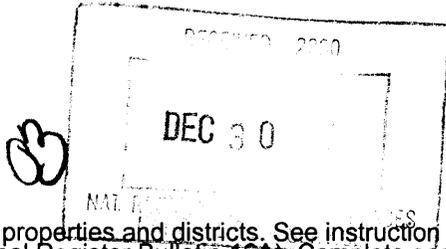


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in 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 areas of 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 Robinson House

other names/site number Kate's on 35th Restaurant; 5DV8271

2. Location

street & number 3435 Albion Street [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80207-1815

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.)

Signature of certifying official/Title: [Handwritten Signature] State Historic Preservation Officer Date: 11/19/02

Office of Archaeology and Historic Preservation, 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:

- [X] 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.

Signature of the Keeper: [Handwritten Signature]

Date of Action: 2/12/03

Robinson House
Name of Property

Denver County, Colorado
County/State

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

<u>1</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>1</u>	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)

Single dwelling

Current Functions

(Enter categories from instructions)

Restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Materials

(Enter categories from instructions)

foundation stone; brick
walls brick
shingles
roof asphalt
other

Narrative Description

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

National Register of Historic Places Continuation Sheet

United States Department of the Interior
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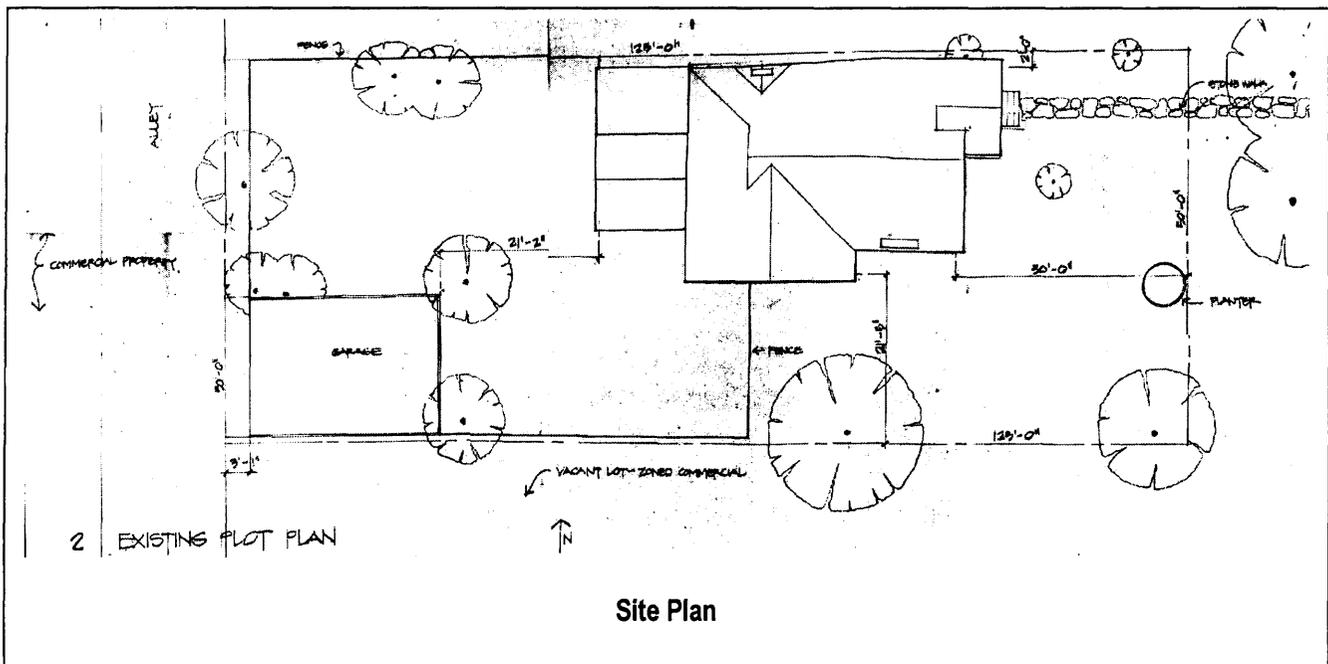
Robinson House
Denver County, Colorado

