

Resource Number: 5BL 7985
Temporary Resource Number: 157508415006

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAHP1405
Rev. 9/98

1. Resource Number: 5BL 7985 2. Temp. Resource Number: 157508415006
- 2A. Address: 808 La Farge Avenue, Louisville, CO 80027
Previous addresses prior to 1939: 307 La Farge and 810 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: Fabrizio House, Zarini House.
Current Name: Sabels 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: The north end of the porch features three divided-light casement windows, not fixed windows as described previously.

Construction History: No changes from previous description.

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 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.

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808 La Farge is consistent with these patterns and blends well with the scale and character of the neighborhood. This narrow, mid-block lot has a shallow front yard and very narrow side yards. The house is set fairly close to the front sidewalk at La Farge. There is a deep, narrow back yard enclosed by tall privacy fences. Non-historic Mission-style lanterns flank a path leading to the back yard gate.

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 more information about the ownership and use of the building.

This house is primarily significant for its association with the Peter and Savina Zarini family that had its primary residence next door at 804 La Farge (5BL7983). It was owned by the Zarini family for 76 years, and for 51 of those years it was the home of the Zarini son, Ernest, and his wife, Olivia. 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). Additionally, Peter's brother Joseph and his large family lived in the same block, at 824 La Farge (5BL7992).

Earlier, however, the house was owned by the Fabrizio family of Louisville. Jefferson Place developer Charles Welch sold Lot 19 to Antonio Fabrizio (also spelled "Fabricio") in 1893, according to property records. In 1907, Antonio transferred it to Lucia Fabrizio, who then sold it to Savina Zarini in 1922 (or at least, the deed was recorded in 1922).

In the 1904 Louisville directory, which is the first directory that describes the locations of residents' homes in Louisville, Tony and Julia Fabrizio are listed as living on La Farge between Spruce and Walnut, which is an accurate description of 808 La Farge. However, it is not certain that the house had yet been constructed, and it is not known for certain whether the Fabrizios were living in this location or in another house in the 800 block of La Farge.

Due to there being not only more than one Antonio (or Tony) Fabrizio but also more than one Lucia (or Lucy) Fabrizio in Louisville in the early 1900s, specific biographical information about them could not be located. However, there was an Antonio Fabrizio who operated a saloon in Louisville in the 1890s. Later, the men of the Fabrizio family were known for their carpentry skills and they built many houses in Louisville.

The County gives 1908 as the year of construction of this house. Certainly, it was not built later than 1908, since it appears on the 1908 Sanborn insurance map (but not on the maps for 1893 or 1900). It could also have been constructed as early as 1900, after the time of the 1900 Sanborn map. It also appears in the correct location on the 1909 Drumm's Wall Map of Louisville.

The Zarini parents acquired 808 La Farge presumably to provide living space for the family's grown children and grandchildren to be near the family homestead at 804 La Farge. Peter and Savina Zarini came from northern Italy in the early 1890s and had eight children who survived to adulthood: Mary (Biella), Rachel or Rachael (Ferrari), Edyth, Ernestina (Michela), Silvio, Esterena (Lepenske, Campbell), Ernest, and Hazel (Harris). Additional biographical information about the Zarinis can be found in the report for 804 La Farge.

After the Zarinis acquired it, 808 La Farge became the home of a Zarini daughter, Ernestine Zarini Michela, and her husband, Joseph, and son, Michael (according to the Louisville directory for 1923).

In the 1930s, 808 La Farge became the home of another Zarini daughter, Hazel Zarini Harris, and her husband, William Harris, and their three daughters, Eileen, Nadine, and Joan. After the couple divorced in the late 1930s, Hazel Harris and her daughters lived at 801 Spruce, which was on the other side of 804 La Farge. Additional biographical information about Hazel Zarini Harris and her family can be found in the report on 801 Spruce.

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From 1940 to 1946, 808 La Farge was rented to Anton and Julia Sabo and their daughter, Julia. During the 1930s, the Sabo family had been living at another address on La Farge, which was 315 La Farge under the old address system. Additional biographical information about the Sabo family could not be located.

Savina Zarini died in 1942 and Peter Zarini died in 1947. Upon the death of Peter Zarini, their son Ernest Zarina ended up being the owner of 808 La Farge, and his siblings transferred their interests in the property to him.

