

Resource Number: 5BL7983  
Temporary Resource Number: 157508415007

### COLORADO CULTURAL RESOURCE SURVEY **Cultural Resource Re-evaluation Form**

OAHP1405  
Rev. 9/98

1. Resource Number: 5BL7983                                      2. Temp. Resource Number: 157508415007

2A. Address: 804 La Farge Avenue, Louisville, CO 80027  
The secondary residence/outbuilding is addressed 804-1/2 LaFarge. Previous address prior to 1939: 305 La Farge and 806 La Farge. Louisville addresses were changed in 1939. LaFarge is sometimes spelled La Farge.

- 3. Attachments  
(check as many as apply)
- Photographs
- Site sketch map
- U.S.G.S. map photocopy
- Other \_\_\_\_\_
- Other \_\_\_\_\_

- 4. Official determination  
(OAHP USE ONLY)
- Determined Eligible
- Determined Not Eligible
- Need Data
- Nominated
- Listed
- Contributing to N.R. District
- Not Contributing to N.R. Dist

5. Resource Name:

Historic Name:

Zarini House

Current Name: Metzger House

6. Purpose of this current site visit

(check as many as apply)

- Site is within a current project area
- Resurvey
- Update of previous site form(s)
- Surface collection
- Testing to determine eligibility
- Excavation
- Other



Describe This property is within the Jefferson Place Subdivision in Louisville, which is being evaluated for historic district potential in 2010 – 2012. This resurvey is part of the historic district evaluation process.

7. Previous Recordings: Architectural Inventory Form 2000, as part of "Old Town" Louisville Historical Building Survey by Carl McWilliams of Cultural Resource Historians.

8. Changes or Additions to Previous Descriptions:

This house appears to be a collection of two or three small cabins put together. Asbestos siding was replaced with horizontal white vinyl siding in 2006. Also in 2006, six vinyl replacement windows were installed in existing openings. The soffit and trim are painted light blue-green. Roofing consists of light gray-green asphalt shingles. The entry door is natural-finish wood, flanked by two large double-hung windows. There is also a small shed on the site, with a shed roof and tan scored composition siding. The shed opens to the south.

Construction History: The outbuilding/secondary residence (804-1/2 LaFarge) was built in 1970, replacing an older garage on the site.

Landscape or special setting description: 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

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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.

804 La Farge is consistent with these patterns and blends well with the scale and character of the neighborhood. The main house is close to LaFarge and has a shallow, landscaped front yard. A narrow side yard to the south is paved with stone pavers. The south side yard and rear yard are enclosed by chain link fence. The rear yard has a lawn. The secondary residence has a stone patio to its north, which is separated by a wooden picket fence from the main house rear yard.

9. Changes in Condition: None.
10. Changes to Location or Size Information: None.
11. Changes in Ownership: Same ownership as 2000 inventory form.
12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 804 La Farge.

The house at 804 La Farge was the primary residence of the Peter and Savina Zarini family, and it was in the Zarini family for 77 years, from 1906 to 1983. The Zarini parents and their children and grandchildren also owned and/or lived in at least the following other houses that were close by in Jefferson Place: 712 Spruce (5BL926), 801 Spruce (5BL11320), 817 Spruce (5BL8027), 808 La Farge (5BL7985), 822 La Farge (5BL7991), and 825 La Farge (5BL7993). Peter Zarini actually purchased the houses on either side of 804 La Farge (801 Spruce and 808 La Farge) and thereby provided living space for his children and their families. Additionally, Peter's brother Joseph and his large family lived in the same block, at 824 La Farge (5BL7992).

According to Boulder County online property records, Jefferson Place developer Charles Welch conveyed Lot 17, part of which is part of this property, to "M. Ridell" in 1882. Unfortunately, no information could be found regarding M. Ridell. It also could not be determined from the online records whether this transaction included Lot 18, which is part of the property at 804 La Farge.

In 1888, M. Ridell conveyed part of Lot 17 to Peter Fiechtl, who owned the property to the south at what is today 801 Spruce. Today, 801 Spruce still includes part of Lot 17.

Another early owner of this property was Lois (also stated to be Louis) Hauser. Specific information about Hauser could not be located, other than the facts that he was working as a coal miner in Louisville in 1885 and as a barkeeper in Peltier's Saloon in Louisville in 1892, and that he died in 1893.