Section number 7 Page 1

DESCRIPTION

The 1890 Robinson house, the oldest surviving house constructed in the Park Hill Neighborhood, is located one block east of Colorado Blvd., near the southwest corner of the intersection at 35th Avenue and Albion Street. The Park Hill Golf Course entrance including parking and a clubhouse stands on the north side of 35th Avenue at Albion Street. South of the house is a vacant lot and beyond that the parking lot used by the church at the corner of Albion Street and Bruce Randolph Avenue, the Park Hill Presbyterian Church. Another parking lot and the Church of Christ East Denver stand across Albion Street from the Robinson House. No other structures occur on this block of Albion Street. Behind the Robinson house and alley, facing Colorado Blvd., is a gas station. The house fronts east onto Albion Street with a fifty-foot frontage and the 125-foot deep yard containing mature trees and shrubs. Many of the trees are over 100 years old. The adjacent lot north at the corner of 35th Avenue and Albion Street has always been vacant, and the boundary is marked by a row of hedges.

This brick house is an irregular plan two-story single dwelling on two lots. According to historic house specialists Virginia and Lee McAlester, the Queen Anne style house falls under the cross-gabled roof and spindlework subtypes, with influences of the patterned masonry subtype also evident (McAlester, 1994, p. 263-264). It contains three bedrooms, three bathrooms, a parlor, dining room, kitchen, attic and a full basement. The brick exterior maintains its original integrity.



At the base of the facade is a foundation of bricks under quarried stone (a very fine-grained stone, probably rhyolite) that rises about three feet above ground. The facade contains two recessed porches to the right of center as one views the house, one the main floor entrance and the other directly above the entrance porch. The two porches are decorated with turned

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Robinson House
Denver County, Colorado

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porch supports, spindlework balustrades, patterned shingles and decorative eaves. The half-light paneled front door, a transom and the surrounding trim are original. The second-floor porch door with trim is also original. Decorative segmental arches constructed of a single brick soldier course occur above the first and second floor porch doors. Between the first and second floor porches is a narrow belt of patterned shingles on flared eaves. The main floor of the facade contains a large wood framed one-over-one round-arched window with a hood mold, keystone and sill of quarried stone. The upper pane contains a border of several smaller rectangular panes. On the second floor directly above the round-arched window is a wood framed rectangular window, also one-over-one, with a border of smaller panes surrounding the upper pane. Patterned belt courses link both window sills to the exterior. The main floor lowest brick belt on the facade has a dogtooth pattern. A middle belt course of simple parallel lines of bricks connects to the quarried stone hood mold of the round-arched window. A similar parallel line of bricks connects to the stone lintel of the second-floor window. The roof contains a dominant front gable and an intersecting gable. A third smaller gable sits above the second-story recessed front porch. A belt of decorative rectangular wood trim marks the separation between the brick and gable shingles. A single style of patterned shingles occurs in both the second-floor porch gable and the larger front gable. Simple rectangular-patterned vergeboards trim the gable eaves.

On the south side of the house, the dining room and overlying bedroom project out from the house approximately three feet, while fitting into the side gable. The stone foundation



Robinson House, circa 1913. South and west (rear) elevations.
Helen Harper collection

contains a window and coal chute. The brick exterior contains a main floor round-arched window, a duplicate of the round-arched window in the facade. The rectangular second-floor window is a duplicate of the second floor window in the facade. These two windows are centered in the exterior wall. Two sill courses of decorative brickwork connect to the stone window sills, and a third patterned brick belt between the other two, connects the quarried stone hood mold of the main floor window to the exterior. Borders of smaller panes are found in

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the upper panes of these two windows. On the east face of the projecting south wall is a tall, narrow wood framed double-hung sash with the small rectangular panes bordering the large upper pane, segmental arched brick trim above it and a stone sill. The fireplace chimney on the south side contains sections of patterned brickwork and is flared at the top. First and second-story porches similar to the porches on the facade are found at the corner between the south side and the west side of the house. This is a location diagonally across the house from the front porches. The porch supports and brackets are original. The gable of patterned shingles overlies the dining room and upper bedroom.

