

Resource Number: 5BL 7990
Temporary Resource Number: 157508414008

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAHP1405
Rev. 9/98

1. Resource Number: 5BL 7990 2. Temp. Resource Number: 157508414008

2A. Address: 821 La Farge Avenue, Louisville, CO 80027
Previous addresses prior to 1939: 318, 324, 336 La Farge and 823 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: Beretta House, Milano House.

Current Name: Hoke 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:

Changes to architectural description: The roofing consists of brown asphalt shingles. Windows have aluminum storm/screen sash. The porch columns have green and gold-painted trim. The porch roof consists of corrugated metal. The garage roof has solar collectors on the south-facing slope. The garage overhead door is painted with decorative artwork.

Construction History: Solar panels were added to the garage in 2009 by owner/builder Anderson Hoke. The garage was built in 1966 by local carpenter and Jefferson Place resident John Coet. In 1974, improvements were made under the auspices of the Louisville Urban Renewal Authority (LURA). These included the construction of a concrete apron along the north and west sides, repairs to doors and windows, installation of a new concrete foundation and floor framing.

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.

821 La Farge is consistent with these patterns and blends well with the scale and character of the neighborhood. The front yard is shallow and grassy. The rear yard is deep and narrow, enclosed with chicken wire and chain link fencing. There is a large blue spruce tree in the back 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 821 La Farge.

After a succession of early owners, 821 La Farge became the home of the Beretta family for twenty-four years and the Milano family for forty-eight years. Both were Italian families. It also has a connection to the Coet family, as do 809 La Farge (5BL7986) and 817 La Farge (5BL7989).

Jefferson Place developer Charles Welch sold this property (Lot 6 of Block 5) to Phillis Eggleston in 1881. The owners between 1881 and 1908, in order, were: John Taylor, John Helkowski (Hickowski), John Zurick (Zurik), Joseph Stelmach, John Clements, Rudolph Balzarini, Thomas LaCioppo (LaCioppa), Joseph Letze (Litzi), Baptiste Concina, John Dionigi, and Pietro Antonio Fabrizio. Several of these owners were from families associated with other homes in Jefferson Place.

As noted in the 2000 historical survey for this house, Boulder County lists 1905 as the year of construction for this house, but the 1893, 1900, and 1908 Sanborn maps all depict a house in the correct location that was unchanged over the years. Based on this evidence, it was concluded in that report that the date of construction was circa 1885. The house is also shown on the 1909 Drumm's Wall Map of Louisville.

The homes on the west side of the 800 block of La Farge were characterized by shifting addresses over the years. However, reliable information about this house was located using a combination of property ownership records and Louisville directories, which did correlate to one another, although the addresses changed over the years.

Luigi (Louis) Beretta (also given as Baretta) purchased 821 La Farge in 1908 and he lived in this home with his wife, Enrichetta, and their children, Libera and Alve. The Beretta family is listed in Louisville directories as living at "324" La Farge in 1916 and at "318" La Farge in 1918, 1921, 1923, and 1926 (these being addresses under Louisville's old address system). They are also shown in the correct location in the census records for 1920 and 1930, although the family could not be found in the 1910 census for Louisville.

Luigi Beretta was born in Italy in about 1878 and came to the US in 1907. Enrichetta Beretta was born in Italy in about 1877 and came to the US in 1908 with their daughter, Libera, who was also born in Italy. The 1908 passenger list specifically notes that the destination of mother and daughter was Louisville, Colorado, where they would be joining Luigi. Alve was born in 1910 in Louisville. Luigi Beretta sold the property in 1932, or at least that is the year in which the deed was recorded with the County.

Between 1932 and 1950, the owners consisted of Rudy Berardi, J.C. Venette, Lester and Lillian Hefton, Albert and Julienne Wilbaut, and Mary Vanderstraton. In 1935, the Berardi family was living at "336" La Farge, and by the time the Heftons were living here in 1943, the address was 821, as it is today. When the Wilbauts lived here in 1946, the address was given as 823 La Farge.

