

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

DEC 14 1999 1666

This form is for use in nominating or requesting determination for individual properties and districts. **SEASIDE HISTORY** How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Queen of Heaven Orphanage Summer Camp
other names/site number Mother Cabrini Orphanage Summer Camp; 5JF2212

2. Location

street & number 20189 Cabrini Blvd. [N/A] not for publication
city or town Golden [x] vicinity
state Colorado code CO county Jefferson code 059 zip code 80401-9014

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)
Georganna Cortez State Historic Preservation Officer 12/10/99 Date
Signature of certifying official/Title
State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)
Signature of certifying official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register [] See continuation sheet.
 determined eligible for the National Register [] See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register
 other, explain _____
[] See continuation sheet.
Edson H. Beall Signature of the Keeper 1-14-00 Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
--------------	-----------------	--

3	1	buildings
0	0	sites
0	0	structures
0	0	objects
3	1	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

- DOMESTIC/institutional housing
- AGRICULTURE/animal facility
- AGRICULTURE/storage facility

Current Functions

(Enter categories from instructions)

- RELIGION/church related residence

7. Description

Architectural Classification

(Enter categories from instructions)

- Late 19th & 20th Century Revivals
- Other: Bank Barn

Materials

(Enter categories from instructions)

- foundation Stone
- walls Stone
- roof Asphalt, metal
- other Wood, brick

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Continuation Sheet

Queen of Heaven Orphanage Summer Camp
Jefferson County, Colorado

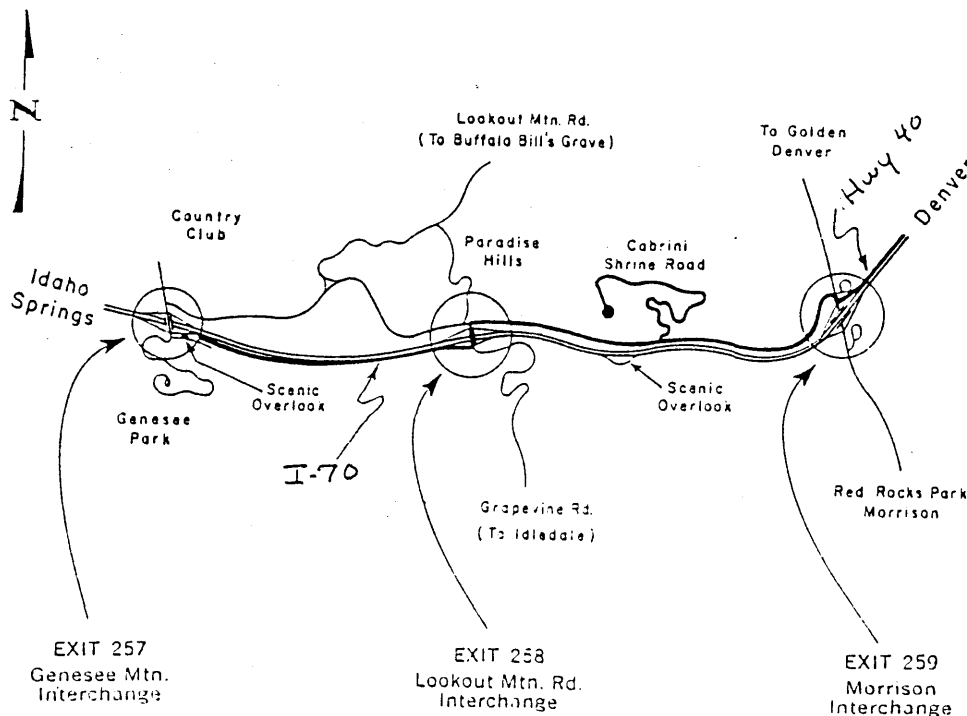
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DESCRIPTION

The Queen of Heaven Orphanage Summer Camp is located in the eastern foothills of the Rocky Mountains, just to the north of Interstate Highway 70 as it passes through Mt. Vernon Canyon. A portion of U.S. Highway 40, running parallel to I-70, remains in use and serves as a frontage road, providing access to the narrow winding road known as Cabrini Boulevard which ascends to a ridge on the eastern slope of Lookout Mountain where the four buildings within the district are located at an altitude of approximately 7,200 feet. Vegetation consists primarily of native grasses. From the ridge, except for a small portion of the view toward the north that is partially obscured by a 1971 wood frame, stuccoed garage and a 1998 steel storage shed located outside of the boundary, the overall cultural landscape and hilltop viewshed remain intact.