On the rear of the house, the west side, the brick exterior and the second-floor belt course continue. The first floor is mostly hidden behind the circa 1913 frame kitchen addition. The west sides of the recessed porches continue, and the west side of the second-floor porch shows a patterned wood frame below the wood windows. This patterned wood is only found on the second floor back porch. The porch windows are replacements for the original screens. A single-story frame and brick kitchen addition built before 1913 connects at the back adjacent to the back porches. The kitchen foundation is made of bricks. Three metal frame replacement windows have been inserted into the kitchen walls, and a second door connects the kitchen to an extension of the back porch. The 1913 kitchen addition is framed by a gable roof with the gable end to the west. A small 1980s addition to the kitchen moved the north wall flush with the north side of the house and added about 20 feet of depth to the west. The roof over the 1980s addition is flat. In the roof over the west wall of the brick exterior a smaller gable of patterned shingles projects from the downward-sloping shed design. Two trapezoidal windows have been added in the attic gable. The uppermost octagonal window is probably original.

On the north side of the house, the exterior brickwork is the same as on the other sides. With no landscaping on this side of the house, the stone-over-brick foundation is visible. The lowest belt course is the same dogtooth belt found on the facade. The two other painted belt courses are also found, but they do not meet the windows at the sills as in the other sides. The windows are original, one-over-one, but only one has the borders of small panes. The window in the original kitchen area is small, nearly square (about 3 ft. x 2 ft.) casement and contains a single pane that swings open inwardly. Next to that window on the north side is a brick chimney probably meant for the furnace as no fireplaces connect to it. The other window on the main floor is a tall, narrow, one-over-one wood frame with a stone sill. A segmental arched brick lintel is found above this window and a stone sill below. The belt course intersects this window in the upper half. To the left of that window and in between floors, the window from the stairway landing is similar to the main floor window, tall, narrow, one-over-one wood frame with small rectangular panes bordering the upper pane and a stone sill. The upper belt course intersects this window in the upper half where it forms a decorative hood mold over the segmental arched brick lintel (not visible due to the banner advertising the restaurant). Above the main floor window, the window on the second floor is the same size as the lower kitchen window on that side and has a wood frame, one-over-one, a segmental arched lintel and a stone sill. The roof on this side is complex, with a side gable along most of the length, with a small decorative gable centered at the furnace chimney, and a shed sloping toward the west.

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Interiors

The front door wood trim and transom are original. The high ceilings in the halls and rooms have been papered to resemble stamped metal. The stairway with wooden banister is original, and makes a 90-degree turn at the landing where a tall narrow window (described above) brings in light.

The front parlor contains original woodwork, the original fireplace mantel and ceramic tiles, original flooring and windows. Floor tiles next to the fireplace have been replaced, and a gas insert replaces the original coal fixtures. Wallpapers and paint are reminiscent of 100 years ago. The current owner added the French doors from the front hallway into the parlor. The dining room interior contains original flooring, door and window trim. At the southwestern corner of the dining room is an original door with wood trim leading to the back porch. The entry to the kitchen is through a break in the original brick exterior wall. The kitchen has been remodeled since the 1980s and does not contain original features apart from the original south wall.

On the second floor are three rooms and the original bathroom. The front room has an entry door placed at an angle to the hallway. The door and trim are original. Inside the room, the floor and window trim are original and there is an alcove with a door that leads to the second-story front porch. The middle bedroom is smaller and the outer wall shows exposed bricks. Two window-like openings in the interior walls between the first and middle bedrooms and between the bedroom and hall were added by the current owner to provide a flow of conversation during private parties. From this room a door opens to the second-floor porch.

The original bath is right of the stairs. It still contains the original thin vertical wood wainscot paneling to a height of about four feet. It is a small space with a ceiling of varying heights. At the back of the house is a small chamber now used as an upstairs food preparation area. The current owner purchased an antique dumb waiter from the Woman's Bank in the 1980s. Apparently, the Women's Bank had purchased this dumb waiter from the original Burnham Hoyt-designed Library in downtown Denver. The lift has a rope pulley and is fully functional. The second-floor rooms have been decorated reminiscent of the Victorian period. The attic is an open room and is occasionally used as an apartment. The ceiling is asymmetrical and low in places. A round window is fitted into the south side gable. The upper half of this window is original. Near the ceiling in the west gable is an octagonal window that is probably original.

