

Resource Number: 5BL 11286  
Temporary Resource Number: 157508405001

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 11286
2. Temporary resource number: 157508405001
3. County: Boulder
4. City: Louisville
5. Historic building name: Bammer House, Bosone House
6. Current building name: Danailoff House
7. Building address: 937 La Farge Avenue, Louisville, CO 80027. Alternate addresses: 432, 436, 440, and 931 La Farge. La Farge is sometimes spelled LaFarge.
8. Owner name and address: Daniel and Penelope Danailoff, PO Box 53 Louisville, CO 80027-0053



### 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 ; 488588 mE 4425488 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): 10,11 Block: 4  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded on the north by South Street, the east by La Farge Avenue, by an alley on the west, and by a property line on the south.

### III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 75 x Width 30
16. Number of stories: Two (west addition), one at east end
17. Primary external wall material(s): Particle Board
18. Roof configuration: Shed, side gable

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19. Primary external roof material: Asphalt
20. Special features: Fence, garage
21. General architectural description: This wood-framed apartment building is one story tall at the east end and two stories tall at the west addition. The eastern portion of the building has a shed roof and the western part is a side gable. Roofing material consists of light gray asphalt shingles. Exterior walls are clad with composition lap siding painted cream. The original house and the west addition are connected with a vestibule clad with fish scale profile masonite siding. The gable siding on the west addition is fish scale siding. Corner and fascia trim are painted light gray. The foundation is concrete. Although the building is addressed on La Farge, the primary elevation actually faces north to South Street. Windows are single hung wood sash with aluminum storm/screen sash on the north side. The east elevation has a triple set of wood sliders. Basement windows are large wood casements. The upper level of the addition has two large fixed wood windows flanked by casements. At the southeast corner of the site, a cream-painted masonite privacy fence encloses a private patio.
22. Architectural style/building type: No style
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. 937 La Farge Avenue is located on a large corner lot. It has been modified such that its character and scale are not consistent with the rest of the neighborhood. Its contemporary appearance, prominent shed roofs, and lack of architectural detailing are all different from the rest of Jefferson Place.

The building is set close to the corner along both La Farge and South Street, with narrow lawn areas along both streets. The south side yard is enclosed with patio walls and chain link fencing. Although the property is addressed on La Farge, the front entrance is on South Street. The west portion of the property is an unlandscaped service yard with a garage, storage shed, and concrete drives to both South Street and the alley.

24. Associated buildings, features, or objects: There is a one-car garage at the northwest corner of the property. It opens north to South Street with a metal overhead door. The garage is clad with vertical composition siding painted cream. On the east side there is a wood panel door painted cream. The roof is a front gable with light gray asphalt shingles. There are two sheds in the service yard. One is a white and brown metal shed with a gambrel roof and metal doors opening to the north. The other shed is clad with cream-painted composition paneling and a flat roof covered with a temporary tarpaulin. This shed has an aluminum slider window on the north side and a wooden door opening to the east.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1892 Actual: \_\_\_\_\_  
Source of information: Boulder County property acquisition records
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown  
Source of information: NA
28. Original owner: Joseph Bammer  
Source of information: Boulder County property acquisition records
29. Construction history (include description and dates of major additions, alterations, or demolitions):

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The house was likely constructed in ca. 1892. The current configuration bears little resemblance to historic photographs dating from the 1970s and from 1948. In 1975, under the auspices of the Louisville Urban Renewal Authority (LURA), the patio was replaced, chimney removed, roof structure strengthened, gutters replaced, and the cellar foundation was replaced. City files contain a 1988 building permit for unspecified alterations; presumably the large two-story west addition was constructed at that time and the building became a multiple-unit residence.

30. Original location  X  Moved      Date of move(s):

#### **V. HISTORICAL ASSOCIATIONS**

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

This building is part of Jefferson Place, the first residential subdivision in Louisville.

Historically, this was the home of two Louisville families: a German family, the Bammers, and an Italian family, the Bosones. Mary Buffo Bosone, by all accounts, lived her entire 85 years in two houses across the street from each other in Jefferson Place: 937 La Farge and 936 La Farge (5BL8002).