Within the boundaries there are two stone barns, dating from the 1890s; a large stone residential building, dating from 1914; and a dining hall constructed in the mid-1940s. Overall, the property is in good condition and exhibits a high degree of integrity in terms of location, setting, materials, workmanship, feeling, and association.

LOCATIONAL MAP



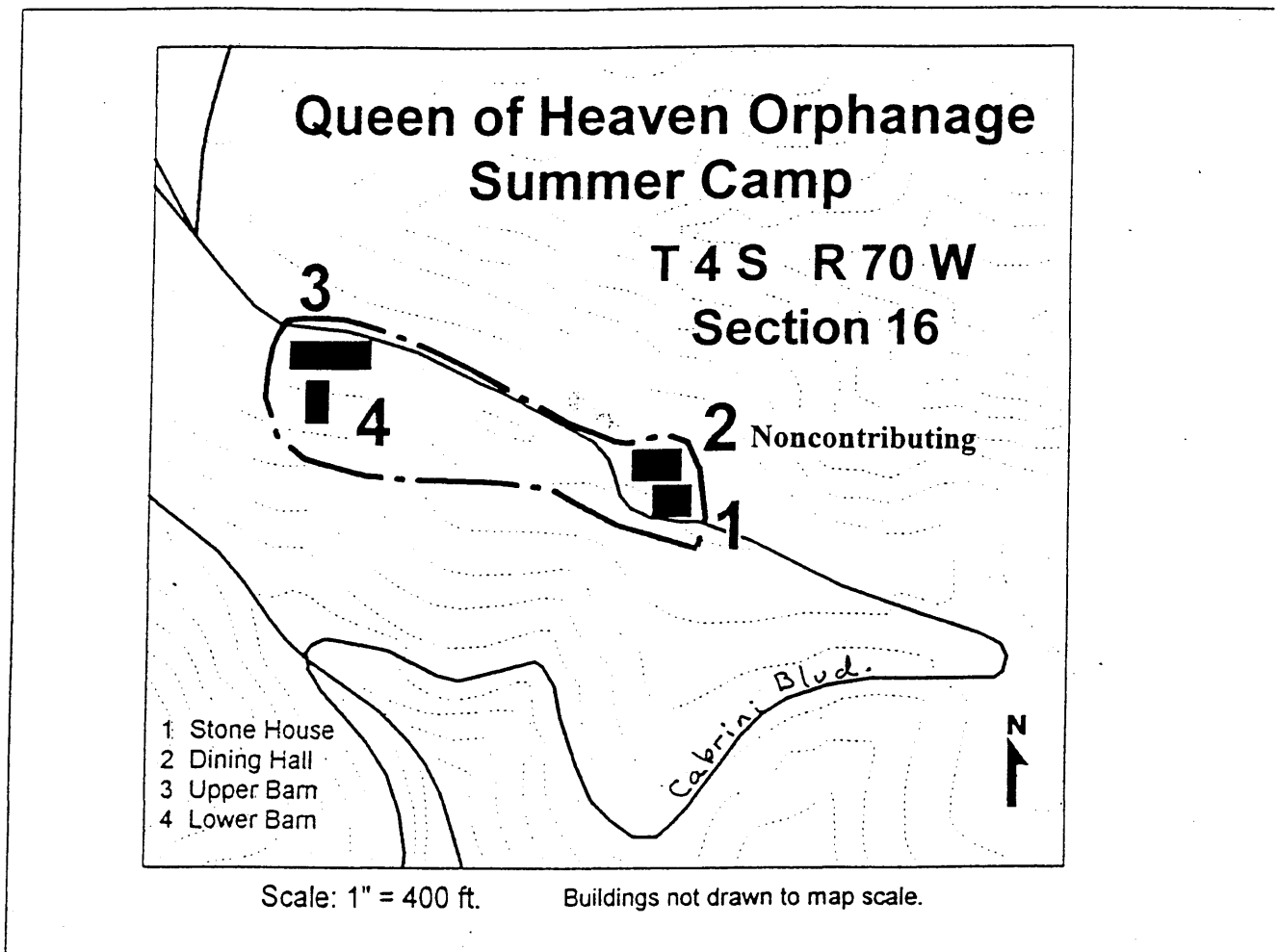
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Queen of Heaven Orphanage Summer Camp
Jefferson County, Colorado