The County gives 1900 as the date of construction for 804 La Farge. The survey record done on 804 La Farge in 2000 estimated that this house was built in circa 1904. This is a reasonable conclusion based on the evidence, as the house does not appear on the 1893 or 1900 Sanborn maps, but does appear on the 1908 Sanborn map. The house also appears in the correct location on the 1909 Sanborn map. It is additionally documented that the family of Peter and Savina Zarini moved here in 1906. Last, property records indicate that a lien statement was recorded with respect to this property in 1903, with McAllister Lumber as the presumed lien holder, which could suggest that house construction was taking place. The period of 1900-1904 is a reasonable estimate for the date of construction of this house.

Peter Zarini was born in Cimbro, Lombardy, Italy in 1871, while Savina Ferrari was born just a few miles away in Casale Litta, Lombardy, Italy, also in 1871. The image of a certificate relating to Peter's two-year service from 1886 to 1888 in the Italian Royal Army Infantry is in the collection of the Louisville Historical Museum. Peter and Savina were married in Italy in 1889 and came to the US in the early 1890s. Peter came to join his older brother, Joseph, who had purchased 824 La Farge in 1890. Savina followed a few years later. Peter is listed in the 1892 Louisville directory as "Zorena, Peter"; by 1896, his surname was listed as "Zarini." Some members of the family, such as Peter's son Ernest and his nephew Peter, later took on the variation of "Zarina" as their surname.

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According to County property records, the 2000 survey record for 804 La Farge, and a written genealogy of the Zarini family provided by Nadine Harris Caranci, Peter Zarini purchased 804 La Farge in 1906. The "Harris Genealogy 2003" states:

The purchase price was \$150.00 – 8% interest payable annually and the transaction was financed by the Knights of Pythias Lodge No. 66. He and Savina raised their children in this home and remained there for the rest of their lives. Peter carried a scar of deep indentation in his forehead which he received when using a pick while working in the mine. The pick slipped striking him in the forehead. In 1934 Peter suffered a stroke and his legs were paralyzed for the rest of his life. . . . He later learned to move around on crutches. . . . Savina Ferrari Zarini was a devoted wife and mother. She was an excellent seamstress and made all her own clothing as well as all the clothes for her family of eight.

Peter worked as a coal miner in several mines in the area. Peter and Savina's children who survived to adulthood were Mary (Biella), Rachel or Rachael (Ferrari), Edyth, Ernestina (Michela), Silvio, Esterena (Lepenske, Campbell), Ernest, and Hazel (Harris). Edyth died of the flu in 1918. Silvio moved to California; he died in 1938. All of the other children, as adults, lived in the Jefferson Place addition in or near their parents' home at some point, some for decades.

The 1910 census records show the Zarinis living on La Farge near Spruce, which is an accurate description of the location of 804 La Farge, with eight children. Directories from the 1910s also show that family at this location.

In 1920, the Zarinis are also shown as living on La Farge near Spruce with five of their children. In the 1920s, their son Ernest is also listed as a resident of 804 La Farge in directories.

In the 1930s, a number of different Zarini family members lived at 804 La Farge. In 1930, the Zarinis are living on La Farge with their son, Ernest, and their grandchildren, Evelyn and Dennis Lepenske. Directories indicate that in 1930, son Silvio was also a resident of 804 La Farge, as were daughter Rachel Ferrari and her husband, Angelo. Grandchildren may have also been residents, but would not have appeared in the directory. In 1935, the household included daughter Esterena Lepenske, who had recently divorced from her husband, as well as Peter and Savina and their son, Ernest.

The Zarini family history described in "Harris Genealogy 2003" describes typical Zarini family activities in Jefferson Place during this period:

Most of their social life centered around their families. Sunday afternoons were often spent singing old songs and visiting old friends. Often times the neighbors gathered in one yard or house and drank wine or beer. During afternoons the ladies would visit each other, bringing along their fancy work which they did as they visited. Since there were different dialects spoken in certain sections of each country, many times language became a barrier and people only visited with others who came from the same part of Italy from which they did. The children played games in the streets in the evening – games such as "Run sheep run", "Kick the can", "Pies", and "May I" were among the favorites. At eight o'clock each evening the night police officer rang the bell which was housed in the town hall and that was the signal for all children to head for their homes. . . . Another good time for the family was the fall when they all assembled to make sausage and do the canning. Peter always listened to the radio and kept informed of current world events. . . . Peter was [a] strong and loyal supporter of the United Mine Workers Union and a staunch admirer of John L. Lewis.

