

Resource Number: 5BL 7993
Temporary Resource Number: 157508414004

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

OAH1405
Rev. 9/98

- 1. Resource Number: 5BL 7993 2. Temp. Resource Number: 157508414004
- 2A. Address: 825 La Farge Avenue, Louisville, CO 80027
Previous address prior to 1939: 332 La Farge, 320 La Farge, 340 La Farge, and 820 La Farge. Louisville addresses were changed in 1939. LaFarge is sometimes spelled La Farge.

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| <p>3. Attachments
(check as many as apply)</p> <p><input checked="" type="checkbox"/> Photographs</p> <p><input checked="" type="checkbox"/> Site sketch map</p> <p><input checked="" type="checkbox"/> U.S.G.S. map photocopy</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Other _____</p> | <p>4. Official determination
(OAH1405 USE ONLY)</p> <p><input type="checkbox"/> Determined Eligible</p> <p><input type="checkbox"/> Determined Not Eligible</p> <p><input type="checkbox"/> Need Data</p> <p><input type="checkbox"/> Nominated</p> <p><input type="checkbox"/> Listed</p> <p><input type="checkbox"/> Contributing to N.R. District</p> <p><input type="checkbox"/> Not Contributing to N.R. Dist</p> |
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- 5. Resource Name:
Historic Name: Castrilli House, Biella House.
Current Name: Dhieux and Bock 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 concrete foundation is painted black. Windows have aluminum storm/screen sash rather than painted wood sash screens. The front porch has a white painted beadboard soffit. The garage has a flat roof with stepped parapet walls along the north and south sides (not gables as previously stated). There is one window on the garage’s south elevation. At the alley, there is a red brick incinerator. The 2000 inventory identified a Chicken House/Old Garage northwest of the house, but this no longer exists. Only its foundation and north wall still remain.

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

Resource Number: 5BL 7993

Temporary Resource Number: 157508414004

houses have been modified over the years, most of the historic character-defining features have been preserved.

825 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: Bock is now also listed as an owner.
12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 825 La Farge.

This parcel is larger than many of the other properties on the 800 block of La Farge, consisting of Lots 7, 8, and part of Lot 9 of Block 5 of Jefferson Place.

The primary significance of this house, historically, is that it was the home of Santino ("Sandy") and Mary Biella for 55 years. They owned and operated the Rex Theatre located very nearby at 817 Main Street (5BL805), and Santino was a prominent businessman in Louisville. They also had connections to many other families in Jefferson Place. Santino's sister, Clementina Bottinelli, lived at 822 La Farge (5BL7991), while Mary was a member of the Zarini family whose members lived close by at 712 Spruce (5BL926), 801 Spruce (5BL11320), 817 Spruce (5BL8027), 804 La Farge (5BL7983), 808 La Farge (5BL7985), and 822 La Farge (5BL7991). Mary herself grew up at 804 La Farge (5BL7983) as the daughter of Peter and Savina Zarini. Additionally, Mary's uncle, Joseph Zarini, and his large family lived across the street from 825 La Farge, at 824 La Farge (5BL7992).

This property has had just three families as owners since Jefferson Place developer Charles Welch first sold the lots.

According to a warranty deed recorded in 1897, but which may have been dated earlier, the first owner of this property was Christina Castrilli. This was for Lot 8. She additionally obtained Lot 7 from Jefferson Place developer Charles Welch, according to a warranty deed that was recorded in 1904. There are some indications that the sales might have taken place well before the dates when the deeds were recorded. Not only does the 1893 Sanborn map show a house on both Lots 7 and 8, but the Castrillis were living in Louisville as early as 1892 and could have purchased the property earlier and made it their home. Also, there is a record of a Release of Deed of Trust that was recorded with Boulder County in 1892 with respect to the Castrillis, which suggests that they had a mortgage on some real property, but with no indication of what property it could have related to. There is clearly some missing information with respect to the Castrilli ownership of 825 La Farge.

