

## COLORADO CULTURAL RESOURCE SURVEY

### Architectural Inventory Form

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#### I. IDENTIFICATION

1. Resource number: **5BL929**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Louisville**
5. Historic building name: **Romano House**
6. Current building name: **Leach House**
7. Building address: **536 Main Street**
8. Owner name: **Marian R. Leach**  
Owner address: **536 Main Street**  
**Louisville, CO 80027**

#### II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **1S** Range **69W**  
**SW** of **NW** of **SE** of **SE** of section 8
10. UTM reference  
Zone **13**  
Easting: **488790**  
Northing: **4424820**
11. USGS quad name: **Louisville, Colorado**  
Year: **1965 (Revised 1994) 7.5'**
12. Lot(s): **13-15** Block: **n/a**  
Addition: **D. Parbois** Year of Addition **ca. 1908**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

#### Official Eligibility Determination

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- ☐ Determined Eligible - National Register
- ☐ Determined Not Eligible - National Register
- ☐ Determined Eligible - State Register
- ☐ Determined Not Eligible - State Register
- ☐ Needs Data
- ☐ Contributes to eligible National Register District
- ☐ Noncontributing to eligible National Register District

#### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet: **840 square feet**
16. Number of stories: **1½**
17. Primary external wall material  
**Wood / Horizontal Siding**
18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof**
20. Special features (enter all that apply):  
**Porch**  
**Chimney**  
**Fence**

22. Architectural style / building type:

**Other Style**  
**(Wood Frame Front**  
**Gabled Dwelling)**



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## 21. General Architectural Description

The Leach House is a rectangular-shaped wood frame dwelling supported by a low concrete foundation. The building's exterior walls are painted blue horizontal wood siding, with painted white 1" by 4" corner boards. The roof is a moderately-pitched front gable, with grey asphalt shingles and boxed eaves. There is one red brick chimney, located on the ridge. Windows are entirely 1/1 double-hung sash, with painted white wood frames and surrounds, and with simple wood cornices. A stained natural brown solid wood door, with an aluminum storm door, opens onto a small concrete porch on the house's west elevation (facade). The building's rear entrance is located on the east elevation. Here, a stained natural brown wood-paneled door, with an aluminum screen door, opens onto a 4-step concrete porch. A painted blue wood-paneled door is located in the upper gable end on the east elevation. This door indicates there may have been a balcony on this elevation, that has since been removed.

A two-car **Garage** is located southeast of the house. This is a rectangular-shaped, wood-frame, one-story, building. It has a low concrete block perimeter walls foundation, and a concrete slab floor. The walls are painted blue, wide, horizontal composition board siding, and the roof is a front gable, with grey asphalt shingles and boxed eaves. One single-light fixed-pane window is located on the east elevation, and 1x1 horizontal sliding windows, are located on the north and south elevations. Two painted white wood-paneled roll-away garage doors are located on the west elevation. The doors open onto a concrete driveway which extends along the south side of the house to Main Street.

A **Chicken House** is located near the northeast corner of the lot. Now in very deteriorated condition, this old structure has a stone perimeter walls foundation, horizontal wood plank walls, with 1" by 4" corner boards, and a shed roof. Two 4-light windows, with all panes and some muntins missing, is located on the south elevation. A vertical wood plank door is located at the west end of the south elevation.

## 29. Construction History (include description and dates of major additions, alterations, or demolitions:

Boulder County Assessor records list 1908 as this building's date of construction. There have been no additions subsequent to the original construction. The chicken coop was probably built at about the same time as the house. The garage is a relatively modern structure, built within the past twenty years.

## 23. Landscape or setting special features:

This property is located on the east side of Main Street in a residential neighborhood of modest homes. A block to the north, Main Street begins to transition into Louisville's downtown commercial district.

24. Associated buildings, features, or objects  
**Garage, Chicken House**

## IV. ARCHITECTURAL HISTORY

## 25. Date of Construction:

Estimate

Actual 1908

Source of information:

**Boulder County Assessor records**

## 26. Architect:

n/a

Source of information:

n/a

## 27. Builder/ Contractor:

**unknown**

Source of information:

n/a

## 28. Original owner:

**unknown**

Source of information:

n/a

30. Original location: **yes**Moved **no**Date of move(s) **n/a**

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Single Dwelling**
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence**

**35. Historical Background**

This modest residence was constructed in 1908, and has served as a single-family dwelling since that time. The property's original owner is not known, however, it was evidently associated with the Domonick Romano family in the 1920s and 1930s. Domonick and Mary Romano came to Louisville in the 1920s. Like many other men during this time period, Domonick was employed as a coal miner. In the 1930s, he was employed at the Louisville - Lafayette Coal Company. Their children included Carmen, Ernest, and Vito, who later (in the late 1940s) became owner of this house.

The 1951 Boulder County Directory lists the John E. Boyer family as living at 536 Main Street. Members of the family included John, a carpenter, his wife Mavis, and Vernon Boyer, also a carpenter. Earlier, in 1936, John Boyer had worked as a loader at the Centennial Mine. Also listed at this address in the 1951 Boulder County Directory, is William Leasure. He was employed as a machinist at the Armco Plant in Denver. From the late 1950s to the present, this property has been owned and occupied by members of the Fred E. and Marian Leach family. In the late 1950s, Fred was employed in the maintenance division of the Colorado State Highway Department.

**36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master", on file at the Boulder Carnegie Library.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated August 1893, November 1900, and August 1908.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: n/a

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns 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;

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

Qualifies under Criteria Considerations A through G (see Manual).