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SITE PLAN



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Contributing Buildings (3)

Building #1 - Stone House

The 2½-story residential building, of random coursed stone, with tuck pointed mortar, was constructed between 1912 and 1914, using detailed plans worked out by Mother Cabrini and Thomas Ekrom, the builder. There are some mature trees and shrubs adjacent the building, and a concrete capped garden retaining wall is on the east. Although alterations, particularly those related to porches on the east and south, have occurred overtime, the overall massing, symmetry, exterior walls, windows, hardware, and doors remain very much as constructed.

The building's rectangular plan measures approximately 60 by 90 feet. Built on a foundation of solid granite bedrock, the 24-inch thick walls are constructed of locally quarried stone, consisting of gneiss, schist, and granite. Particularly on the west wall, an obvious line appears between the first and second floor, indicating a hiatus in the construction between 1912 and 1914. The wood framed windows are primarily 6/6 double hungs, of varying sizes, with steel lentsils. Most of the windows contain the original glass. The hipped roof and dormers are covered with interlocking asphalt shingles. The flared boxed eaves form wide overhangs. Wood trim is primarily painted white.

On the east facade, there are three gabled roof dormers. At the first floor level, the east entry porch has a concrete floor and four steel support columns, that replaced the original wood ones in 1956. The columns are sheathed in Williamsburg brick and are set on the original battered stone bases. The brick extends over a portion of the original bases, forming buttresses. Low concrete capped walls, with glazed brick seats surround the porch. A shed roof sunroom was constructed above the entry porch in 1959 by the Leon Miller Construction Company. The lower walls of the sunroom are sheathed in shingles that are painted a barn red. The upper walls are filled with 1/1 wood framed double hung windows. The original central pediment of the first floor porch roof was retained. On the first floor, the glazed double entry doors and flanking paired windows have transoms set in rounded arches. Eight other windows remain visible, and two windows and a double door are obscured by the second floor sunroom.

On the west, there are two dormers and a brick chimney. The original double width dormer toward the north retains its hipped roof. Circa 1950, the dormer toward the south was enlarged, and it now has a gabled roof. A door in this dormer provides access to a steel fire escape that is painted a barn red. Windows on the first floor are set in shallow arched openings. A gabled roof entry enclosure, that serves as a buffer from the cold and wind, was added circa 1950. It is constructed of the same native stone as the original building. Inside the enclosure, the original entry door remains in place.

On the north, there is a single hipped roof dormer. One of the six windows and an entry door are set in shallow arches. On the south, there is a single hipped roof dormer. Three concrete steps lead up to the first floor porch which is similar in construction to the east entry porch. Most likely during the 1950s, the south porch's original hipped roof was replaced with a flat deck, with a wood balustrade. The deck

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accessed from what appears to be an original door at the second floor level.

On the interior, the first floor includes a large chapel, a residential apartment with bath, a large living room, storage and vestment areas, and two entry areas with stairways. The chapel extends up through the second floor and is surrounded on three sides by a choir loft. At the second floor, a lounge area opens off the main stairway. A kitchen, dining room, library, and communal bathrooms occupy the southern half of this floor. The rest of the second floor contains numerous sleeping rooms. The third level includes the furnace room, communal bathrooms, and numerous sleeping rooms. Prior to 1970, the second and third levels consisted of open dormitory space. During 1970, the second and third floor interiors were remodeled as the building was converted for use as a year around retreat facility. Separate sleeping rooms were created, and plumbing and heating were installed.

Building #3 - Upper Barn

Although definitive information regarding the building's origins has not been found, hardware utilized in its construction indicates a circa 1890s construction date. For many years, portions of the barn served as a kitchen/dining hall for the orphanage. The long and narrow barn is oriented east to west and has a steeply pitched gabled roof. Walls are of uncoursed native stone. A photograph dating from 1976 appears to indicate that the original cedar roof shingles had been replaced with steel roofing by that time. New red metal roofing was installed in 1996. The east and west gable ends are filled with wood lath. For the most part, the wood framed windows and wood doors are original.