The historical survey report written in 2000 with respect to 825 La Farge noted that the house is depicted on the 1893 Sanborn map and, based on this evidence, was likely constructed in circa 1885. It is also shown on the 1900 and 1908 Sanborn maps, and on the 1909 Drumm's Wall Map of Louisville. The County's reference to the house having been constructed in 1947 is likely a reference to a remodel. The house at 825 La Farge appears in two scenes in a color film entitled "Our Boys and Girls in the Armed Forces, 1943-44" filmed by Louisville resident L.C. Graves. The front of the house as it appeared in 1943-44 on the film appears to be virtually identical to the 1948 photo from the County Assessor's card, and moreover is strikingly similar to how the house looks today. Clearly, the County's date of construction of 1947 is in error with respect to this house.

Christine Castrilli was born in Italy in 1856; her husband, Pompeo, was born in Italy in 1853. They immigrated to the US in 1882, coming from Roccomandolfi, Molise, Italy. They had at least six children: Mamie, Josie, Jennie, Michael, Mary, and James. Although directories show that they lived in Louisville in the 1890s, the 1900 federal census taken in June 1900 shows them to be living in Las Animas, Colorado. However, they may have been in Las Animas only for summer work, as the mines in the Louisville area closed in the summers and miners often looked for work elsewhere in the summers, sometimes taking their families with them. The 1904 Louisville directory shows that the Pompeo and

Resource Number: 5BL 7993

Temporary Resource Number: 157508414004

Christina Castrilli family did return to Louisville. The directory describes the family as living on La Farge between Walnut and Spruce, which is an accurate description of 825 La Farge.

In 1909, Santino Biella purchased 825 La Farge. Santino was born in Italy in 1884 and came to the US with his parents and siblings in 1885.¹ The family came from the area of Novara in northern Italy. He must have returned to Italy at some point, because Ellis Island records show him entering the US from Italy again at the age of 16 in 1900. (He would return to Italy again in 1921 to settle a family estate, according to his passport application.) His sister, Clementina, had married Baptist Bottinelli in Boulder County in 1888 and they had settled in Louisville.

The 1910 census shows Santino as living on La Farge, apparently at 825, with his mother, Margariette, who was then 65. He was single and working as a coal miner. Historical records show that Santino's sister, Clementina, lived across the street at 822 La Farge with her husband and family.

By 1915, Santino Biella had courted and married a girl from the same block, Mary Zarini. Mary had grown up at 804 La Farge. She was the daughter of Peter and Savina Zarini and was born in Louisville in 1894. She was deaf as a result of a childhood accident. After they married in 1915, they had two sons, Albert (1915-1885) and Arnold (1918-1972), whom they raised at 825 La Farge. The following is their wedding picture:



Santino and Mary Biella, Louisville Historical Museum, E-O N-7

Santino's mother, Margariette, who also lived at 825 La Farge at the time of the 1910 census, died in 1918.

The 1920 and 1930 federal census records, plus Louisville directories from 1916 to the 1950s and 1960s, tie Santino and Mary Biella to this location.

825 La Farge had a number of different addresses over the years under Louisville's old address system. In 1916, it was 332 La Farge; in 1918 and the early 1920s, 320 La Farge; and in 1932, it was 340 La Farge. By 1943, it was known as 825 La Farge under Louisville's new address system.

¹ The Castle Garden passenger records give the family's surname as "Bellia" instead of "Biella."

Resource Number: 5BL 7993
Temporary Resource Number: 157508414004

In 1927, Santino Biella purchased the Rex Theatre at 817 Main St. and continued its operation with Mary. They owned and operated it until 1945. (Current Louisville residents also recall the building as the location of Senor T's Restaurant from the 1970s, when the movie theatre closed, until 2008.) The following photo shows the Rex as it looked in about 1919 (exterior) and about 1915 (entrance):



Rex Theatre circa 1919, Louisville Historical Museum E-B N-9



Rex Theatre circa 1915, Louisville Historical Museum E-N N-8

Santino ran the business side and Mary sold tickets at the Rex Theatre. According to a 1994 Louisville Historian article, which was assembled and edited by Sandy and Mary Biella's niece, Eileen Schmidt, "Shortly after Sandy and Mary Biella became owners of the Rex, the movie industry was booming and the Rex became a first-run facility. This meant that the moves were shown in Louisville at the same time they were being viewed in Denver and other larger cities. This was very important because people didn't have the means of traveling to the larger cities just to see a movie." The Biellas acquired a player piano that used punched paper rolls. Hazel Zarini Harris (the younger sister of Mary Zarini Biella), Vito Romans, and others performed the role of operating the player piano.

