

Resource Number: 5BL 11287
Temporary Resource Number: 157508435010

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 11287
2. Temporary resource number: 157508435010
3. County: Boulder
4. City: Louisville
5. Historic building name: De Santo House, Romano House.
6. Current building name: Caldwell House
7. Building address: 600 Jefferson Avenue, Louisville, CO 80027. This house has been known by a few other addresses under Louisville's old address system that predated 1939: 115 Jefferson, 231 Jefferson, and 101 Jefferson.
8. Owner name and address: Caldwell, PO Box 403 Eldorado Springs, CO 80025



II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W
SW ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference NAD 83
Zone 13; 488528 mE 4425108 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): 12, 13 Block: 7
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The surveyed property is bounded by Jefferson Avenue on the west, by alleys on the south and east, and a property line on the north.

III. Architectural Description

14. Building plan (footprint, shape): Irregular shape
15. Dimensions in feet: Length 40 x Width 40
16. Number of stories: One
17. Primary external wall material(s): Plywood/particle board

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18. Roof configuration: Side gabled
19. Primary external roof material: Asphalt roof, composition
20. Special features: Fence, porch, car port, garage, chimney (at cabin)
21. General architectural description: 600 Jefferson is a simple one-story wood frame house that faces west to Jefferson Avenue. The exterior is clad with composition lap siding painted white. Most of the trim is painted white. The foundation is sandstone, lightly parged with concrete. The original rectangular cabin has a side gabled roof with green asphalt shingles.

The entrance has a concrete stoop, 2 concrete steps with rounded edges a black metal stair railing and a concrete walk. The door is a wooden door painted bright green with three upper, vertically oriented lights. The door has projecting wooden head trim painted white. There is a green storm/screen door. Over the stoop there is a small projecting gabled hood on wood braces. The gable has a shallow arched inset soffit painted green. South of the door is a wood sash fixed "picture" window flanked with double-hung windows. North of the door is a double hung wood sash. Window trim is painted dark green and the façade windows are shaded by green composition slat awnings in black wrought iron frames. The north side of the original house has one pair of historic wood slider windows and one pair of non-historic small aluminum sliders.

The cabin has several additions. An addition at the southeast corner has a shallow-slope gable roof and a painted concrete masonry foundation. Three steps lead to a small concrete stoop and a brown wooden door with three upper lights, with an aluminum storm/screen door identified with the initial "R". This addition has aluminum windows, one fixed and one casement.

The east (rear) side of the house has two separated, projecting additions with shed roofs. Between these additions there is a patio that is shaded by a shed roof on black wrought-iron posts. The shed roof has a skylight opening with an operable fiberglass panel.

22. Architectural style/building type: Other style: wood frame side gable
23. Landscaping or special setting features: 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. 600 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. The south side of the property is one of several locations in Jefferson Place where an east-west alley existed in the original plat. These alleys were vacated in the 1980s and ownership was deeded to the adjacent owners. The vacated alleys are still visible and mostly used for private off-street parking. Although 600 Jefferson visually appears to be a mid-block lot, it is situated at the south boundary of the Jefferson Place subdivision.

The front yard is small, grassy and open to the street. A large side yard to the south is enclosed with chain link fencing. The back yard is grassy and enclosed with a combination of chain link fencing and wire fencing. There is a split concrete driveway and car port at the south side of the house, leading to Jefferson. The back of the house has a concrete patio and a concrete sidewalk leading to the barn, which has an unpaved parking area adjacent to it.

24. Associated buildings, features, or objects: South of the house, there is a non-historic carport over the split concrete driveway. It is an open structure with a low-slope gable roof of green corrugated fiberglass, supported on six black wrought iron posts. Behind the house there are two historic structures with very high integrity. At the southeast corner of the lot, there is a barn or garage with white painted vertical wood batten siding, a gable roof with gray asphalt roll roofing, and an overhanging roof supported by six wood posts, over lumber storage racks. There is a pair of large swinging service doors, wood with battens and historic strap hinges.

