

Resource Number: 5BL 11285  
Temporary Resource Number: 157508405009

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

## Official eligibility determination (OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number: 5BL 11285
2. Temporary resource number: 157508405009
3. County: Boulder
4. City: Louisville
5. Historic building name: Buffo House
6. Current building name: Brunner House
7. Building address: 913 La Farge Avenue, Louisville, CO 80027. Alternate addresses: 410 La Farge, 414 La Farge.
8. Owner name and address: Brunner, 913 La Farge Avenue, Louisville, CO 80027



### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W  
NE ¼ of NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83  
Zone 13; 488590 mE 4425437 mN
11. USGS quad name: Louisville, Colorado  
Year: 1965 revised 1994 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 4 Block: 4  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: the survey area is bounded on the east by La Farge Avenue, by an alley on the west, and by property lines on the north and south.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 46 x Width 14
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Side gable
19. Primary external roof material: Asphalt roof

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20. Special features: Porch, fence
21. General architectural description: This building is a modular home faced with tan brick. The building is one story, long and narrow, with a side gable roof covered with light gray asphalt shingles. The primary façade faces east to La Farge Avenue. The foundation is concrete. On the north and south elevations, the brick veneer extends from the foundation to the window sills with vertical scored composition siding above. The front entrance has a concrete porch with 4 concrete steps down to the sidewalk. The porch is sheltered by an extension of the main gable roof, supported on two black wrought iron posts. The front door is a white metal panel door with a fan light. There is a white aluminum storm door. Windows are white aluminum sliders. On the rear (west) side, the gable roof overhangs a concrete stoop and step. The back door is a white metal panel door with a white aluminum storm/screen door.
22. Architectural style/building type: Modular
23. Landscaping or special setting features: 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.  
  
913 LaFarge is a modular home that varies in some ways from the neighborhood character. A zoning variance was required when it was built in 1976 because the lot, like many in Jefferson Place, is so narrow. The building is set close to the front sidewalk, like the others on the block, with a shallow front yard. Its narrow façade and the presence of a front porch are also consistent traits. The brick veneer and the very long side gable are outside of the norm in Jefferson Place.  
  
The back yard is grassy with a brick patio, and enclosed with a combination of wood fencing and chicken wire fencing. The north side yard is enclosed with a chain link fence.
24. Associated buildings, features, or objects: At the alley, there is an open carport with a concrete slab, covered with corrugated fiberglass on redwood joists spanning between two storage sheds that are both faced with painted tan horizontal composition siding. The north shed has a gable roof with tan asphalt shingles and boxed eaves, and a white solid wood door opening south to the carport. The south shed has a shallowly-sloped corrugated fiberglass roof and wood-sided parapet walls. The roof slopes down to the north.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: \_\_\_\_\_ 1976  
Source of information: City of Louisville building permit files
26. Architect: Fort Lupton Modular Builders  
Source of information: City of Louisville building permit files
27. Builder/Contractor: Fort Lupton Modular Builders  
Source of information: City of Louisville building permit files
28. Original owner: Luciano Colabello  
Source of information: City of Louisville building permit files
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
A previous house was built on the lot in ca. 1890. It was demolished in 1976 and the current modular home was constructed in its place. It does not appear to have been modified since its original construction.
30. Original location  Moved \_\_\_\_\_ Date of move(s):

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## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): N/A
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Urban residence
35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville. The house that exists now is a modular home that was placed on the lot in 1976, replacing an earlier house built ca. 1890. The historical background information that follows refers to the 1890 house.

The 1902 house is one of several properties in Jefferson Place with which the Buffo family was associated, in addition to 709 Walnut (5BL11324), 711 Walnut (5BL7995), 909 La Farge (5BL7996), 920 La Farge (5BL7999), 936 La Farge (5BL8002), and 937 La Farge (5BL11286).

Charles C. Welch, the developer of Jefferson Place, sold this property to Louis Wattelet by 1893. Wattelet was born in 1851 and his wife, Louise, was born in 1854; they both came from France. Evidence that they lived at this location could not be located, and they are primarily known to have been residents of Superior. However, the Wattelet family did have a connection to Jefferson Place. Louis and Louise Wattelet's daughter, also Louise Wattelet, married Julian Gradel in 1892. Julian and Louise Gradel lived with their children in the Jefferson Place Addition near this location at 738 Jefferson (5BL858) during the 1890s. Louise Wattelet Gradel was also later the sole owner of 738 Jefferson, and was an owner of 620 Jefferson (5BL11292), under her other married name of Kilhoffer.