The article goes on: "Mr. Biella offered part-time jobs, such as dusting the seats, sweeping the front lobby, sweeping the theater, and other work necessary to maintain the building to the young people of the community." The motion pictures were remembered as changing three times a week: "One movie was shown on Sunday and Monday, one on Tuesday and Wednesday, no movies on Thursday, and a different one on Friday and Saturday." Biella also instituted

Resource Number: 5BL 7993
Temporary Resource Number: 157508414004

a Saturday matinee. Obviously, the Rex Theatre under the ownership of Santino and Mary Biella from the 1920s to 1940s played a very important role in terms of recreational opportunities in the small coal mining town of Louisville.

Directories for the late 1920s and 1930s indicate that the Biella family may have lived above the Rex Theatre for a time. However, the 1930 census clearly shows them living on La Farge.

The candy store of Charles and Christine Zarini (now gone) was located right next to the Rex Theatre to the north. This was a convenient spot for audience members to buy candy before the show. Charles Zarini was a relative of Mary Zarini Biella.

A colorfully painted canvas curtain from the Rex Theatre that was enjoyed by Rex Theatre and Senor T's customers until Senor T's closed in 2008 dates from the early ownership of the theatre by Santino Biella. The canvas is strongly believed to have been created in the period of the late 1920s, during the silent movie era, and it displays advertising for twenty-two different downtown Louisville businesses that operated at the time. The curtain advertised businesses operated by relatives of Santino and Mary Biella, such as the Charles Zarini confectionary store and Joe Biella General Merchandise, and also advertised businesses located on the same block as 825 La Farge, namely, the Eberharther Store located at 805 La Farge (5BL7984) and the Forte Store located at 804 Walnut (5BL11308). Today, this curtain is part of the collection of the Louisville Historical Museum.



Rex Theatre movie curtain, Louisville Historical Museum

As the 1994 Louisville Historian article notes, “[The Rex] also hosted other forms of entertainment such as plays presented by a group of local amateur actors, talent shows, [and] baby contests ...” One of these plays from circa 1927-1930 is pictured. The painted canvas curtain can be seen at the top of the photo, and player piano rolls can be seen on the stage. It is likely that the piano sat just out of the picture below the stage.



Louisville Historical Museum 2003.009.001

The following photo shows Santino Biella at the back right with other Italian American men of Louisville. From left to right, rear, are Henry Porta, Sr.; John Porta; and Santino Biella; in the front are Nick DiFrancia and Celeste Romano.



Louisville Historical Museum E-H N-8

Louisville's original St. Louis Catholic Church, on which construction was finished in 1884, was located just to the north of 825 La Farge and obviously contributed to the community life of this block of Jefferson Place on which so many Italian Catholic families lived. This church building can be clearly seen in the scenes of 825 La Farge on the film "Our Boys and Girls in the Armed Forces, 1943-44." In the late 1930s, efforts were being made to fund a new Catholic Church in Louisville, and the new St. Louis Church at 902 Grant was opened in 1940-41. The old Catholic Church at the southwest corner of La Farge and Walnut was torn down. In 1943, the Biellas purchased part of Lot 9 from the Roman Catholic Congregation of St. Louis to add to enlarge their property. Today, this is in the vicinity of the driveway and garage at 825 La Farge.

Resource Number: 5BL 7993
Temporary Resource Number: 157508414004

After Santino sold the Rex Theatre, he worked at Louisville Electric located at 908 Main St., which was owned and operated by Mary Biella's nephew, Ray Caranci.