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A historic cabin is located at the northeast corner of the site. This is one of several historic cabins in Jefferson Place that are currently being used as storage outbuildings. Most are found in the back of the properties, like this one. They may be in their original locations or they may have been moved onto the sites. This particular example has white-painted horizontal wood drop siding, a gable roof with exposed rafter tails, gray asphalt roll roofing, and a white wooden man-door on the south side. There is a two-light wooden sash window on the east side. As further evidence that this was likely a cabin rather than a storage building, there is a red brick chimney on the west side near the north end.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1902

Source of information: Boulder County

26. Architect: unknown

Source of information: NA

27. Builder/Contractor: unknown

Source of information: NA

28. Original owner: Antonio De Santo

Source of information: Boulder County property records

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

The house was built around ca. 1902. The 1948 Boulder County assessor card plan sketch depicts a 28 x 28 foot house with an open porch at the southeast corner. The card mentions a 10x12 wooden "storehouse" with lighting that was noted to be in poor condition. This is likely the existing cabin. The card does not mention the carport nor does it mention the other outbuilding (barn/garage), possibly indicating that it was moved onto the site at a later date. In 1959, a 10x8 addition was built on the northeast corner of the main house. In 1973, K&H Construction built a 20x20 foot addition. This is probably the addition at the northwest corner of the house. Between 1948 and 1973, the siding was replaced, some of the windows were replaced in modified openings, the chimney was removed, the front stoop gable was added and awnings were added.

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, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

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

This house was associated with two families until 1999: The Tony and Mary De Santo family, and Carmen and Ann Romano who were long time owners and operators of the Rex Theatre in Louisville.

In 1898, Jefferson Place developer Charles Welch conveyed twenty-nine different lots in Jefferson Place to a Denver lawyer, Harper Orahood, apparently for Orahood to resell. Lots 12 and 13 of Block 7 were among these lots. It appears that Orahood was to then sell these properties. He conveyed 600 Jefferson to Antonio De Santo by a deed that was recorded in 1904.

Boulder County gives 1902 as the year of construction for this property. Although the dates given by Boulder County have sometimes been found to be in error with respect to historic buildings in Louisville, for this particular house there was no other evidence found that could help prove or disprove this date. The property in question is outside of

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the boundaries of the Sanborn Maps that were done for Louisville in 1893, 1900, and 1908 (they focused on the downtown business district and La Farge Avenue only). The house does appear in the correct location on the 1909 Drumm's Wall Map of Louisville.

Antonio "Tony" and Mary De Santo lived at 600 Jefferson from 1904 (at the latest) until between 1928 and 1930. Available property records indicate that they actually owned it until 1932. Tony De Santo was born in Italy in about 1873, while Mary De Santo was born in Italy in about 1875. They are believed to have immigrated in 1900-1905. Tony worked as a coal miner in the Louisville area, as did at least his oldest son.

Their children are believed to have consisted of Katy, Albert, Ernest, Julia, Joseph, John, Anthony, and Lucy. The family is shown in Louisville directories as living here consistently from at least 1904 to 1928. They are also shown in the census records for 1910 and 1920 as residing in this location. The census records for 1930 show that by that year, the family had moved elsewhere in Boulder County, to the Niwot area, where they began to engage in farming.

The De Santo name for this family is spelled in various ways in historical records, including Desanto, Disanto, and Desando.

Boulder County property records show that in 1932, Carmen Romano and Ann DiFrancia Romano purchased 600 Jefferson. They would end up being associated with this property for 67 years, until 1999. They are shown in Louisville directories as occupying the house consistently for that period.

Carmen Romano was born in Italy in 1906 and came to the US with his parents, Dominic and Mary, in around 1913. By 1920, the family was living in Denver, where his parents had a grocery store in north Denver. He moved to the Louisville area with his parents and siblings in 1922 and married Ann DiFrancia in 1930. He died in 1993. Ann DiFrancia Romano was born to Italian parents, Angelo DiFrancia and Maria Bucci DiFrancia, in Superior in 1907. Ann Romano played on the Women's Softball Professional League of Denver. She passed away in 1999 at the age of 91.