Savina Zarini died in 1942 and Peter Zarini died in 1947. Upon the death of Peter Zarini in 1947, Esterena "Rena" Lepenske, who remarried to Argyle Campbell, ended up being the owner of this property and her siblings transferred their interests in the property to her. Rena (1904-1977) and Argyle (1909-1983) Campbell lived at 804 La Farge for several more decades. Rena is remembered as having assisted in the births of many babies. Argyle worked as a machinist and was an active member of the Louisville Rod & Gun Club. Directories from the 1950s indicate that they lived at the rear of the house during that period. In 1956, the residents of the front of 804 La Farge were Rena's niece, Joan Harris Angell and her husband, Otis (Joan's mother, Hazel Zarini Harris, lived next door at 801 Spruce).

The house at 804 La Farge went by two other addresses over the years. Besides the old address of 305 La Farge, it was also referred to in the 1940 directory as 806 La Farge. (The 1940 directory also referred to 800 La Farge as 802, and referred to 808 La Farge as 810.)

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Upon the death of Argyle Campbell in 1983, the property was transferred out of the family to William Weeks. The current owner is Kathleen Metzger.

#### 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.

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

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

*Louisville Times* Centennial Edition, August 17, 1978.

Archival materials on file at the Louisville Historical Museum, including "Harris Genealogy 2003," written family history material donated to the Louisville Historical Museum in 2007 by Nadine Harris Caranci.

Interview with Ray Smith, former resident of 801 La Farge, conducted by Museum Coordinator Bridget Bacon, conducted March 9, 2011.

#### 13. National Register Eligibility Assessment:

Eligible  Not eligible  Need data

Explain: While the property has sufficient integrity and significance to be a contributing resource to a potential historic district, it lacks sufficient integrity to be individually eligible to the National Register. Integrity of setting is compromised somewhat by the 1970s secondary residence in the rear of the property, which changes the size and shape of the back yard. It lacks integrity of materials due to the vinyl siding and vinyl windows. Integrity of design appears to be fairly intact, since the replacement windows are installed in existing openings. Integrity of location, workmanship, feeling and association are intact.

13A. Colorado State Register: Eligible  Not Eligible

13B. Louisville Local Landmark: Eligible  Not Eligible

Although the property lacks sufficient integrity to be eligible to the National or State Registers, it is significant for its long association with the locally prominent Italian Zarini family, its association with coal mining, and its association with several nearby houses in Jefferson Place that were occupied by the Zarini family at the same time.

13C. Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. There is also potential for a small State Register historic district comprised of the extended Zarini family residences on the 800 block of LaFarge. The main house would be a contributing structure to a historic district. The secondary residence would be non-contributing.

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.

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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.

There is also potential for a small State Register historic district comprised of six properties in the 800 block of LaFarge that were owned and occupied by members of the extended Zarini family, for over 80 years in some cases. The properties are 801 Spruce (5BL11320), 817 Spruce (5BL8027), 804 LaFarge (5BL7983), 808 LaFarge (5BL7985), 822 LaFarge (5BL7991) and 825 LaFarge (5BL7993). The Zarini family came to Jefferson Place from Italy in the early 1890s and worked in local coal mines. In addition to their mining expertise, the family brought to Louisville their Italian social customs including wine-making, sausage-making and vegetable canning. Zarini descendants still reside in Louisville. This district would be significant under Criterion A, Ethnic Heritage, European, with a period of significance of 1904 – 1980.

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL7983\_804LaFarge\_01 through 5BL7983\_804LaFarge\_07.
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.
17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado
18. Recorder(s): Kathy and Leonard Lingo, and Bridget Bacon, City of Louisville 19. Date(s): 2013
20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