Joseph Bammer acquired this property from Jefferson Place developer Charles Welch in 1892. Joseph and Maria Bammer had come from Germany in either the 1870s or early 1880s. By the time of the 1885 Colorado state census, they were living in Louisville. Both born in 1853, they had 13 children, of whom only 6 lived to adulthood. These children included Barbara, John, Lizzie, Peter, and Marie. Joseph was a coal miner, as were his sons.

This location is not shown on Louisville's three Sanborn maps, so the Sanborn maps are not aids in ascertaining the year of construction of this house. The Boulder County online records and the 1948 County Assessor card both indicate that the house was built in about 1900. Given that the Bammers acquired it in 1892, and had several children (and given that the County dates of construction for Louisville homes have frequently been found to be in error), it seems possible that the original house was constructed even earlier. The house is shown on the 1909 Drumm's Wall Map.

Joseph Bammer first appears in Louisville directories in the 1890s. The family is shown as living in the correct location on this corner of La Farge on the 1900, 1910, 1920, and 1930 federal census records.

The family surname was found to have been spelled in different ways in directories and property records over the years, including: Bamer, Barmer, Baumer, Bommer, and even Palmer.

Maria Bammer died in 1921. Joseph Bammer continued to live in the house with his son, Peter, and Peter's wife, Ann Odenbaugh. In 1930, Joseph Bammer was close to 80, Peter was about 35, and Ann was about 26. Peter Bammer later died in a mine accident (by 1948). Ann Bammer raised their children at 1117 Jefferson (5BL844) and later remarried in 1957 to Herman Winkler, who lived in Jefferson Place at 737 La Farge (5BL7982). See the report on that property for more information. Descendants of the Bammer family still live in the Louisville area.

It is believed that Joseph Bammer died in the early to mid 1930s. In 1936, Mary Buffo Bosone purchased 937 La Farge from the administrator for Joseph Bammer's estate.

Mary Buffo and Pancrazio Bosone had married the year before, in 1935. Mary Buffo was born in 1903 and grew up at 936 La Farge, across the street from 937. Her parents were Michael and Maria Buffo. The following photo shows

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Mary Buffo at the age of about 7 with her brother, Dominic, and her father, Michael, just outside their home at 936 La Farge. The view is looking east on South Street.



Mary Buffo Bosone essentially lived in two houses at this intersection for her entire life.

Pancrazio "Pete" Bosone was born in Canischio, Torino, Italy in 1888. Bosone came to the US in 1908. He first worked in Illinois as a coal miner.

Similar to the Bammer name, the Bosone name had many different spellings over the years, including: Basone, Bosoni, Bononi, Bosnoni, Bosene, and Bosona.

Pancrazio Bosone's village of Canischio is about two miles from Prascorsano, the village of the Buffo, Enrietto, and Fenolia families who all settled in this area of La Farge Avenue. In fact, Barney and Mary Enrietto are believed to have lived for a time here at 937 La Farge soon after moving to Louisville from Illinois. More information about these families can be found in the reports for 914 La Farge (5BL7997) and 936 La Farge.

Pancrazio Bosone was a member of the United Mine Workers for sixty-seven years. He retired in 1950 from Centennial Mine No. 2. Mary Bosone donated money in his memory in about 1976 to help fund the coal miner's statue that stands in front of the Louisville City Hall, one of many who gave money in memory of their coal miner husbands and fathers.

Pancrazio "Pete" Bosone died in 1975, and Mary in 1988. They did not have any children. Their house was sold by a member of the Buffo family. Many household items from their home have been donated by the Buffo family to the Louisville Historical Museum, including a wine press that Pete Bosone used in his basement at 937 La Farge for making wine.

This home was known by a few different addresses over the years, including: 436 La Farge, 432 La Farge, and 440 La Farge (under Louisville's old address system) and 931 La Farge (in 1949).

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.

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

Sacred Heart of Mary (Boulder County, Colorado) cemetery records, accessed at <http://www.findagrave.com>

Archival materials on file at the Louisville Historical Museum, including an undated family history entitled "Buffo," donated by the Buffo family, and Coal Miner Statue Records, 92-04-01.

## 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 due to loss of integrity.

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 associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, but lacks integrity of setting, design, materials, workmanship, feeling and association.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible  Not Eligible  Need Data

45. Is there National Register district potential? Yes  No

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This property would be non-contributing to a State Register and local historic district, and to a potential National Register historic district.

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

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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 property is noncontributing due to loss of integrity.

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: 5BL11286\_937LaFarge\_01 through 5BL11286\_937LaFarge\_04.