The Boulder County Assessor card for this property indicates that a house was constructed in 1902. The date of 1902 is likely later than when this building was originally built. The house is shown on the 1893, 1900, and 1908 Sanborn maps (and on the 1909 Drumm's Wall Map). Based on the logic of the 2000 survey completed on 909 La Farge next door (for which the date of construction is believed to be circa 1890 as opposed to the County's date of 1900), the original date of construction for the house is likely to have also been circa 1890.

Online Boulder County property records indicate that the owner of 913 La Farge for twenty years from 1914 to 1934 was Michael Erbi. Louisville directories from 1918 to 1932 do show him living at this location. The address for this property under Louisville's old address system was stated to be 410 La Farge, except when it was given as 414 La Farge in 1918 and 1928. The 1930 census also shows Erbi living on this block of La Farge. He was widowed and living alone. The census record also shows that he was born in about 1860 in Italy, had come to the US in 1891, and was a coal miner.

Online County records indicate that 913 La Farge was purchased by Dominic Buffo in 1934. Dominic (1900-1976), a coal miner, had grown up at 936 La Farge as the son of Michael and Maria Buffo, and his sister owned and resided at 937 La Farge. Dominic married Lillian Mae Majors (1902-1990) in 1921. Dominic and Lillian Buffo also owned 909 La Farge from 1926 to 1944, and they resided at 909 La Farge from at least 1930 to 1936. It is believed that this house, at 913 La Farge, was rented out during Buffo's ownership.

In 1943, Dominic Buffo sold 913 La Farge and it was then owned by the Sandy family from 1943 to 1954. Louisville directories from 1946 to 1953 show the Sandy family (or at least Della, as Jeremiah died in 1950) as living here at 913 La Farge.

Jeremiah B. Sandy (c. 1867-1950) and Della Sandy (1873-1973) were originally from West Virginia. They had eleven children. They came to Colorado in 1920 with five of their daughters. Jeremiah worked as a coal miner. Della Sandy was a member of the Louisville Apostolic Church, which was located just three doors away at the southwest corner of La Farge and Walnut (5BL7994). When Della Sandy died at the age of 100, according to her obituary, she left 8 children, 21 grandchildren, 50 great-grandchildren, 19 great-great-grandchildren, and 8 great-great-great-grandchildren.

In 1954, Della Sandy sold 913 La Farge to Francis Seever. Although he is listed in Louisville directories at the time as having been an employee of Steinbaugh's, a Louisville lumber and hardware business, evidence that he actually lived at 913 La Farge could not be located.

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Seever sold 913 La Farge to Luciano Colabello in 1973. Born in Italy and the stepson of Michael Colacci (the founder of the Blue Parrot Restaurant on Main Street), Colabello was the owner of Luigi's restaurant on Main for several years. He owned 913 La Farge for three years until 1976, and property records suggest that it was a rental during this period. In 1976, Colabello demolished the house and replaced it with the modular house that exists today.

36. 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.

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

Archival materials on file at the Louisville Historical Museum.

Louisville Building Permit Files

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes  No  Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

A. Architectural.

- (1) Exemplifies specific elements of an architectural style or period.
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.
- (3) Association with a notable person or the work of a notable person.

C. Geographic/environmental

- (1) Enhances sense of identity of the community.

- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Not eligible

37B. Applicable State Register of Historic Properties Criteria:

A. The property is associated with events that have made a significant contribution to history.

B. The property is connected with persons significant in history.

C. The property has distinctive characteristics of a type, period, method of construction or artisan.

D. The property has geographic importance.

E. The property contains the possibility of important discoveries related to prehistory or history.

Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National  State  Local

42. Statement of significance: This house is an example of a 1970s infill building that replaced an earlier house on this narrow, mid-block lot. While the property and the previous house were associated with the historic development of Louisville, the current house is associated with later growth in Louisville.

43. Assessment of historic physical integrity related to significance: The property does not have integrity related to the historic significance of Jefferson Place. It does have integrity relative to the current modular home, which has not been modified since its 1976 construction.

#### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Not eligible

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  No

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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 current house is unrelated to the district significance and 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.

If there is National Register district potential, is this building: Contributing \_\_\_ Noncontributing X

The current house on the property was not built during the district period of significance.

46. If the building is in existing National Register district, is it: Contributing \_\_\_ Noncontributing \_\_\_\_\_

The property is not within an existing National Register district.