In 1950, Angela Milano purchased 821 La Farge and it became a home for the Milano family for forty-eight years, until 1998 when it passed out of the family.

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Angela Apollonia Milano was born in 1890 in Cerretto, Province of Campobasso, Italy. Her mother died when she was just two years old and she had to work in domestic service at a young age. At the age of 18, she married Giuseppe (Joseph, Joe) Milano in an arranged marriage. After serving in the Italian Army, he left for the United States in 1909, leaving Angela with their baby, Giovananina Lucia (Jenny). Angela and Jenny followed in 1913 and joined Joe in Firestone, Colorado. Joe worked as a coal miner and they took in boarders. Angela and Joe Milano had four more children: Anthony, Stella, William, and Mary. The family moved to Louisville in 1920. Joe became ill and was hospitalized for over twenty-five years before passing away in 1956.

During the Depression years, Angela and her children depended on assistance from the County and on the charity of friends and relatives in Louisville, as Joe Milano was not able to support them. According to a Milano family history, the Forte Store at 804 Walnut (5BL11308) in Jefferson Place organized a dance for the Milano family that raised two hundred dollars for the family.

When Angela Milano purchased 821 La Farge in 1950, she was about 60 years old and this became her home. Living with her at 821 La Farge was her daughter, Jenny, who had never married. Jenny worked as a telephone operator for Mountain State Telephone Company and also worked at Louisville Liquor located nearby on Main Street at 819 Main. She was very involved with the St. Louis Church. She became the owner of 821 La Farge in 1978 as the result of her siblings conveying it to her by quit claim deed. One of her siblings was Stella Milano Coet, who had married John Coet.

Angela Milano died in 1989 at the age of 98. Her daughter, Jenny continued to live at 821 La Farge, then sold it in 1998. She died in 2007.

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 .

Drumm's Wall Map of Louisville, Colorado, 1909

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

Archival materials on file at the Louisville Historical Museum, including typed Milano family history entitled "Angela Apollonia Milano," compiled by Nadine Caranci and Ron Buffo.

13. National Register Eligibility Assessment:

Eligible _____ Not eligible X 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 house has integrity of location, setting, design, workmanship, feeling and association. It lacks integrity of materials due to the replacement asbestos siding.

13A. Colorado State Register: Eligible _____ Not Eligible X

13B. Louisville Local Landmark: Eligible X Not Eligible _____

The property is significant as one of the early homes in Jefferson Place, Louisville's first residential subdivision. It is significant for its association with several of Louisville's immigrant Italian coal mining families, including the Beretta and Milano families. This property is also significant as a relatively intact example of a small, side-gabled frame dwelling.

- 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. The main house is a contributing structure. The garage is 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 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.