Ernest, or Ernie, Zarina had a hard yet colorful life. He was born in 1906 and earned the nickname "Tuffy" as a small child, it is thought because he was tough. He went to work in the mines to help support his family in 1922 at the age of 14. He was to work at several mines, including the Brooks, Monarch, Matchless, Imperial, Hi-Way, and Centennial. According to a Louisville Historian article written about Ernie Zarina for the May 1993 issue, "Ernie would tell stories about going months without ever seeing daylight, going to work before the sun rose and coming home long after it had set."

In 1927, when Ernie Zarina was about 21, he was shot while an observer during the labor conflict at the Columbine Mine that killed six miners. A bullet believed to have been fired by the state militia on the crowd entered the right side of his jaw and came out the cheekbone on the left side (but missed his brain). About seven years later in 1935, he was severely injured in the area of his ear in a mine accident at the Hi-Way Mine. He became caught between a coal cart and the mine wall after a mule he was driving became frightened of some machinery. The wound required 140 stitches and he lost the hearing in his ear.

The story goes that the reason that Ernie changed his last name from Zarini to Zarina was because in grade school, others would confuse him with another boy in his class whose name was also Zarini.

Ernie married and divorced Mildred Brennan. For some years until the 1940s, he lived off and on with his parents at 804 La Farge, according to directories. He volunteered for the Army in World War II and served in Panama as a firefighter with a regiment helping to guard the Panama Canal. He met his second wife, Olivia, because of her being the relative of a friend he made in the Army. She was from St. Louis, Missouri. They married in 1946. They had no children. They are believed to have made their home at 808 La Farge from around 1947, when Ernie inherited the property, until their deaths in the 1990s.

In addition to working as a coal miner, Ernie also worked part time as a bartender at the Hacienda Restaurant at 808 Main (5BL8040) and at the Twin Light Tavern at 728 Main (5BL8009). He also carried mail for several years. In fact, he was one of the first two mail carriers in Louisville, starting in 1949, according to records at the Louisville Historical Museum. He retired from the Sunstrand aviation company, where he worked as an expediter.

The house at 808 La Farge went by two other addresses over the years. Besides the old address of 307 La Farge, it was also referred to in the 1940 directory as 810 La Farge. (The 1940 directory also referred to 800 La Farge as 802, and to 804 La Farge as 806.)

Ernie Zarina died in 1993. Olivia died in 1998. Following her death, 808 La Farge was sold outside of the family by Ernie Zarina's relatives.

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.

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; undated transcribed oral history interview of Ernest Zarina.

Myers, Theresa. "A Gift of Memories." The Louisville Historian. Louisville Historical Museum and Commission, Louisville, Colorado, May 1993.

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. The property has integrity of location, setting, workmanship, feeling and association. Integrity of materials is compromised by the asbestos siding. Integrity of design is compromised by the enclosed porch.

13A. Colorado State Register: Eligible Not Eligible

13B. Louisville Local Landmark: Eligible Not Eligible

The property's association with the locally significant Zarini family, and its relatively good integrity, would qualify it for status as a Louisville local landmark.

13C. Historic District Potential: Jefferson Place is eligible as a State Register and a local historic district. There is National Register district potential. 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 shed 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. 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

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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.