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: 5BL11285\_913LaFarge\_01 through 5BL11285\_913LaFarge\_05

Digital images filed at: City of Louisville, Planning Department

48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

49. Date(s): 2013

50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

51. Organization: Avenue L Architects

52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216

53. Phone number(s): (303) 290-9930

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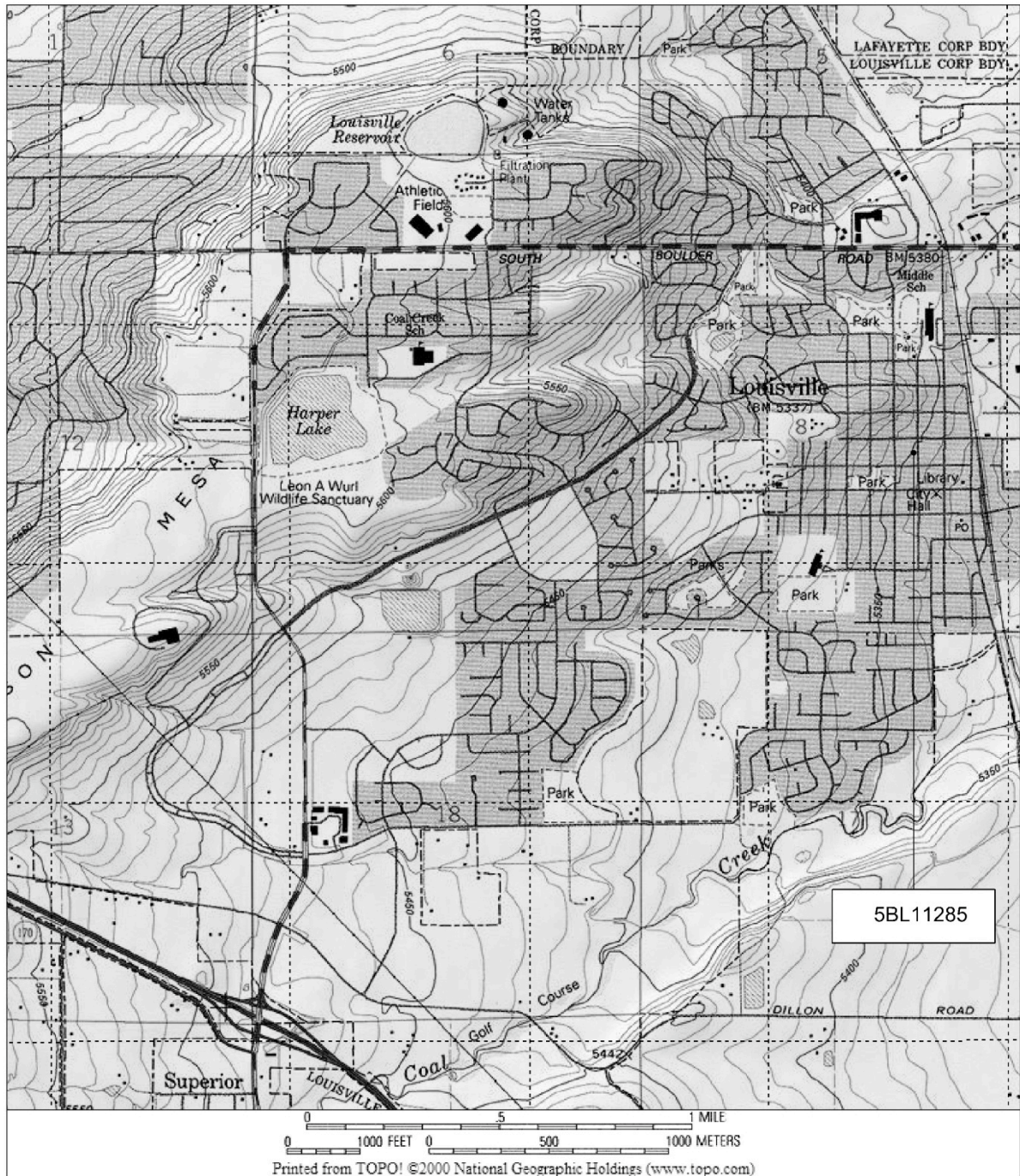
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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