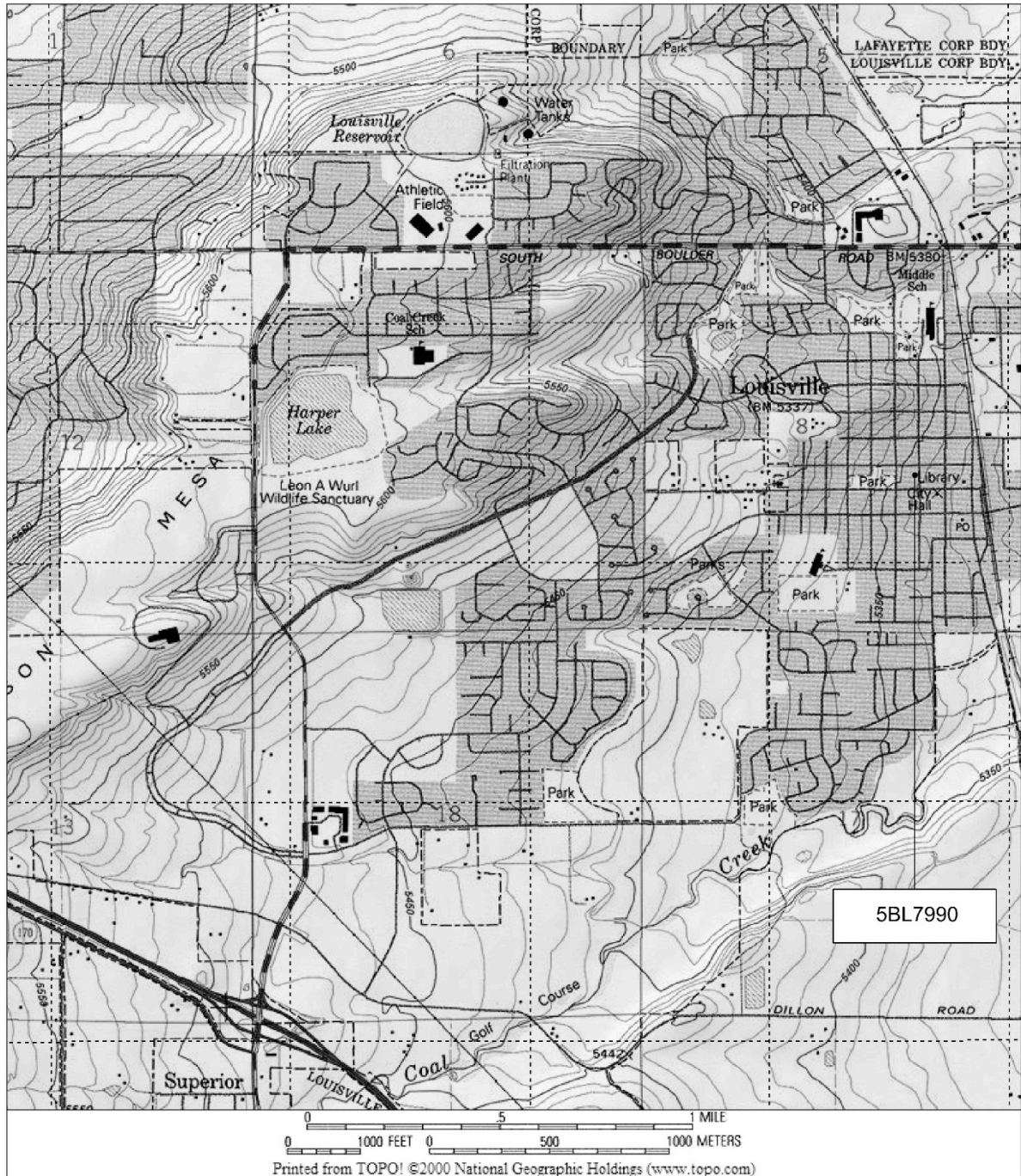
Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned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

14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL7990_821LaFarge_01 through 5BL7990_821LaFarge_05.
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.
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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

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Architectural Inventory Form
USGS Location Map