Santino and Mary's sons, Albert and Arnold, attended the University of Colorado and served in World War II, Albert in the Navy and Arnold in the Army. It was for this reason that they are shown on the film "Our Boys and Girls in the Armed Forces, 1943-44" in scenes 124 and 164. In scene 124, which shows Arnold Biella, the scene also shows his parents, Santino and Mary, as they come out of 825 La Farge.

Albert and Arnold Biella both also had prominent careers as educators. The Albert F. Biella Elementary School located at 2140 Jennings Ave. in Santa Rosa, California is part of the Santa Rosa City Schools district. He died in 1985. Arnold Biella received his master's degree from the University of Iowa and his doctorate from Stanford. While working at Fresno State as an English professor, he developed California's first television instruction program offering college credits and wrote plays for young people. Arnold Biella became a dean of instruction at California State University, Hayward. A room at the University Library is named the Biella Room in his honor. He died in 1972.

Santino Biella passed away in 1957 and Mary Zarini Biella died in 1966.

In 1966, 825 La Farge was sold to the third family to own it, August William ("Bill") and Vivian Stevens Dhieux. There was a family connection between the Biellas and Vivian Dhieux, as evidence points to Vivian's grandmother having been a Biella. August Dhieux, who was from Louisville and of French heritage, was a veteran of World War II and worked at Rocky Flats. Vivian Dhieux worked as a secretary at Louisville High School and Centaurus High School and served on the Louisville City Council and Louisville Planning Commission. Vivian Dhieux passed away in 2007 and Bill Dhieux passed away in 2010. Boulder County Assessor records indicate that the current owners are William J Dhieux et al and Jodee Dhieux Bock.

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

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

"Movie Theaters in Our Town." The Louisville Historian. Louisville Historical Museum and Commission, Louisville, Colorado, August 1994.

"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.

Castle Garden Passenger List Records website, www.castlegarden.org, accessed March 28, 2011.

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.

13. National Register Eligibility Assessment:

Resource Number: 5BL 7993

Temporary Resource Number: 157508414004

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, workmanship, feeling and association. Integrity of design is compromised by the visually prominent replacement windows. Integrity of materials is lost due to the non-historic stucco exterior finish.

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

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

Although the property lacks sufficient integrity to be individually eligible to the National or State Registers, it is significant for its long association with the Castrillis and Biellas, Italian coal mining families. Santino and Mary Biella are locally significant as the owners/operators of the local Rex Theatre. Their son Arnold Biella, who grew up in the house, is significant in the field of education as he developed California's first television instruction program offering college credits.

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. The garage would be non-contributing. 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

Resource Number: 5BL 7993

Temporary Resource Number: 157508414004

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.