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

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

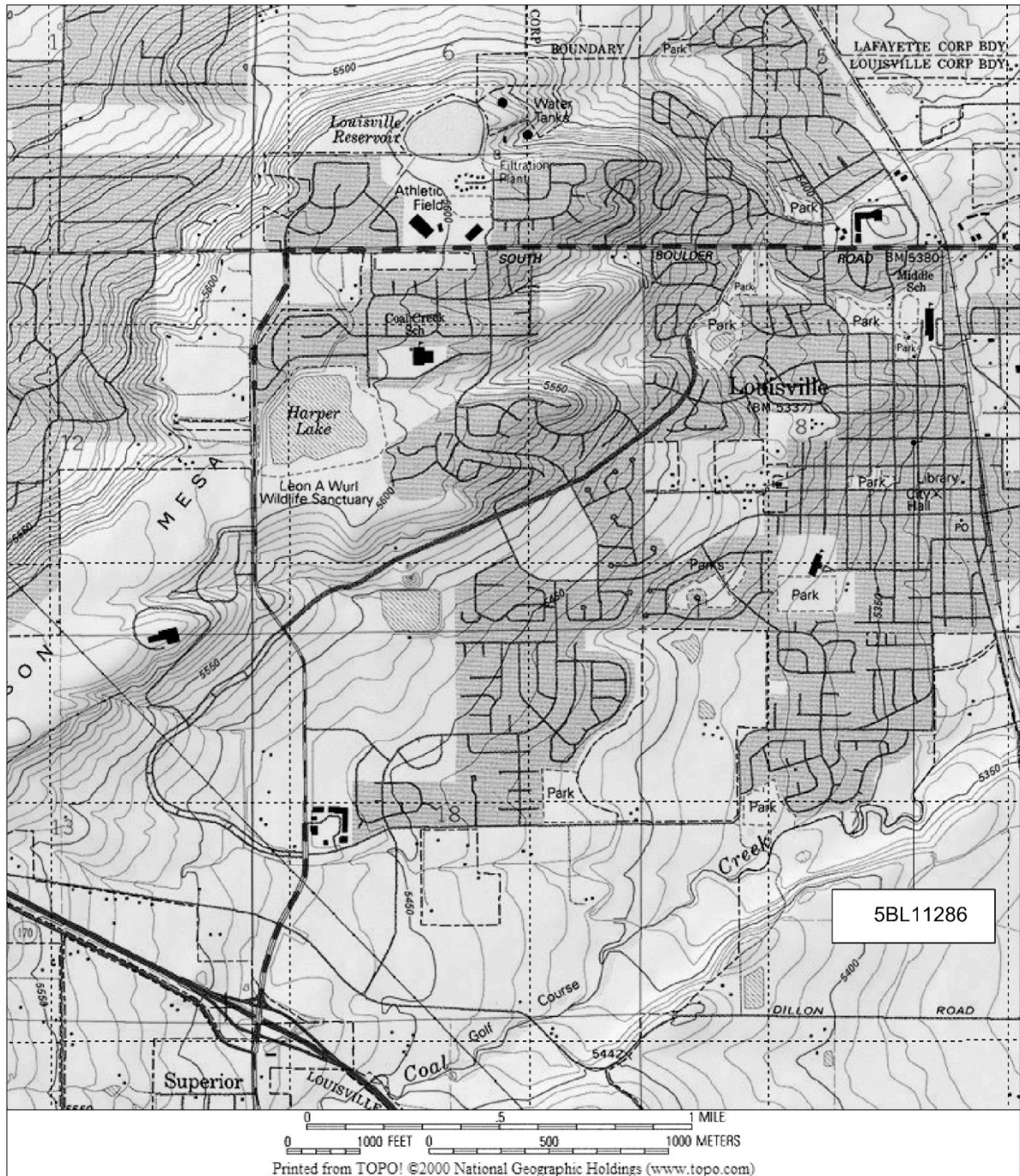
Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395



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Architectural Inventory Form  
USGS Location Map