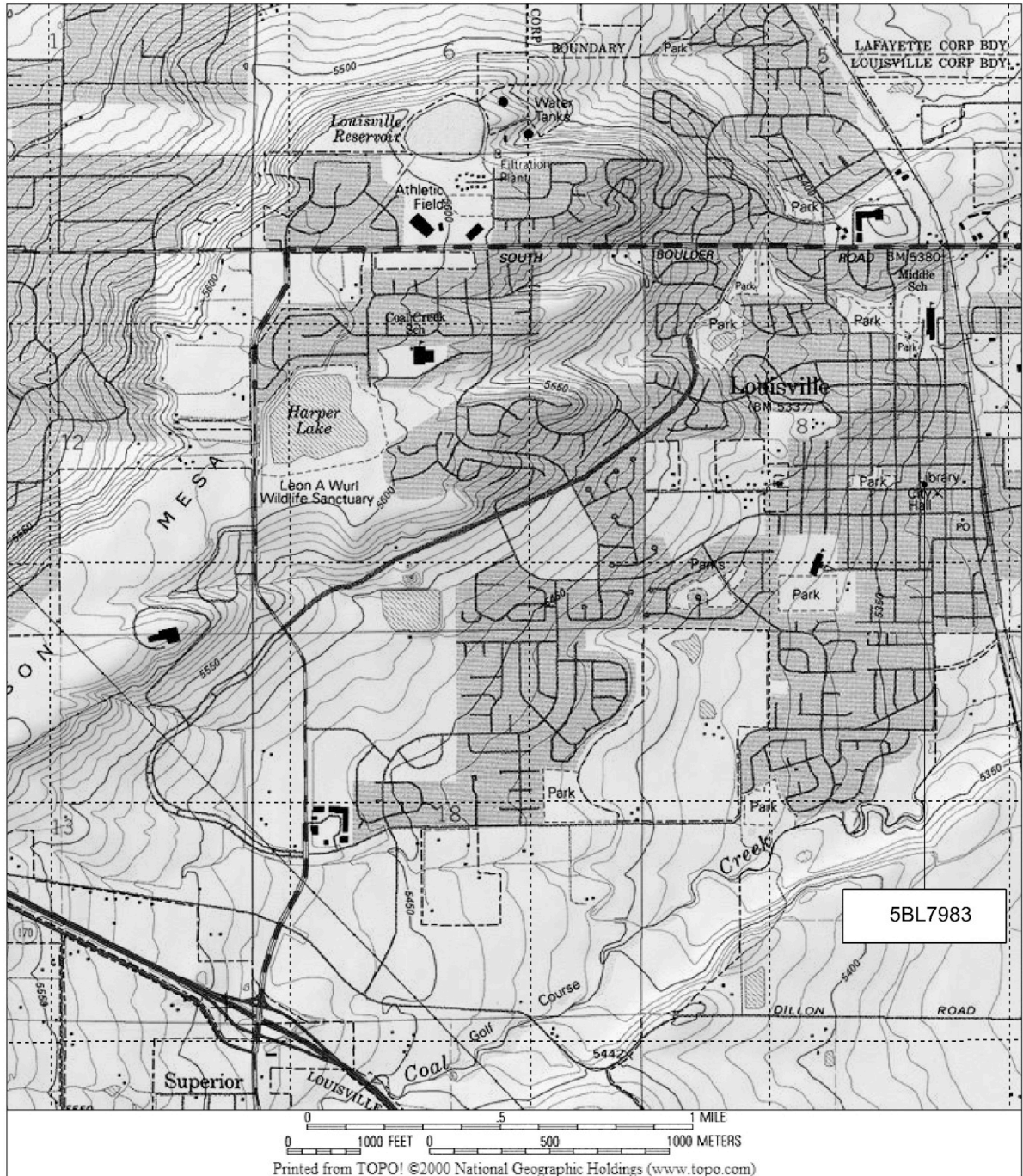
Colorado Historical Society, Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203  
303-866-3395



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Architectural Inventory Form  
USGS Location Map