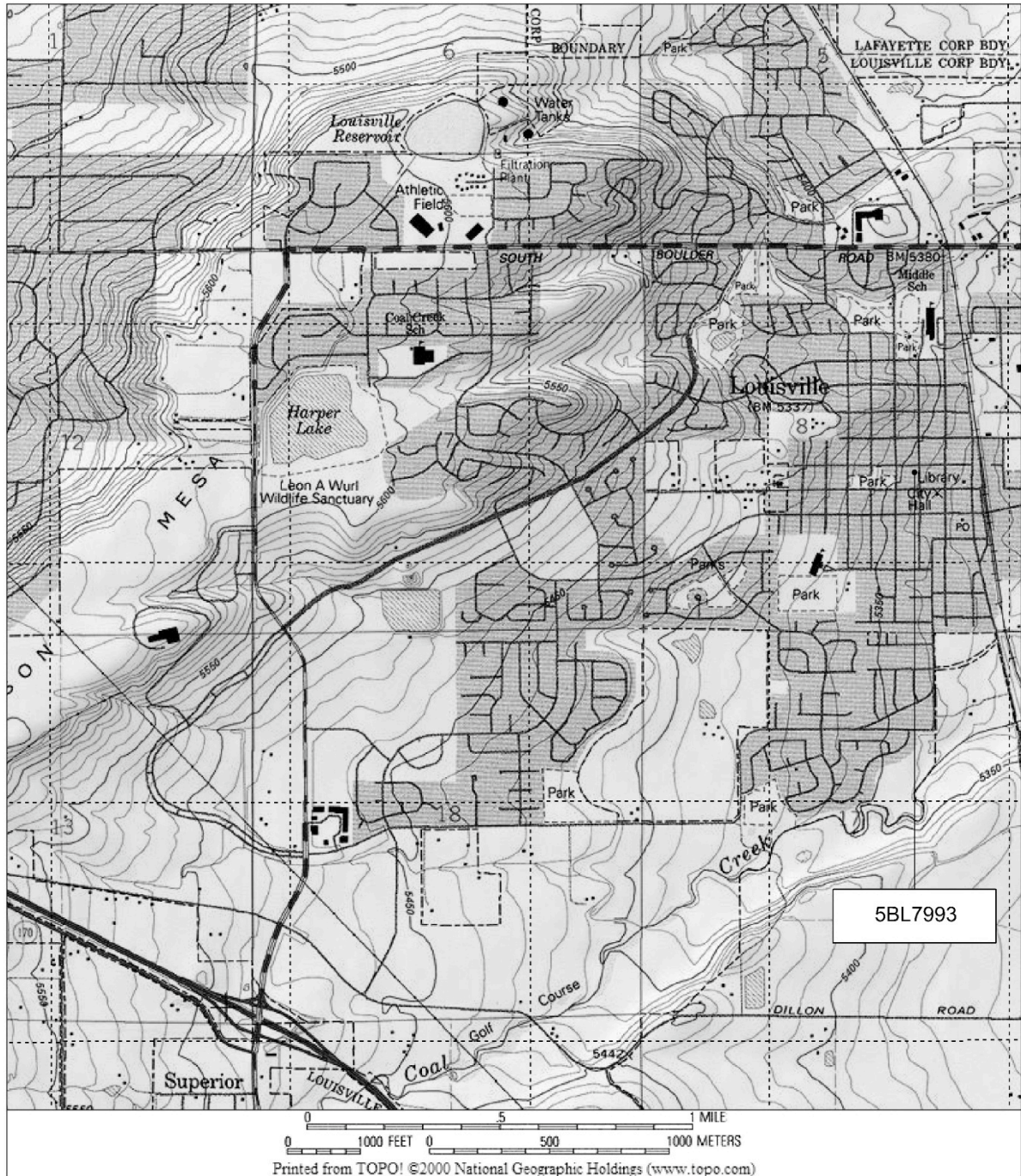
14. Management Recommendations: The property is worthy of nomination as a Louisville Local Landmark.
15. Photograph Types and Numbers: 5BL7993_825LaFarge_01 to 5BL7993LaFarge_04.
16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado 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