On the east facade, there is a hay door at the loft level. At ground level, there are large double barn doors with a smaller access door in the center. On the north, there are three single double hung windows, and a brick chimney pierces the lower edge of the roof. A second brick chimney is on the south slope of the roof. The "Hermitage" a one-story flat roofed addition, of uncoursed native stone was built onto the south side, toward the east end, in 1938 to house the resident caretaker. On the west end of the barn, there is large single door at the loft level and a large double door at the south end of the ground level. A small gabled roof one-story wing extends from the main structure.

On the interior, the structural system of six-inch square heavy timber, post and beam construction, with sistered floor joists is visible. The ceiling is tin paneled, and the floors are of asphalt and brick. There is a large open area at the east end. There are three box stalls, three small rooms, a huge wood fired brick oven, and a cold storage room toward the center of the building. The west end is open and is presently used as storage space. Two stairways, one with a gabled stair head, lead to a loft level that is mainly open space. It has 1x6 wood flooring, gabled roof bracing, and six skylights with the original glass.

Building #4 - Lower Barn

The use of materials and methods of construction are similar, if not identical, to those exhibited in the Upper Barn, leading to the conclusion that they share a common construction and maintenance history.

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Best described as a bank barn, the Lower Barn is built into the fairly steep southern slope of the hillside. The quarry site, where stone for the house and two barns was obtained, is located further down slope, to the southeast.

The steeply pitched, gabled roof is now covered with red metal roofing that was installed in 1996. The gable ends are filled with wood lath. The east exterior wall has three small wired glass windows and a double door in its center. The south side has three wired glass windows and a single width solid wood door about five feet above ground level in its center. The west side has an oversized solid single door and no windows.

On the north facade, the loft entry is at grade level where there is a double sliding door, flanked by two large double hung windows. A small window is near the gable peak. A single door toward the west opens on to a stairway landing where an interior stairway leads down to the lower level, which is dirt floored and divided into several areas for the containment of various sorts of livestock. The loft area has 1/6 wood flooring. The three windows are of ribbed glass, and there are four skylights with wired glass. Several hatches open to the lower level for delivering hay and feed to livestock that were housed in the lower level.

Noncontributing Building (1)

Building #2 - Dining Hall

The original one-story wood frame portion of the building was constructed in the mid 1940s as a dining hall and kitchen, with laundry and bathing facilities. The walls are stuccoed, and the hipped roof is covered with asphalt shingles. The one-story flat roof addition on the north and east has a garden level basement. The walls are painted concrete block. The addition was constructed during the 1950s in order to provide additional laundry and bathing facilities for the Queen of Heaven Orphanage Summer Camp. In addition, it supposedly was to serve as a bomb shelter in the "cold war" era. It is believed that the brick entry enclosure on the west facade was constructed in 1956, when the brick porch supports were installed at the Stone House. Windows are primarily metal casements.

Queen of Heaven Orphanage Summer Camp
Name of Property

Jefferson County, Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

Social History

Architecture

Periods of Significance

c. 1890-1949

Significant Dates

c. 1890

1909

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Eckrem, Thomas

Cabrini, Mother Francis Xavier

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Denver Public Library

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Queen of Heaven Orphanage Summer Camp
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SIGNIFICANCE

The property is eligible for the National Register under Criterion A in the Area of Social History. Beginning in 1909, the buildings within the district are important for their association with the establishment and operation of the Queen of Heaven Orphanage Summer Camp. In addition, the two circa 1890 barns within the boundaries are also significant under Criterion C in the Area of Architecture, as good surviving examples of a building type. The property also meets Criteria Consideration A, as a religious owned institution deriving its primary significance from areas other than those associated with religious activities.

During the first years of the summer camp's operation, the barns on the Lookout Mountain site were also used as living quarters. After the stone house was completed in 1914, the barns continued to play a role in the orphanage's ongoing agricultural efforts. Prior to the mid-1940s construction of the dining hall, meals were still prepared and served in the upper barn. Although some modifications have been made to the buildings within the district, many of these modifications reflected the changing needs associated with the operation of the summer camp. At this time, the contributing buildings are evaluated as retaining sufficient integrity to convey their historic association with the Queen of Heaven Orphanage Summer Camp. In addition, the still remote location and the well-preserved hilltop setting of this important cultural landscape enhances the property's overall integrity.