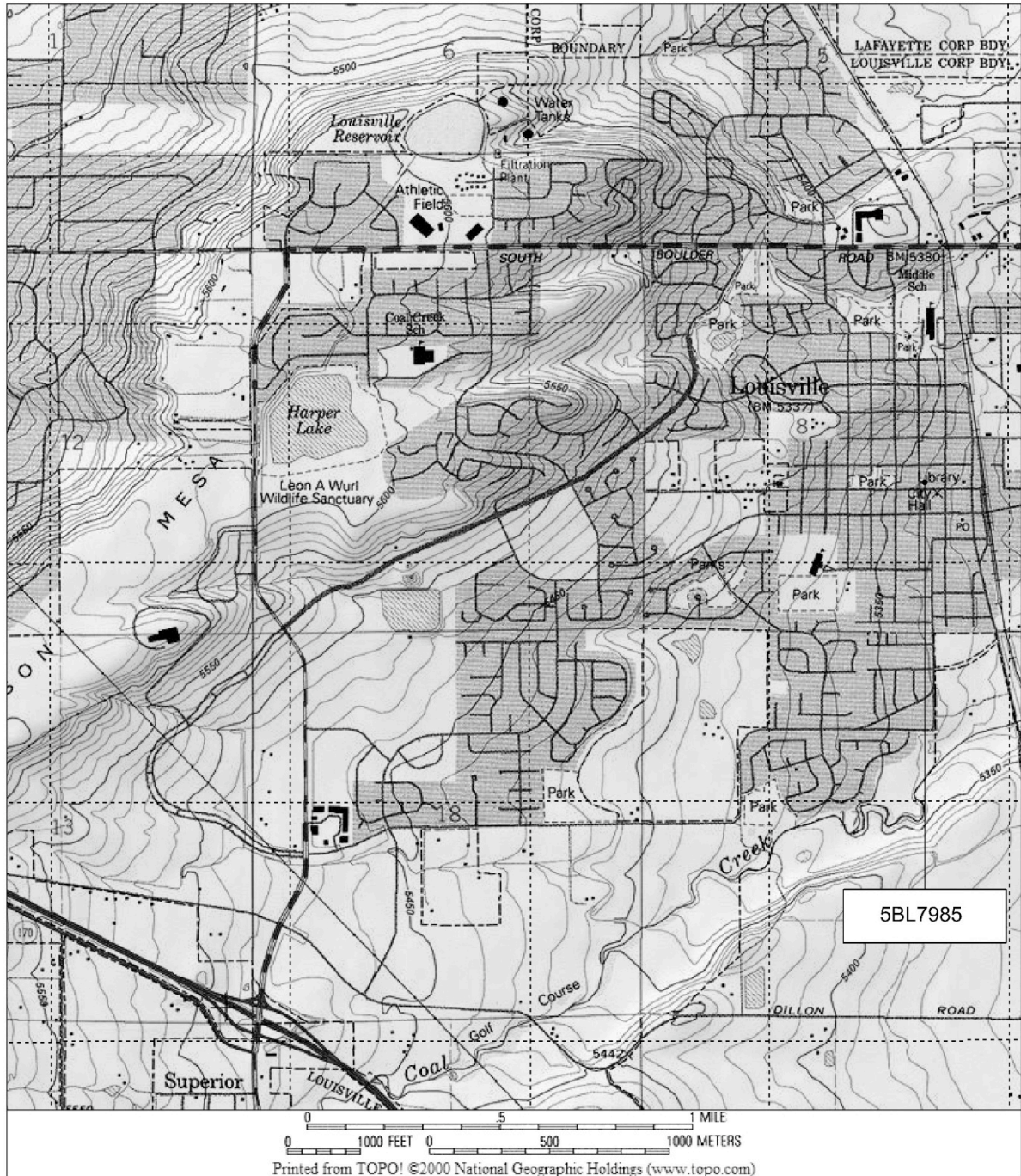
14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL7985_808LaFarge_01 through 5BL7985_808LaFarge_04.
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at 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