**xx** Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

**Community Planning and Development**

40. Period of Significance: 1908 - 1950

41. Level of Significance:

National:

State:

Local: **xx****42. Statement of Significance**

This property is historically significant, relative to National Register Criterion A, for its association with residential development in Louisville during the first half of the twentieth century. The house is architecturally significant as well, under National Register Criterion C, as an intact example of a wood frame front gabled dwelling. The property's significance in these regards, however, is probably not to the extent that would qualify the property for individual listing in the National Register of Historic Places. There does not appear to be the potential for a National Register historic district in this area.

**43. Assessment of historic physical integrity related to significance:**

This property's integrity has been compromised to some extent by the apparent removal of a balcony on the east elevation, and by the construction of a large modern garage, which has impacted the integrity of setting.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: **Houses and other buildings in this area south of downtown Louisville, do not collectively display sufficient historical integrity to qualify as a National Register Historic District.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **CM-12**

Frame(s): **4-7**

Negatives filed at: **City of Louisville, Administration  
749 Main Street  
Louisville, Colorado 80027**

48. Report title: **"Old Town" Louisville Historical Building Survey**

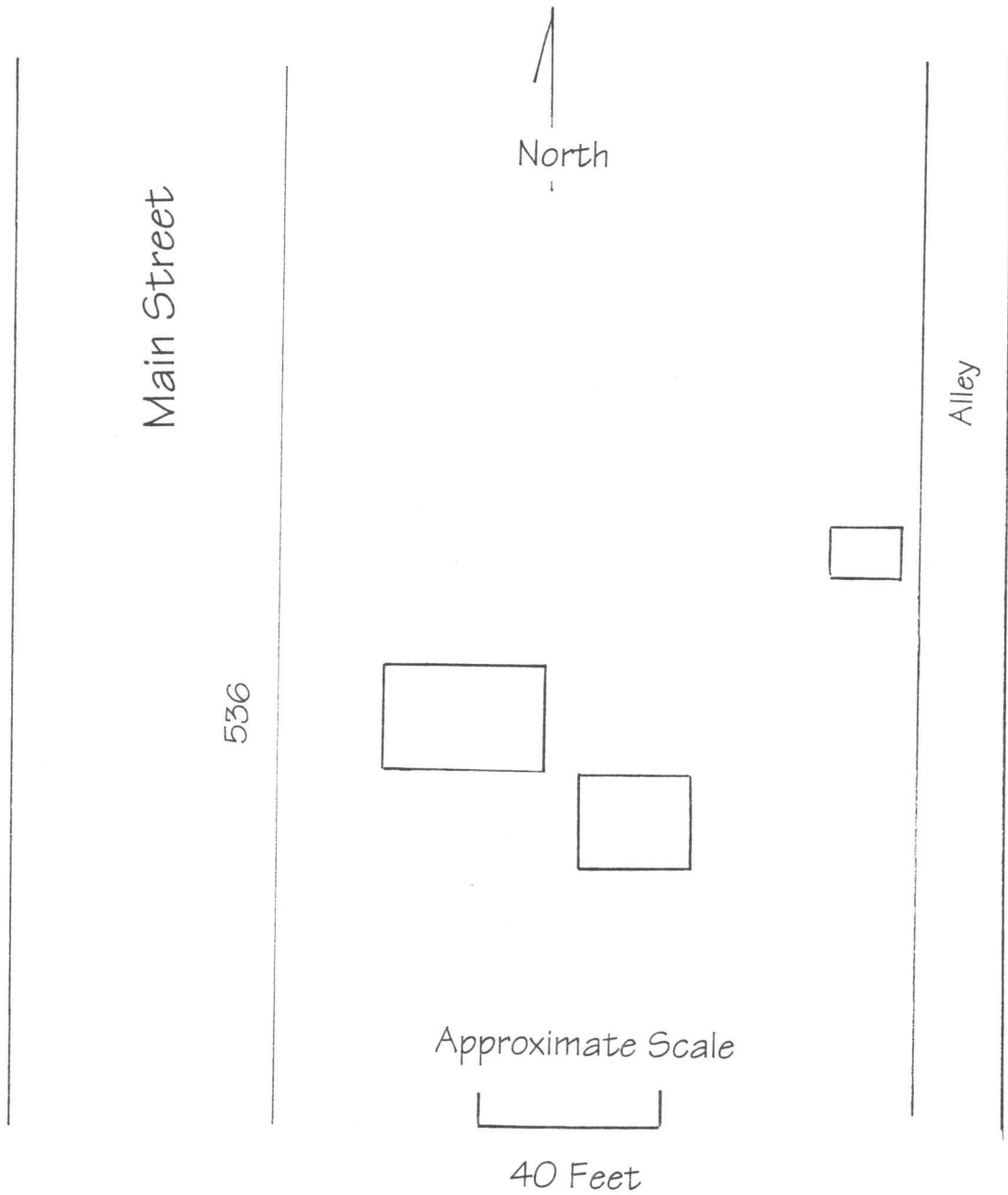
49. Date: **April 5, 2000**

50. Recorder(s): **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**



. . . SKETCH MAP . . .

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536 Main Street, Louisville, Colorado





. . . LOCATION MAP . . .

536 Main Street, Louisville, Colorado





236 Main Street



5BL929                      536 Main Street, Louisville  
House  
27 April 2000  
Negative located at: City of Louisville  
749 Main Street, Louisville, CO 80027  
Photographed by Carl McWilliams  
Roll CM-12                      Frame 5  
View to SW

5BL929                      536 Main Street, Louisville  
Garage  
27 April 2000  
Negative located at: City of Louisville  
749 Main Street, Louisville, CO 80027  
Photographed by Carl McWilliams  
Roll CM-12                      Frame 7