Carmen and Ann Romano are mainly remembered in Louisville for their ownership and operation of the Rex Theatre (817 Main Street 5BL8552) from 1945 to 1972. This followed a long period of ownership of the theatre by Santino Biella, who also lived in Jefferson Place, at 825 La Farge (5BL7993). Carmen Romano was a projectionist at the Rex Theatre during the ownership of Sandy Biella. During the day, he worked as a coal miner in area coal mines and even became a mine superintendent at the Black Diamond Mine. The directory for 1943 lists Carmen Romano as a miner, then the one for 1946 shows him as the manager of the Rex. After years of successful ownership of the Rex Theatre, the reason for the couple's eventual sale of the Rex in 1972 was Carmen's failing eyesight.

Carmen's skills as a mechanic, electrician, and plumber were useful in the Rex Theatre business. A narrative about Carmen Romano written by his brother, Lewis, stated that Carmen made the marquee and "he was always on the ladder changing the billboard for coming new shows." Records at the Museum indicate that the Romanos also improved the building by installing restrooms. Carmen would let different organizations use the Rex for plays and other performances such as amateur nights. It was also remembered how Carmen and Ann would drive to Denver every week to pick up a new film.

Carmen's brother wrote in this narrative on file at the Louisville Historical Museum:

One thing the family remembers is that they saved and scraped up enough money to buy the show business [the Rex]. They came home from Denver after all the signing was done and all they had was a bag of popcorn to eat between them. But through thick and thin they made the show business pay off. They always had in their mind good clean films and they did that for Louisville and the kids. . . . What can we say? Ann and Carmen did it their way. We shall never forget them and their dedication and service to beloved Louisville, Colorado and the joy of the Rex Theater.

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Carmen and Ann Romano also opened the area's only drive-in theater with another couple. Named the L&L Drive-In, it operated successfully for several years and was located on South Boulder Road in what is now Lafayette.

The following undated photo in the Louisville Historical Museum shows Carmen and Ann Romano in front of their home at 600 Jefferson. It dates from 1993 or earlier, as 1993 was the year in which Carmen passed away:



The house has been known by a few other addresses under Louisville's old address system that predated 1939: 115 Jefferson, 231 Jefferson, and 101 Jefferson.

In 1999, the house was purchased by Rebecca Caldwell, who is the current owner.

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 (including the photos for this report).

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.

Archival materials on file at the Louisville Historical Museum, including a narrative about Carmen and Ann Romano written by Carmen's brother, Lewis, dated 1993.

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.

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- (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: Eligible. Although the property lacks sufficient integrity and significance to be eligible to the National or State Registers, it is worthy of nomination as a local landmark due to its long association with two Italian immigrant coal mining families (De Santos and Romanos) and its association with locally prominent citizens Carmen and Ann Romano who owned and operated the Rex Theatre in Louisville. The historic cabin in the rear of the property is worthy of further research into its origins.

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;

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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. Although Jefferson Place was platted in 1880, few homes were actually built here before 1900. The property is associated with two Italian immigrant coal mining families, the De Santos and the Romanos. It is associated with locally prominent citizens Carmen and Ann Romano, who owned and managed the locally significant Rex Theatre.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, setting, workmanship, feeling and association. Integrity of materials is compromised by replacement siding. Integrity of design is compromised by modified window openings, window replacements, front entrance gable roof, and rear additions. The additions, although large, do not detract from the street appearance.

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. The main house would be a contributing structure to a State Register and local historic district. Because the dates of modifications between 1948 and 1973 are not known, the property's contributing status to a potential National Register historic district is "Needs Data."

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

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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: Needs Data Contributing Noncontributing

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: 5BL11287_600Jefferson_01 through 5BL11287_600Jefferson_08.

