

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

- 1. Resource Number: 5BL 7991 2. Temp. Resource Number: 157508415003
- 2A. Address: 822 La Farge Avenue, Louisville, CO 80027
Previous address prior to 1939: 341 La Farge, 335 La Farge, 816 La Farge, 820 La Farge, and 832 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: Bottinelli House.
Current Name: Gibbs 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:

Construction History: No changes.

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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822 La Farge is consistent with these patterns and blends well with the scale and character of the neighborhood.

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 822 La Farge.

This property was associated with the Baptist (sometimes referred to by other names such as “Battista” and “Baptiste”) Bottinelli and Clementina “Tina” Biella Bottinelli and their children for several decades. Like their neighbors, the Zarini family, the Bottinelli family and the Biella family came from Northern Italy. The Bottinellis emigrated from Caversaccio, Valmorea, Province of Como, and the Biella family came from Casaleggio Boiro, which is in the Piedmont region.

This house is also one of the many homes in Jefferson Place lived in or owned by members of Louisville’s Zarini family.

This property at 822 La Farge originally consisted of two separate parcels with two separate houses. 822 La Farge sat on Lot 22 of Block 2, Jefferson Place, and 816 La Farge sat on Lot 21. The parcels were combined in 1955 and 816 La Farge was demolished, as further discussed below.

A search of the online Boulder County property records did not turn up the deed by which Baptist and Clementina Bottinelli initially acquired Lot 22. However, Boulder County records show that the couple married in Boulder County in January 1888 when Clementina was 14 and Baptist was just turning 29. Baptist lived 1859 to 1945 and Clementina lived 1873 to 1952.

Baptist was the eldest of three Bottinelli brothers who came to Louisville and he was the first to do so. Census records indicate that he emigrated between 1881 and 1884. According to a Bottinelli family history, he went first to Como, Colorado for one year, then came to Louisville. He was followed by his brothers Peter and Angelo. Peter Bottinelli and his family also settled in a house in Jefferson Place, at 929 La Farge (5BL8001). When Angelo Bottinelli came through Ellis Island with his wife and oldest child in March 1904, it was noted on the passenger list that their destination was Louisville, Colorado where they would be joining Angelo’s brother, “Battista” Bottinelli. All three brothers worked as miners at coal mines in the Louisville area.

Clementina Biella entered the U.S. on July 24, 1885 with her family when she was 11. Her parents were Angelo and Margariette Biella, and her siblings were Anselmo, Rosa, Angela, and Santino. Clementina’s father died by the early 1900s, but of her family, at least her mother, Margariette, and her brother, Santino, continued to live in Louisville. In fact, Margariette and Santino Biella lived directly across the street from Clementina at 825 La Farge (5BL7993) for many years. (Santino Biella married Mary Zarini, who had grown up at 804 La Farge 5BL7983 as the daughter of Peter and Savina Zarini.)

The Bottinelli and the Biella families both had ties to Hanna, Wyoming, another coal mining town. In fact, the 1900 federal census shows Baptist and Clementina living (and renting) with some of their children in Hanna in June of that year. It is possible that due to the mines in the Louisville area closing in the summers due to the relatively poor quality of the coal, they went elsewhere in search of work in the summer (as some other families are known to have done). While the exact reason is not known, they did return to Louisville and appear again in directories beginning with the early 1900s. Members of Clementina’s family, the Biellas, also lived and worked in Hanna.

By the time of the 1900 census, Clementina, who was 26, had already had eight children, of whom only two had survived to 1900. Clementina and Baptist would have four children who survived to adulthood and who grew up at 822 La Farge: Frank (1898-1989), Charles (1899-1969), Margaret (Troxel) (1900-1993), and Celia (Fenolia) (1902-

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1988). Charles was one of at least four men by this name in Louisville, all related to one another. Celia Bottinelli married Tony Fenolia, who grew up on the 900 block of La Farge in Jefferson Place. She appears with their son Ron on Louisville's World War II film, *Our Boys and Girls in the Armed Forces, 1943-44*.

Boulder County gives 1900 as the year of construction of this house, but this would have been a date estimated long after the fact. The 2000 survey report done on 822 La Farge gave an estimated date of construction of 1903 based on the fact that the house appears on the 1908 Sanborn map but not on the 1900 Sanborn map. However, the Sanborn maps for both 1893 and 1900 do show a house on Lot 22, possibly suggesting a date of construction earlier than either 1900 or 1903.