929 LaFarge Avenue, Louisville, Colorado

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

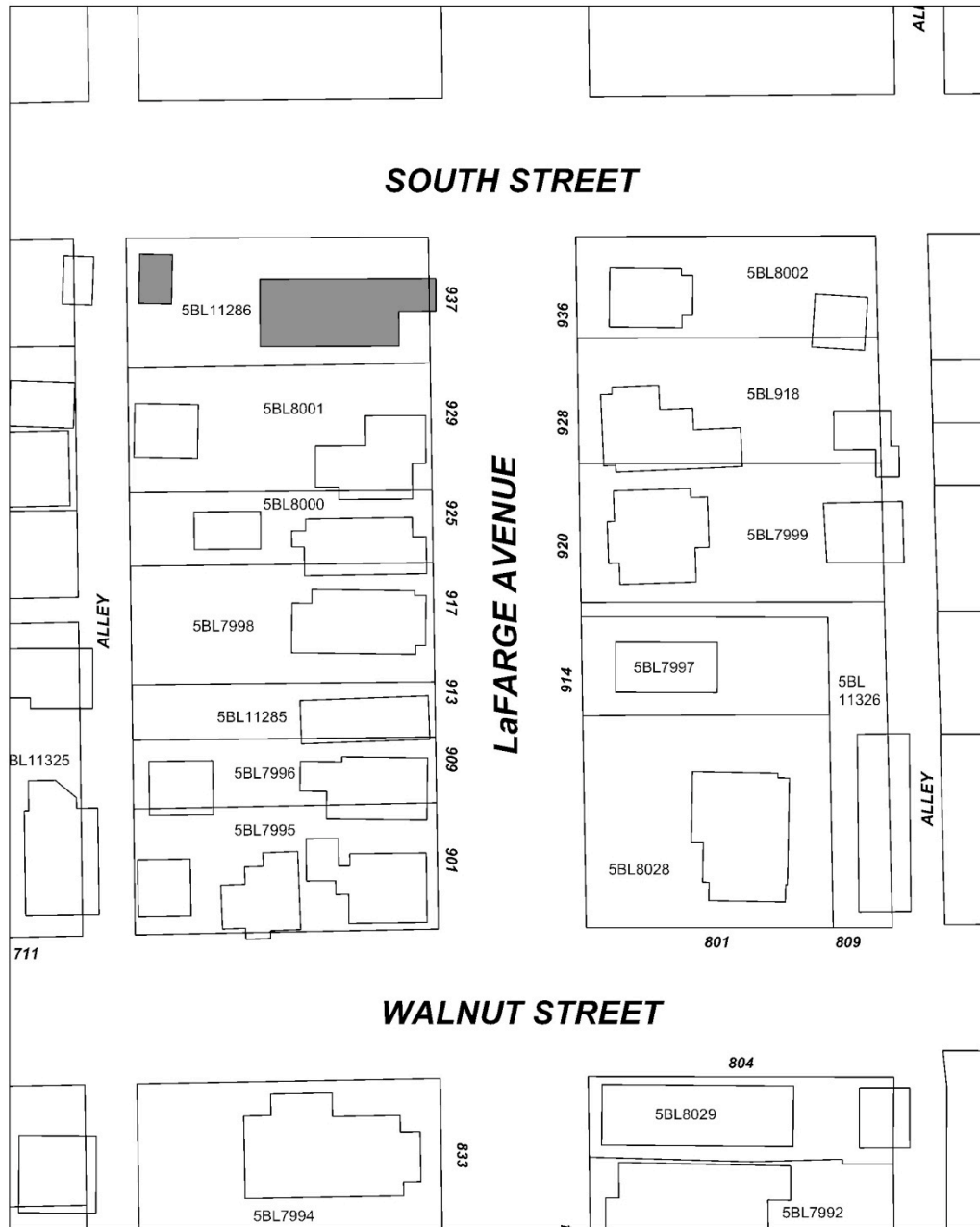




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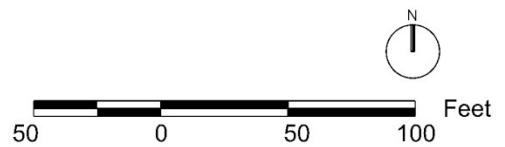
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Architectural Inventory Form  
Site Location Map



937 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



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5BL11286\_937LaFarge\_01 southeast



5BL11286\_937LaFarge\_02 northeast



Resource Number: 5BL 11286  
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5BL11286\_937LaFarge\_03 northwest



5BL11286\_937LaFarge\_04 west & garage



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937 La Farge ca 1970's. Louisville Historical Museum, 2008.008.065.



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