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

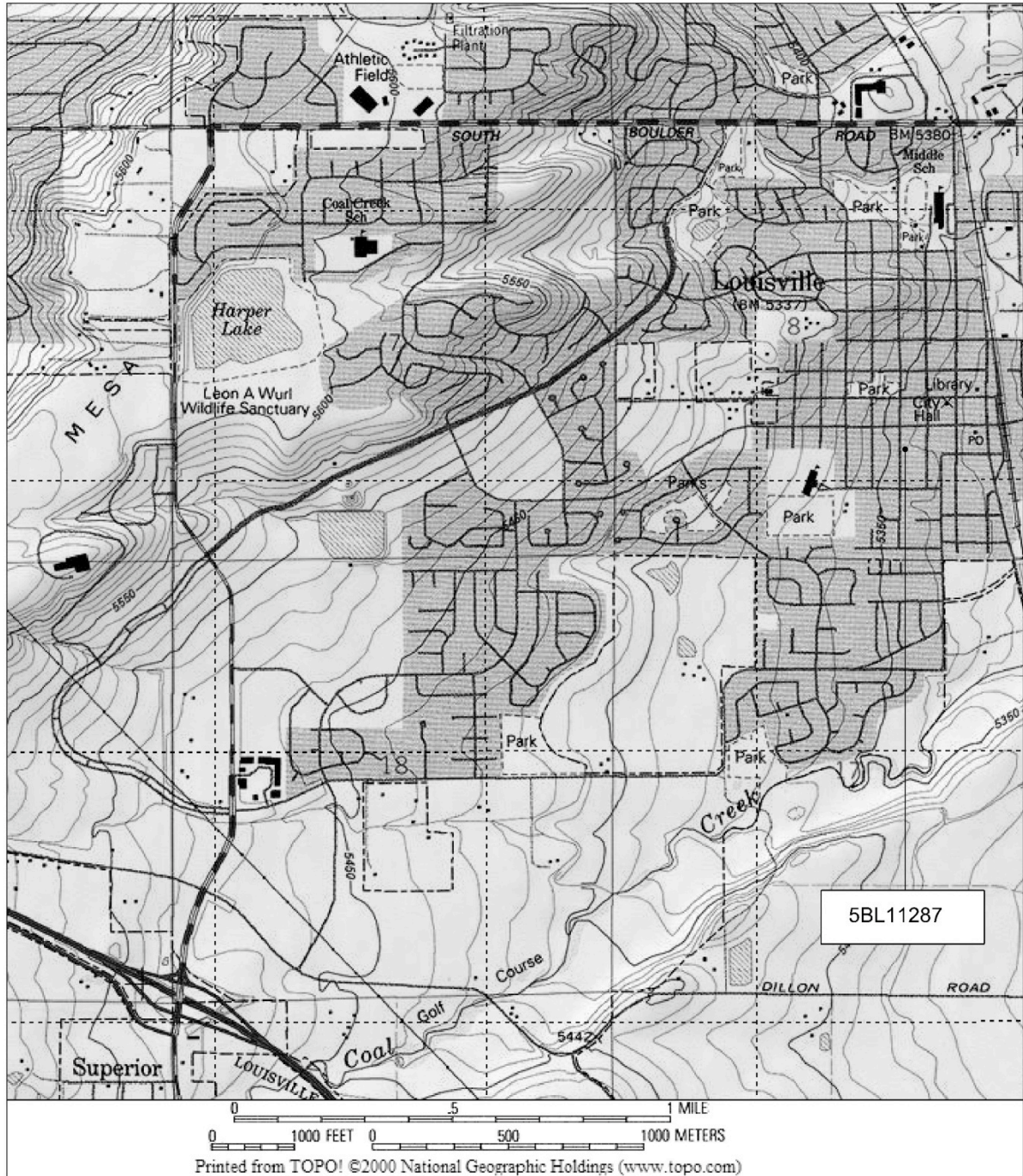
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