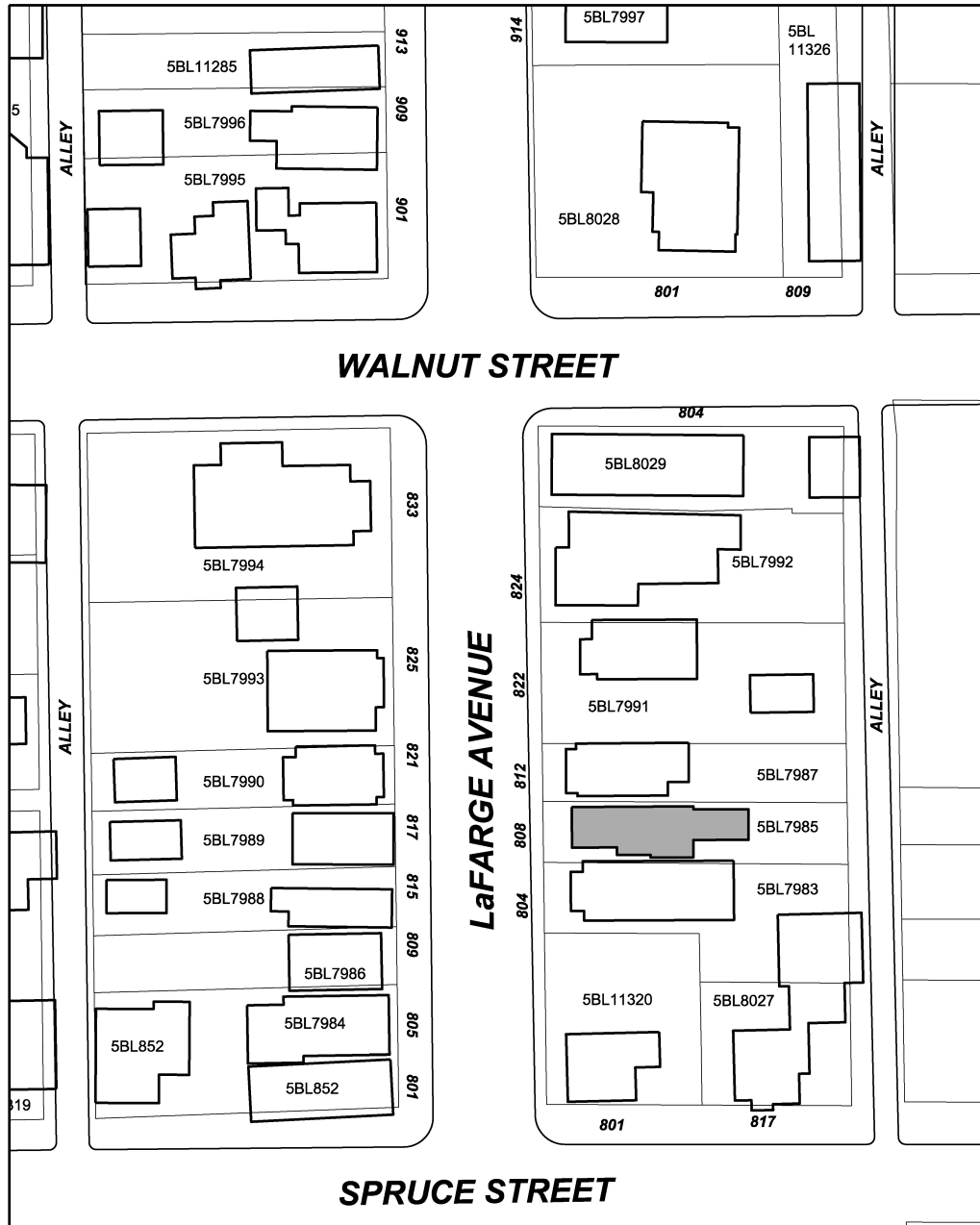
808 LaFarge Avenue, Louisville, Colorado

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



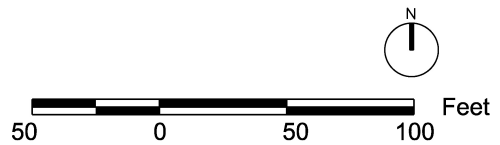
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Architectural Inventory Form
Site Location Map



808 LaFarge Avenue, Louisville, Colorado

SOURCE: ciTY of Louisville, Colorado
GIS Files.



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5BL7985_808LaFarge_01 west.



5BL7985_808LaFarge_02 southwest.

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5BL7985_808LaFarge_03 northwest.



5BL7985_808LaFarge_04 southwest.

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



Ernest Zarina Hose Co. Certificate. Louisville Historical Museum, 2007.029.

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808 La Farge ca 1960's-1970's. Louisville Historical Museum, 2008.008.052.

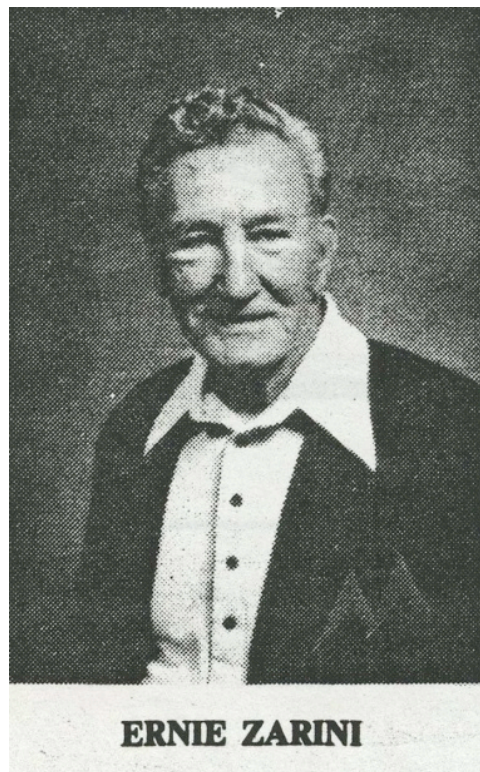


808 La Farge (on right). Boulder County Appraisal Card, 1948.

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



Ernie Zarina, Louisville Times, 8-17-1978, Louisville Historical Museum.