Criterion A – Social History

By the late 19th century, three centuries of warfare, culminating in Garibaldi's *Risorgiment*; lack of natural resources necessary for prosperity during the industrial revolution; and an agrarian economy, based on a feudal system had left the average citizen of Italy in a state of destitution. The opportunities offered in the New World beckoned, and large numbers of impoverished Italian workers and their families set out for the United States. The first Italian immigrants arrived in Colorado during the 1870s. By 1910, the population of state residents of Italian heritage numbered 24,000. A few of the newly arrived workers found employment in agriculture, but because of the language barrier and a restricted level of education the majority of the Italian men were employed in the hazardous occupations of mining and railroad construction. Industrial accidents, tuberculosis, childbirth, and residual malaria took a drastic toll on the adult Italian population, leaving many children in need of a home.

In 1902, Mother Frances Xavier Cabrini, founder of the Missionary Sisters of the Sacred Heart of Jesus, arrived in Colorado. She established Mt. Carmel School in the Highlands area of North Denver, where a large number of Italian immigrants had settled. In 1904, she established the Queen of Heaven Orphanage in a wood frame residence at 48th and Federal. Construction of a new three-story brick building began at that location in 1917. The new building served as an orphanage from 1921 until 1967, when the remaining children were transferred to foster homes. The original wood frame building was razed in 1935, and the brick building was demolished in 1969 to make way for portions of Interstate Highway 70. As a result, the Queen of Heaven Orphanage Summer Camp is the only remaining property

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Queen of Heaven Orphanage Summer Camp
Jefferson County, Colorado

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associated with this important component of the early to mid-20th century institutional care of children in the Denver area.

During Mother Cabrini's visits to Italian workers and their families in the Clear Creek, Georgetown, and South Park mining districts, located in the mountains to the west of Denver, she came upon the Lookout Mountain property. In 1909, she negotiated the purchase of the property for use as a summer camp for her charges at Denver's Queen of Heaven Orphanage. The purchase of the property and the subsequent construction of the Stone House were financed by pennies, nickels, and dimes contributed by school children and adults in Colorado.

In 1912, with Thomas Ekstom, a Denver contractor, Mother Cabrini formulated detailed plans for the construction of the Stone House which was to be located on a ridge overlooking Golden. At one time she considered the possibility of operating a tuberculosis treatment facility, but because of the remoteness of the site she decided that her original plan for a summer camp was more feasible. The sisters and the children participated in the construction of the house. They gathered rocks, which were then hauled from the nearby quarry by donkey. Because of the climate associated with the Lookout Mountain location, agricultural efforts consisted primarily of the grazing and raising of animals for food. For several years, milk was also supplied to the Meadow Gold Dairy, often in exchange for a steady supply of ice cream.

The summer camp remained an important part of the Queen of Heaven Orphanage's program until the 48th and Federal location in Denver was phased out during the late 1960s. While many of the first children served by the orphanage and summer camp were of Italian heritage, as the demographics of the North Denver neighborhood changed, the orphanage accepted children from a wide variety of backgrounds. Among the last groups to benefit from the summer camp experience were a number of Cuban children who arrived in the Denver area as a result of the turmoil in their country.

Criterion C – Architecture

The two barns on the property are good surviving examples of the use of native materials in the construction of late 19th century agricultural buildings. Their arid and wind blown location, at an altitude of approximately 7,200 feet, on the eastern slope of Lookout Mountain essentially precluded the ready availability of wood. While barn design and choice of materials was often based upon the builder's ethnic heritage, in this case it is most likely that the ready availability of native stone located just down the southern slope made it the material of choice.

The basic form and massing of the Upper Barn remain intact, and the flat roof stone addition on the south was added during the historic Period of Significance associated with the summer camp. In the case of the Lower Barn, it is a good local example of a bank barn. Although relatively small, it exhibits the primary characteristics associated with the building type. It is built into a southern slope, enabling both levels to be accessed at grade, with livestock housed on the lower level and storage in the upper

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Queen of Heaven Orphanage Summer Camp
Jefferson County, Colorado

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level. In addition, both of the barns have steeply pitched gabled roofs that are well adapted to the somewhat harsh climate association with their location.