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



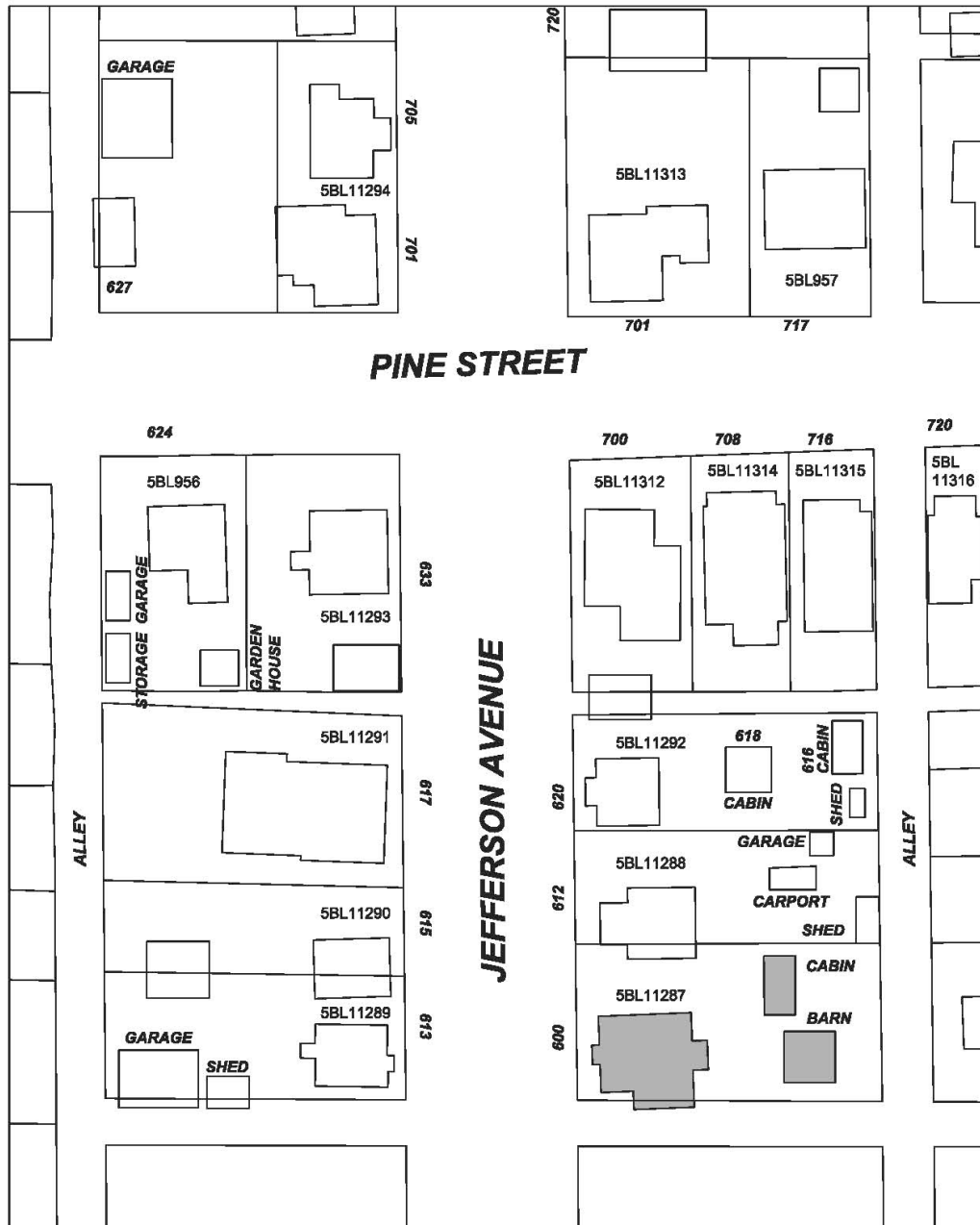
600 Jefferson Avenue, Louisville, Colorado

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



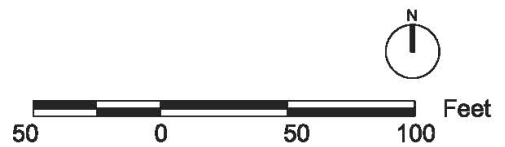
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Architectural Inventory Form
Site Location Map



600 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.



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5BL287_600Jefferson_01 west



5BL287_600Jefferson_02 southwest

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5BL287_600Jefferson_03 northwest



5BL287_600Jefferson_04 east

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5BL287_600Jefferson_05 cabin west



5BL287_600Jefferson_06 cabin northeast

Resource Number: 5BL 11287
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5BL287_600Jefferson_07 cabin southeast



5BL287_600Jefferson_08 barn northeast

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600 Jefferson. Boulder county Real Estate Appraisal card, 1948.