913 LaFarge Avenue, Louisville, Colorado

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

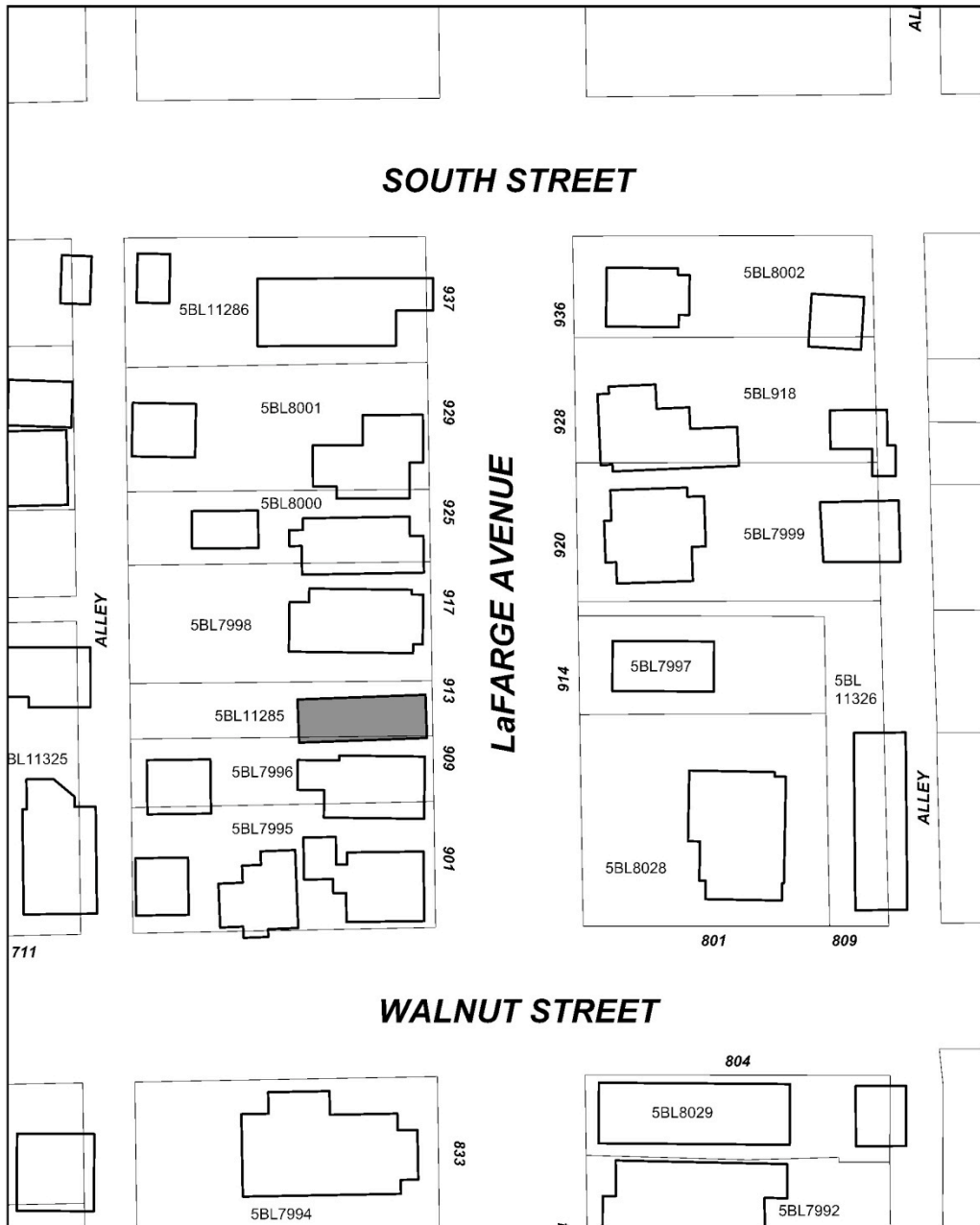




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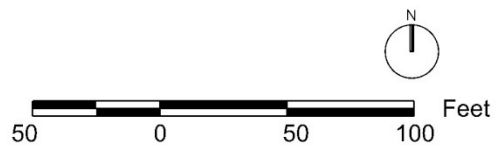
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Architectural Inventory Form  
Site Location Map



913 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



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5BL11285\_913LaFarge\_01 east



5BL11285\_913LaFarge\_02 southeast

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5BL11285\_913LaFarge\_03 northeast



5BL11285\_913LaFarge\_04 west

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5BL11285\_913LaFarge\_05 shed northwest



Previous building on the site at 913 La Farge. Boulder County Real Estate Appraisal card, 1948.