Additional Information

Mother Cabrini died on December 22, 1917. By then, she had worked diligently in Colorado and many other locations to establish missions and address the needs of children. A movement within the Catholic Church to acknowledge her good works began shortly after her death, and her canonization as a saint occurred on July 7, 1946.

The boundaries of the nominated district fall within a much larger area owned by the Cabrini Shrine Missionary Sisters of the Sacred Heart. Beyond the western boundary of the district, Cabrini Boulevard, a narrow winding road, continues down slope for approximately $\frac{1}{4}$ of a mile where it provides access to several buildings and structures of more recent construction that for the most part are not directly associated with the summer camp.

A two-story modern convent was built, of Williamsburg brick and stucco in contemporary institutional style, in 1971. The upper floor contains a chapel, large kitchen, and dining room. The rest of this floor consists of office space and numerous small rooms, with shared baths. The lower floor has a large conference room, a gift shop, a display of Cabrini artifacts, storage, and utility areas. Further down slope, a chapel, built in 1952, replaced an earlier structure which was a replica of the grotto at Lourdes, France. It is of a modernistic style, constructed out of variegated building stone. This is the location of the spring that Mother Cabrini discovered in early September of 1912. This spring has been a reliable source of several thousand gallons of water per week since its discovery, and it continues to unfailingly provide for all of the needs of the staff and visitors.

When Mother Cabrini arrived at the Lookout Mountain location, no reliable water source was known to exist. The only water on the arid mountainside was in a small pond next to a stone spring house located to the southwest of the modern convent. Although believed to date from the 1890s, its location west of the non-historic buildings and structures precluded its inclusion within the district boundaries. The spring house is built on a slope and has a wood shingled gable roof. The walls are 18 inches thick and the deeply recessed windows are wood framed casements. Five-inch clapboard fills the gable ends.

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BIBLIOGRAPHY

- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York, New York: Alfred A. Knopf, 1994.
- Miceli, Mother Ignatius. *Cabrinian Colorado Missions*. Boulder, Colorado: D&K Printing, 1996.
- Noble, Allen G. and Richard K. Cleek. *The Old Barn Book, A Field Guide to North American Barns & Other Farm Structures*. New Brunswick, New Jersey: Rutgers University Press, 1995.
- Noel, Thomas. *Colorado Catholicism*. Niwot, Colorado: University of Colorado Press, 1989.
- Photo Collection. Denver Public Library, Western History Collection.
- Pougiales, Cynthia. Local architectural firm. Interviewed by E. Fiore during 1999 site visit.
- Schuler, Stanley. *American Barns, in a Class by Themselves*. Exton, Pennsylvania: Schiffer Publishing Ltd., 1984.
- "Travels of Mother Cabrini." Milwaukee, Wisconsin: Cuneo Press, 1955.

Queen of Heaven Orphanage Summer Camp

Jefferson County, Colorado

Name of Property

County/State

10. Geographical Data

Acreage of Property approximately 5.75 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 480500 4394700
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Edna Fiore, Historian

(Edited by S. Doggett)

organization Morrison Heritage Museum

date 08/23/1999

street & number 6825 W. Mississippi Ave. #43

telephone 303-922-7399

city or town Lakewood

state CO

zip code 80226

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Cabrini Shrine Missionary Sisters of the Sacred Heart

street & number 20189 Cabrini Blvd.