Resource Number: 5BL 7993
Temporary Resource Number: 157508414004

Resource Number: 5BL7993

Architectural Inventory Form
USGS Location Map



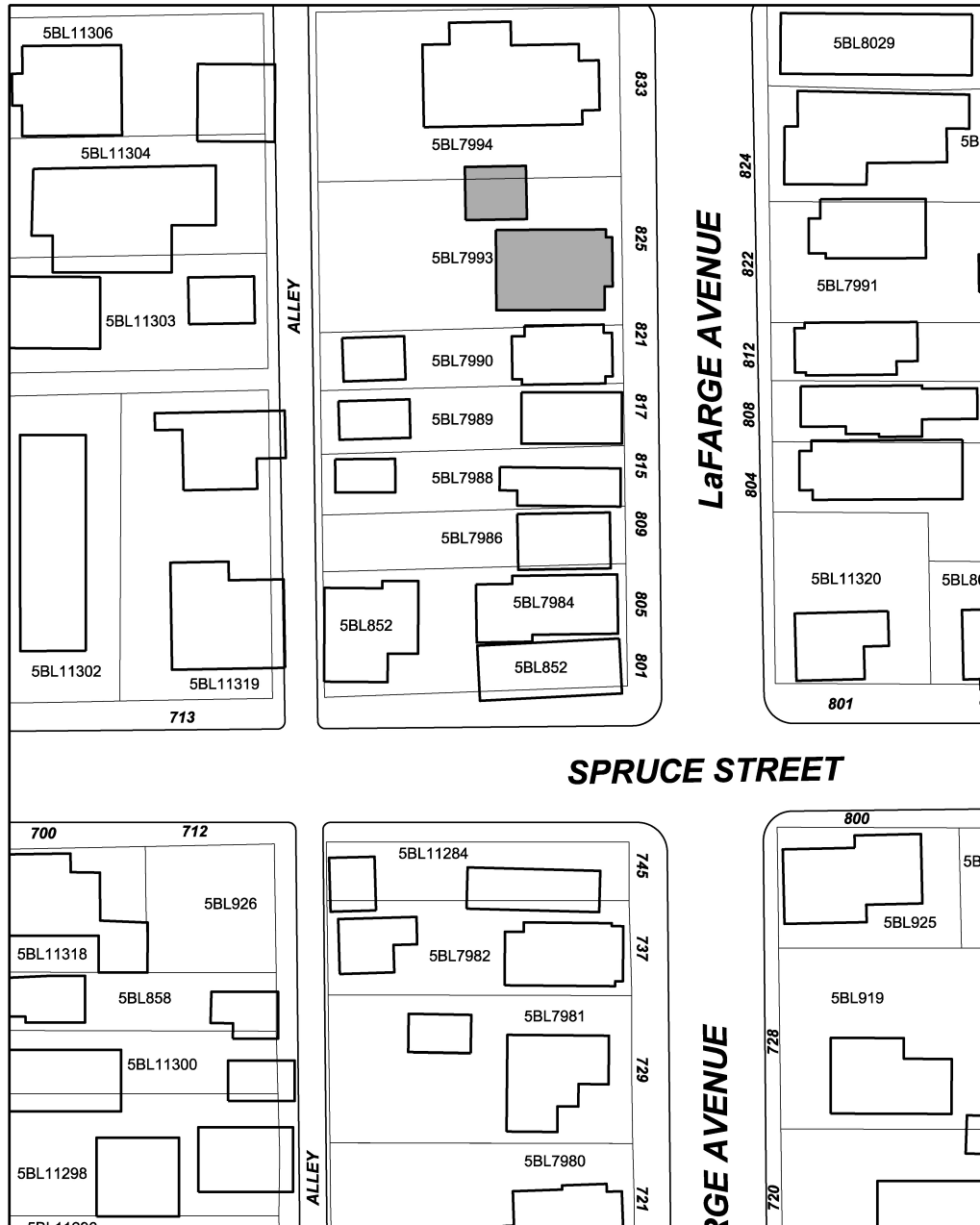
825 LaFarge Avenue, Louisville, Colorado

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



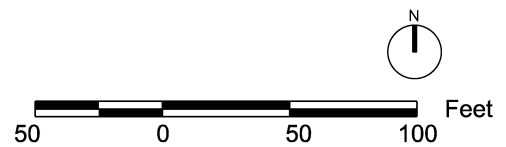
Resource Number: 5BL7993

Architectural Inventory Form
Site Location Map



825 Lafarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



Resource Number: 5BL 7993
Temporary Resource Number: 157508414004



5BL7993_825LaFarge_01 east



5BL7993_825LaFarge_02 northeast

Resource Number: 5BL 7993
Temporary Resource Number: 157508414004



5BL7993_825LaFarge_03 southeast



5BL7993_825LaFarge_04 southwest

Resource Number: 5BL 7993
Temporary Resource Number: 157508414004



825 La Farge ca 1960's. Louisville Historical Museum, 2008.008.062.



825 La Farge. Boulder County Real Estate Appraisal card, 1948.