The 1909 Drumm's Wall Map of Louisville also shows the house in the correct location on Lot 22.

Whatever the year that Baptist and Clementina Bottinelli purchased this property, the 1904 Louisville directory (which is the first directory that gives the locations of residences) indicates that the Bottinelli family was living at this location by that time. The directory states that they lived on "Lafarge btw. Spruce & Walnut," which accurately describes 822 La Farge. Directories continue to place them at this location until the late 1940s.

Directories indicate that 822 La Farge had a number of different addresses over the years. Under Louisville's old address system, the address was 341 La Farge in 1916, 1918, and the early 1920s, and 335 La Farge from the mid 1920s to the late 1930s. In the 1940s, which was a time of transition for Louisville addresses, the various addresses given for the Bottinelli residence were 832, 820, and 816. In 1951, the residents of 822 La Farge were Nadine Harris Caranci and Raymond Caranci. Nadine Harris had grown up at 801 Spruce (5BL11320), a few houses south of 822 La Farge, as the daughter of Hazel Harris and the granddaughter of Peter and Savina Zarini of 804 La Farge (5BL7983). Thus, this is another home of many in this vicinity associated with the Zarini family.

In 1953, Arthur and Lucille Henander purchased Lot 22 (822 La Farge) from the heirs of Baptist and Clementina Bottinelli, and in 1955, they purchased Lot 21 (816 La Farge) from Harold and Arlene Hawkins. Previous owners of 816 La Farge were Martha Eberharter, who owned 801 La Farge (5BL852) and 805 La Farge (5BL7984), and Joseph Zarini Jr., who owned 824 La Farge (5BL7992). The Henanders apparently had the house at 816 La Farge demolished. When they sold the parcel in 1958 to Lawrence and Genevieve Harper, the legal description consisted of both Lots 21 and 22. At some point, possibly in the 1950s, a garage for 822 La Farge was constructed farther back on Lot 21.

Paul Weissmann owned and resided in this house with his family from 1988 to 2002. Paul Weissmann was elected to the Colorado State Senate as a Democrat in 1992. He was then elected as a member of the Colorado House of Representatives in 2002. He became House Majority Leader and served four terms for House District 12 (which includes Louisville, Lafayette, and parts of Longmont). He continued to work as a bartender at the Blue Parrot Restaurant (5BL8037) in Louisville while serving in the Colorado Legislature.

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

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

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

Louisville Times Centennial Edition, August 17, 1978.

"Biography of Angelo Bottinelli Family," *The Louisville Historian*. Louisville Historical Museum and Commission, Louisville, Colorado, August 1993.

"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.

Colorado House Democrats website, http://cohousedems.typepad.com/my_weblog/paul-weissmann-hd-12.html, accessed March 31, 2011.

Castle Garden Passenger List Records website, www.castlegarden.org, accessed March 28, 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 and significance to be individually eligible to the National Register. It has integrity of location, design, workmanship, feeling and association. Integrity of setting has been compromised by the demolition of the house to the south. Integrity of materials is compromised by replacement siding and replacement windows.

13A. Colorado State Register: Eligible Not Eligible

13B. Louisville Local Landmark: Eligible Not Eligible

The property is significant for its association with one of Louisville's immigrant Italian coal mining families, the Bottinelli family, for over fifty years. This property is also significant as a relatively intact example of a small, hipped-roof wood frame miner's dwelling.

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

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.

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.

