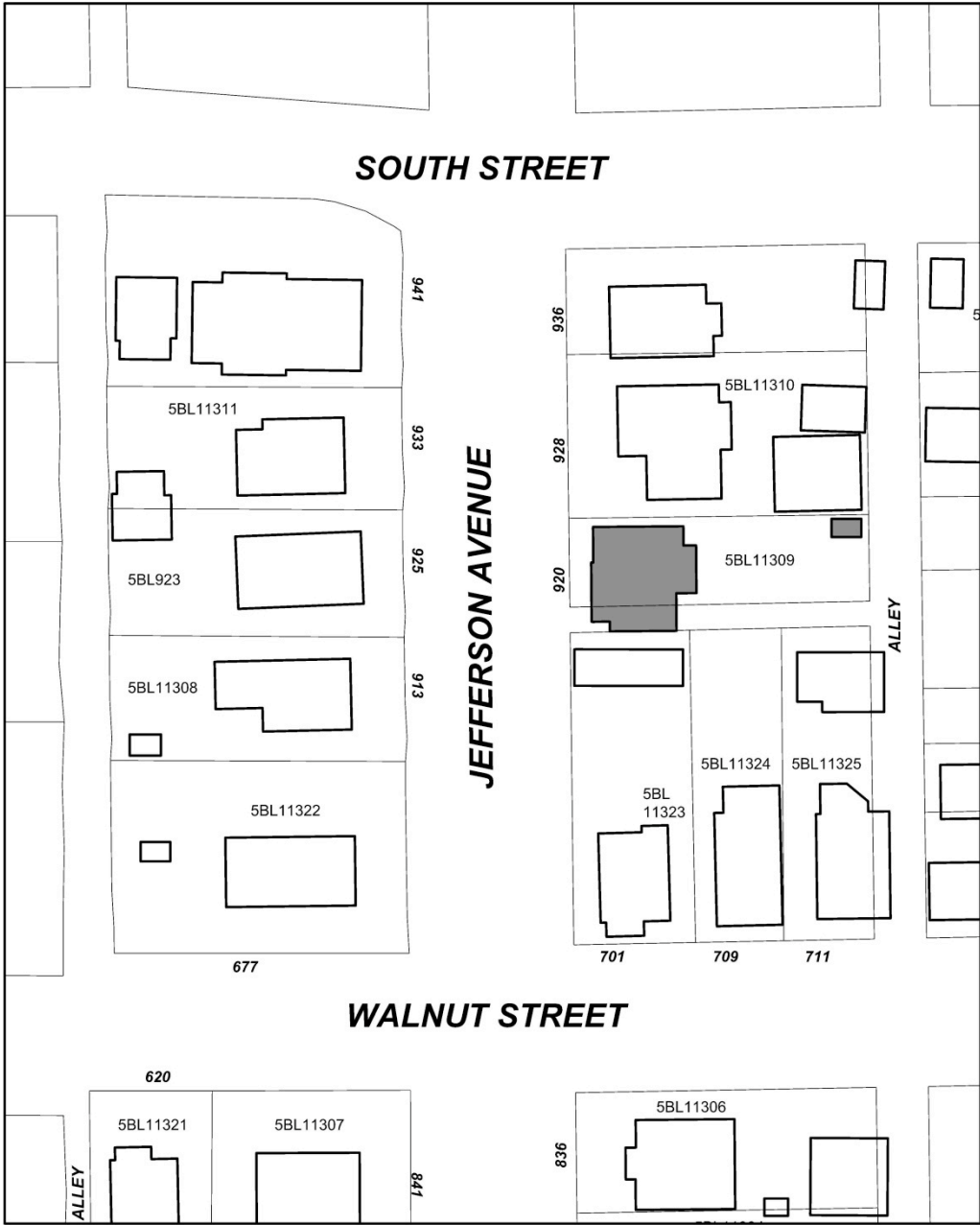
Architectural Inventory Form
USGS Location Map



920 Jefferson Avenue, Louisville, Colorado

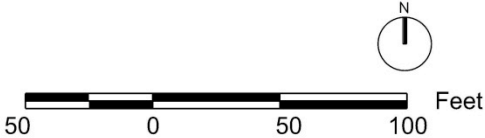
SOURCE: Extract of Louisville, Colorado
USGS map, 1994.





920 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL11309_920Jefferson_01 west



5BL11309_920Jefferson_02 south

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5BL11309_920Jefferson_03 north



5BL11309_920Jefferson_04 east

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5BL11309_920Jefferson_05 shed



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