telephone 303-526-0758

city or town Golden

state CO

zip code 80401-9014

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

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Colorado

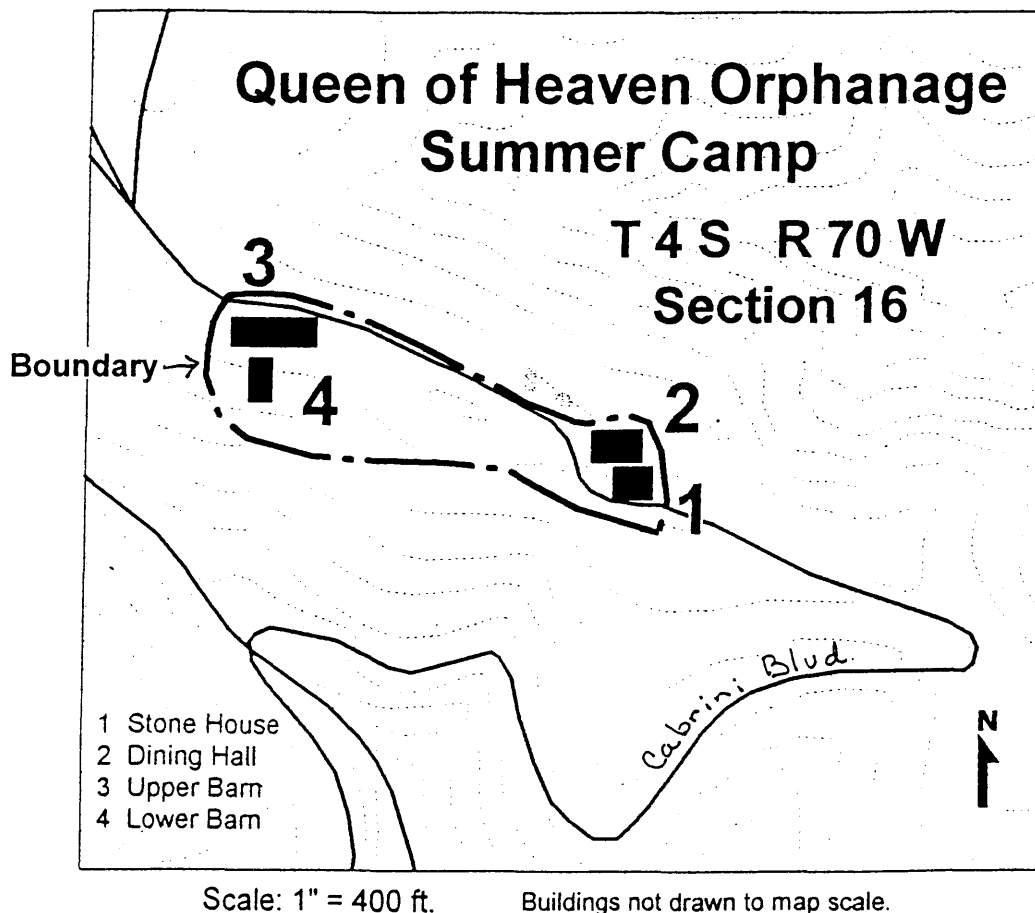
GEOGRAPHICAL DATA

Verbal Boundary Description

The eastern boundary, approximately 250 feet in length, lies approximately 50 feet from the east entry of the Stone House. The northern boundary, which is approximately 1,000 feet in length, runs along the fence line that is approximately 30 feet north of the Dining Hall. It then curves to follow the north edge of the roadway to approximately 50 feet beyond the west end of the Upper Barn where it turns south and runs for approximately 250 feet. The southern boundary, approximately 1,000 feet in length, runs along the fence line located on the slope below the ridge where the buildings are located.

Boundary Justification

The boundary includes the land historically associated with the nominated property.



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PHOTOGRAPH LOG

Name of Property: Queen of Heaven Orphanage Summer Camp
Location: 20189 Cabrini Blvd., Golden vicinity, Jefferson County, CO 80401-9014
Photographer: Edna Fiore
Date of photographs: 4-99 (No. 1-16) & 9-99 (No. 17-19)
Location of negatives: E. Fiore
6825 W. Mississippi Ave.
Lakewood, CO 80226
303-922-7399

Photo No. Information

1. View west, east facade of #1 Stone house
2. View north, south side of #1 Stone House
3. View east, west side of #1 Stone House
4. View southwest, east and north sides of #1 Stone House
5. View southeast, west side of #2 Dining Hall
6. View northeast, south side of #2 Dining Hall
7. View west, east side of #2 Dining Hall
8. View southeast, north side of #2 Dining Hall
9. View west, east end of #3 Upper Barn
10. View northeast, west and south sides of #3 Upper Barn
11. View east, west side of #3 Upper Barn
12. View southeast, west and north sides of #3 Upper Barn
13. View south, north side of #4 Lower Barn
14. View east, west side of #4 Lower Barn
15. View north, south side of #4 Lower Barn
16. View northwest, south and east sides of #4 Lower Barn
17. View southeast, toward #1 Stone House & #2 Dining Hall
18. View west, toward #3 Upper Barn & #4 Lower Barn
19. View north, from Cabrini Blvd. & Hwy. 40 toward #1, #4 & #3

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USGS MAP
Morrison, Colorado