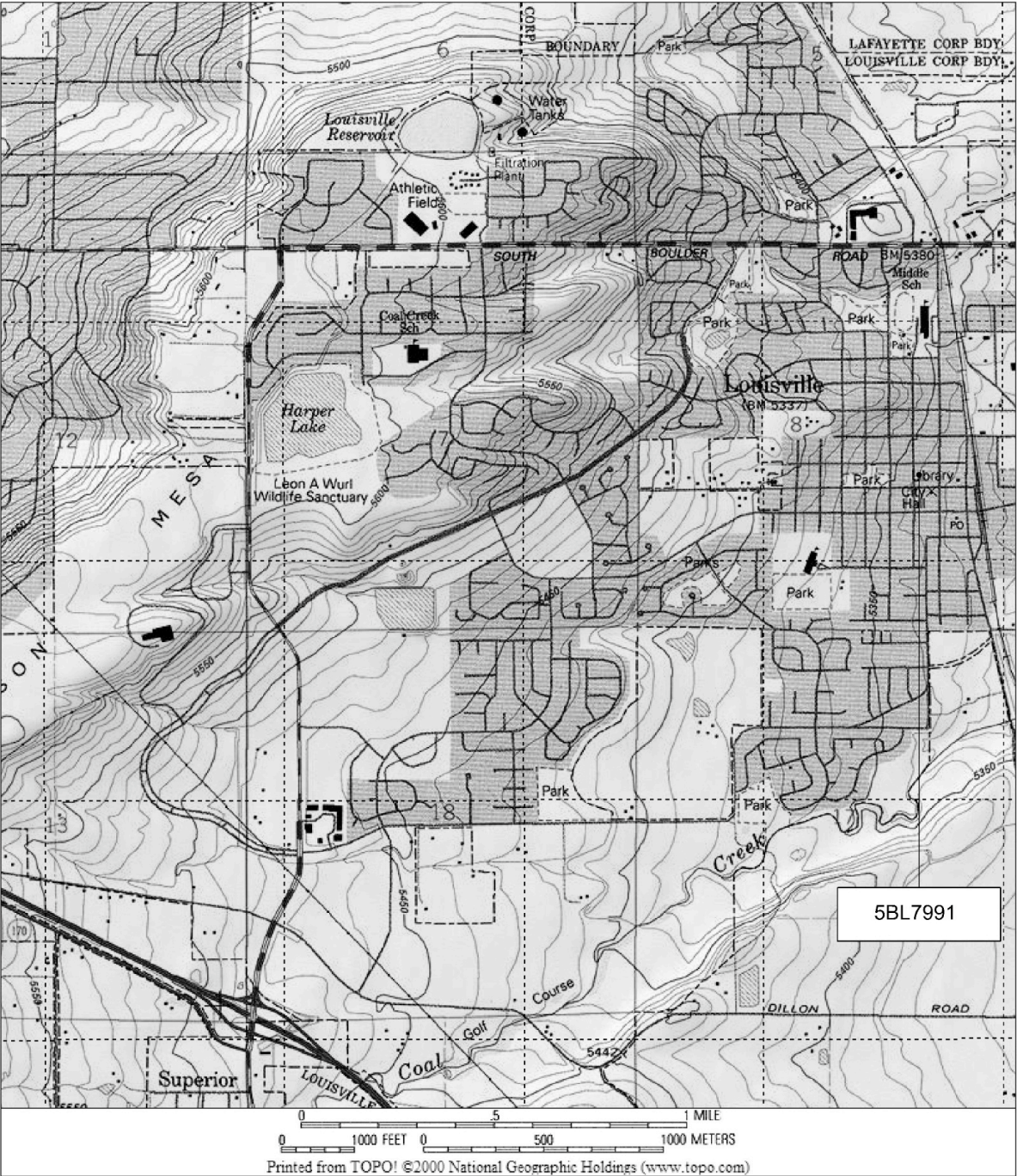
14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark. Due to replacement vinyl siding and replacement windows, it lacks sufficient integrity to be eligible to the National or State Registers.
15. Photograph Types and Numbers: 5BL7991_822LaFarge_01 to 5BL7991_822LaFarge_06.
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