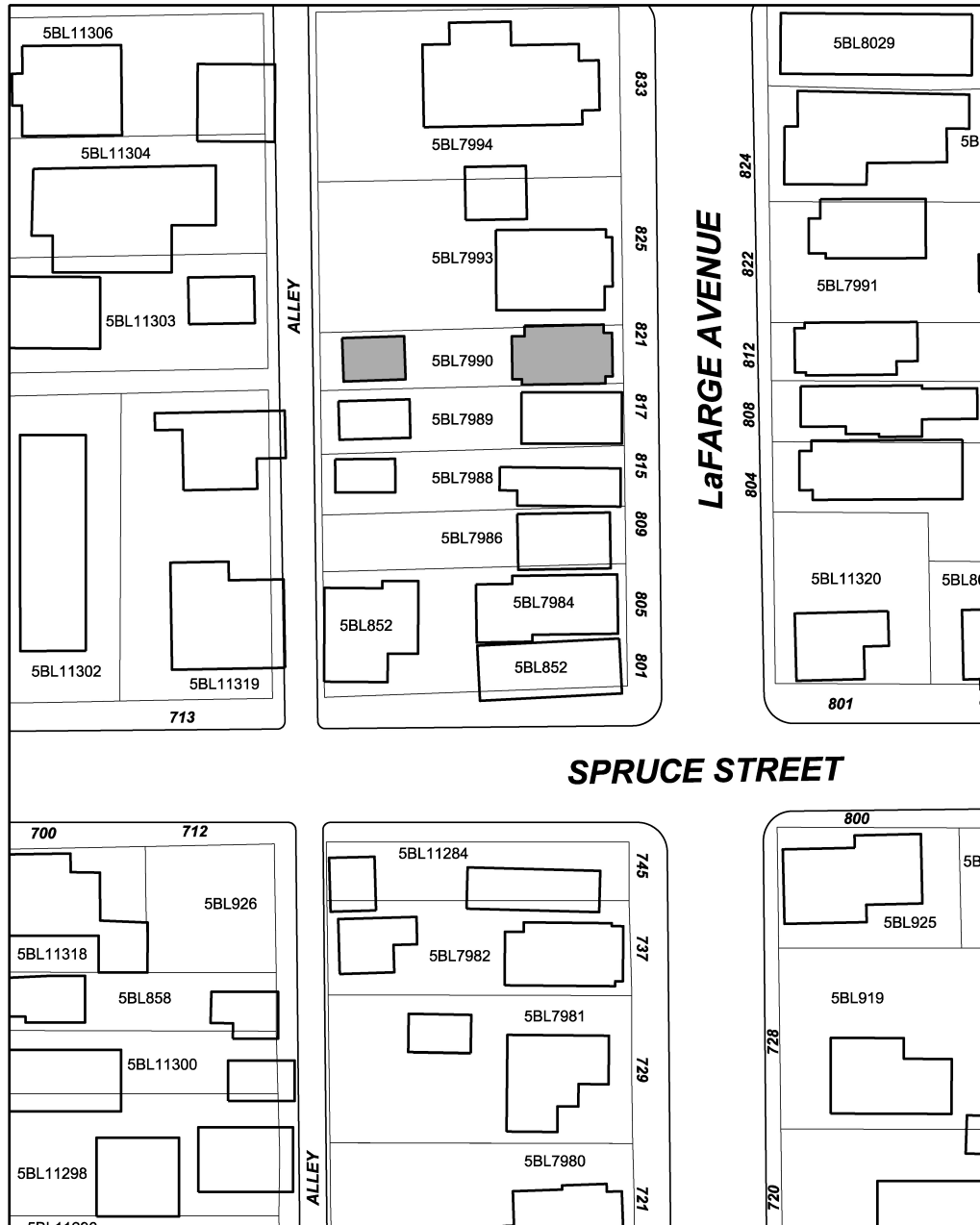
821 LaFarge Avenue, Louisville, Colorado

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



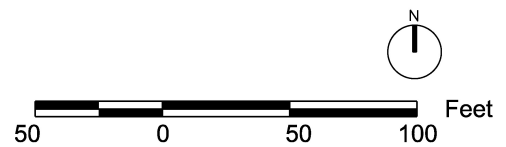
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Architectural Inventory Form
Site Location Map



821 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL7990_821LaFarge_01 east



5BL7990_821LaFarge_02 south

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5BL7990_821LaFarge_03 north



5BL7990_821LaFarge_04 west

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5BL7990_821LaFarge_05 garage southwest



821 La Farge ca 1960's-1970's. Louisville Historical Museum, 2008.008.058.

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821 La Farge ca 1960's. Louisville Historical Museum, 2008.008.059.



821 La Farge. Boulder county Real Estate Appraisal card, 1948.

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Louisville Liquor, 819 Main ca 1950's. Jenny Milano on right. Louisville Historical Museum.