804 LaFarge Avenue, Louisville, Colorado

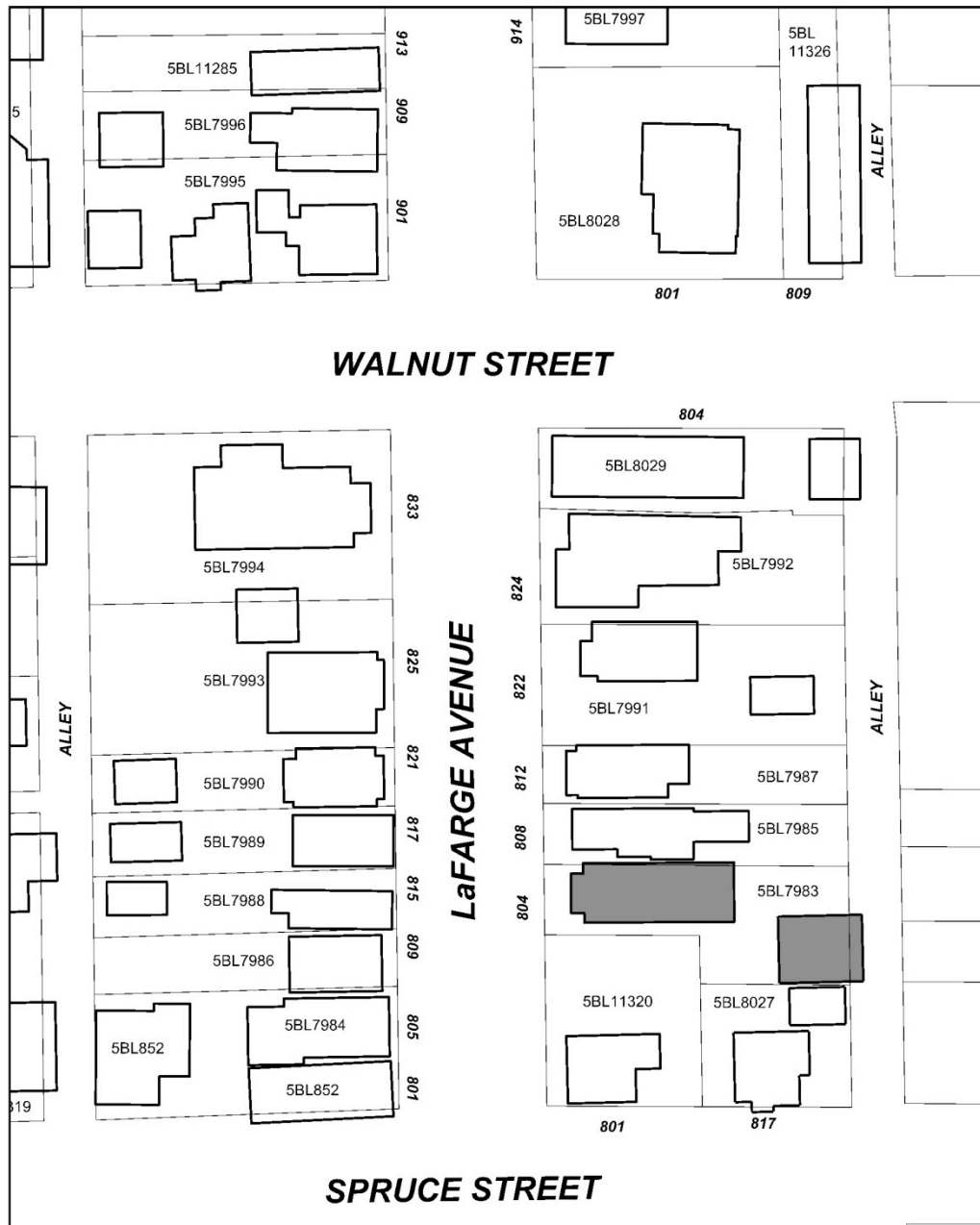
SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.



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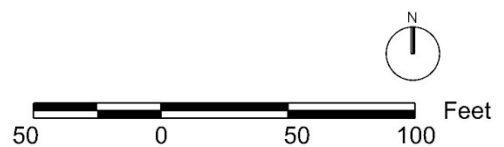
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Architectural Inventory Form  
Site Location Map



804 Lafarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.





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5BL7983\_804LaFarge\_01 west



5BL7983\_804LaFarge\_02 South



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5BL7983\_804LaFarge\_03 outbuilding west



5BL7983\_804LaFarge\_04 outbuilding east



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5BL7983\_804LaFarge\_05 east



5BL7983\_804LaFarge\_06 outbuilding north



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5BL7983\_804LaFarge\_07 north



Photo ca 1999. 804, 808, 812 La Farge. Louisville Historical Museum, 99-19-22.





Pietro Zarini Italian Certificate. Louisville Historical Museum 2007.029



Five Zarini sisters in front of 804 La Farge. Louisville Historical Museum 2007.029



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1948 photo from boulder County Real Estate Appraisal card. 0804\_1948.



ca. 1930 aerial view. Louisville Historical Museum 99-09-01.

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Frank Eberharter with dog, Jack. Louisville Historical Museum 2009.049.101.



Zarini family photo ca. 1915. Louisville Historical Museum.



### **THE PETER ZARINI FAMILY**

Peter Zarini came to Louisville from Villa Dosa, Italy, in 1892, and Savina Zarini came three years later.

Their children included the girls in the back row: Edith, who died in 1918 of flu; Rachel (Ferrari); Rena (Campbell); Ernestine (Michella); and Mary (Biella). With the parents in the front row are Ernest, Hazel (Harris) and Silvio, on the right.

There were 11 children in the family, including two boys who died in infancy. Three survive, Rachel, Ernest and Hazel, and all make their home in Louisville.

Zarini Photo Identifications. Louisville Historical Museum.