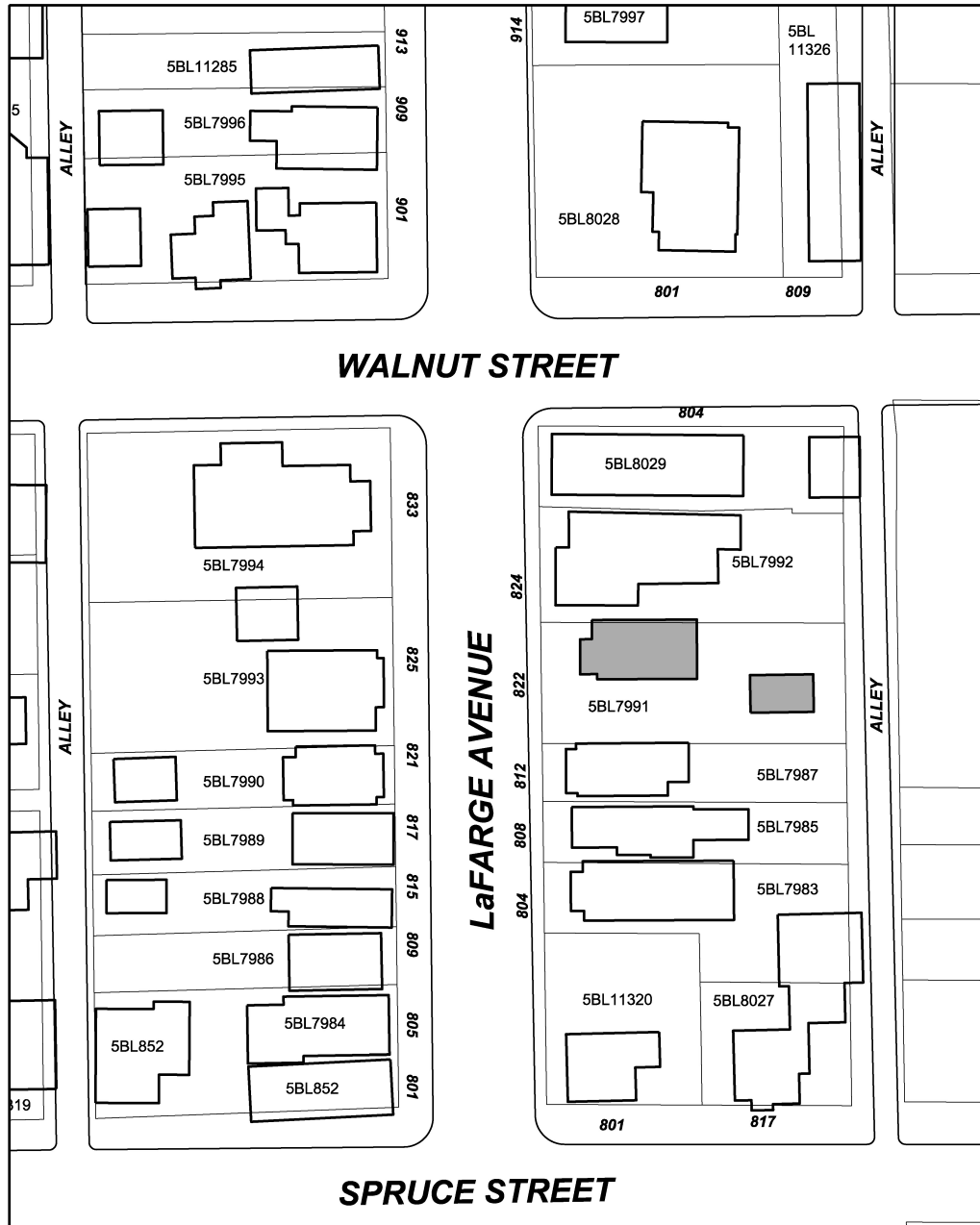
822 LaFarge Avenue, Louisville, Colorado

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



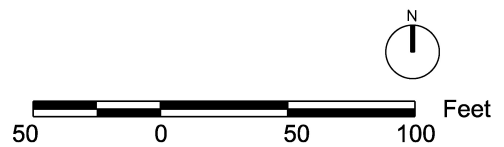
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Architectural Inventory Form
Site Location Map



822 LaFarge Avenue, Louisville, Colorado

SOURCE: ciTY of Louisville, Colorado
GIS Files.



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5BL7991_822LaFarge_01 west



5BL7991_822LaFarge_02 south

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5BL7991_822LaFarge_03 north



5BL7991_822LaFarge_04 east

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5BL7991_822LaFarge_05 garage northeast



5BL7991_822LaFarge_06 garage southeast

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822 LaFarge ca 1960's-1970's. Louisville Historical Museum.



800 Block La Farge looking north. Louisville Historical Museum, 2009.049.007.

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Bottinelli family. News article from Louisville times, 8-17-1978.



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