Alterations

The front porch has been altered by the addition of a wheelchair accessible ramp, camouflaged by shrubs. The original kitchen was contained within the original exterior brickwork at the rear of the house. This space now contains a long wooden serving bar for use by restaurant staff. Two guest baths on the main floor were built on either side of the hallway extension, created from storage areas behind the dining room and original kitchen. By 1913, a frame kitchen addition with gable roof had been added adjacent to the rear porch and an

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Denver County, Colorado

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entrance was cut through the original back exterior wall. The previous kitchen space was made into a small family room. In the 1980s, the current owner enlarged the kitchen by moving the north wall even with the north exterior house wall, and added depth to the west. Inside, the remodeled kitchen is an L-shape, with large commercial metal counters and appliances. On the second floor, the upper halves of two walls, one between the hall and the middle bedroom, the other between the front and middle bedrooms, were removed to create more openness to the dining areas. The exterior wall of the middle bedroom has been altered to show the exterior bricks. Antique-appearing fixtures have been added to the upstairs bathroom. The small back bedroom has been fitted with a sink and counters to serve as a second-floor food preparation area. The back bedroom door was removed.

The second-story porch was originally constructed as a sleeping porch with lower walls of patterned wood and screens above. The patterned wood remains but the screened walls have been replaced with frame walls and windows. An exterior staircase between the first and second floors was added to meet the fire code.

The half-round attic window from the south side has been joined by the other original half-round window from the attic facade to make a fully round window. Currently filling the space in the facade gable is a vertically divided semicircular window. At the west gable end, two small trapezoidal windows were placed on either side of a small bath addition.

Nearly all of the alterations to the house undertaken by the current owner have been to the interior of the house, and are in keeping with the historic context. The current owner has repainted the exterior of the house, repainted and wallpapered the interior, updated the kitchen, the upstairs bathroom and food preparation area, added two guest baths and the dumbwaiter, and added a wooden patio on the south side for dining. Externally, the current owner has enlarged the 1913 kitchen addition for commercial use. The brick foundation and brick and frame exterior blend very well with the original kitchen brick foundation and exterior walls.



Facade view circa 1914. Note the wood oval
in the second-story porch.
Helen Harper collection.

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Garage

A detached brick and cinder block two-car garage stands behind the house and is reached by the alley. The garage was constructed circa 1930, outside the period of significance, and is therefore considered to be noncontributing. A barn, chicken coop and privy once stood behind the house, but these buildings have been demolished.

In summary, the historic context of this house, a late Victorian suburban residence, remains intact. The property is fully capable of conveying its architectural significance.

Robinson House
Name of Property

Denver 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.)

Areas of Significance

(Enter categories from instructions)

Architecture

Periods of Significance

1890

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown architect

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

Primary location of additional data:

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

Name of repository:

Colorado Historical Society

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SIGNIFICANCE

The 1890 Robinson House is significant under Criterion C as the property embodies the distinctive characteristics of the Queen Anne style, the dominant residential style in the period 1880-1900. The method of construction is the balloon-framing technique common to the style.

Architecture

The distinctive characteristics of Queen Anne-styled residences combine to avoid flat exterior wall surfaces and to present an asymmetrical facade. Roof lines are complex, exterior walls are made of more than one type of material, decorative porches are present, window shapes and sizes vary. In the Robinson House, a two-story house with attic, distinctive characteristics include a prominent front gable, patterned masonry exterior walls with several belt courses of brick and stone, recessed first and second story porches in the facade with spindlework porch supports, decorative balustrades and brackets. Other Queen Anne features include large panes of glass surrounded by smaller panes in the front windows and south side windows, a projecting cross gable containing the dining room and south bedroom, patterned masonry chimney, patterned shingles, patterned stickwork on the sleeping porch walls, and decorative eaves. Two striking round-arched windows with hood moldings of quarried stone that continue horizontally as belt courses add interest to the front and sides. Examples of Queen Anne residences can still be found in many parts of the city of Denver, however, in the eastern suburbs, only a few examples remain. This is an excellent example.

House History

According to a newspaper article in the *Denver Republican*, May 5, 1889, the Robinson house was probably constructed on speculation. The house was one of the first properties offered for sale by J. Cook, Jr. in his North Division of Capitol Hill located east of Denver, north and east of the city property where city park would be located, north of the new streetcar suburb of Montclair. The concept of building houses on speculation was relatively new in the 1880s. J. Cook offered lots and constructed "upscale" houses less expensively than in the downtown area, and promised to provide streetcar service in the future.

John Cook Jr., a popular businessman in Denver, known for his sharpshooting and pigeon hunting contests, was elected Alderman from the Fifth Ward of Denver in 1878. In 1888, he platted the J. Cook Jr.'s, North Division of Capitol Hill and began heavily promoting the development as a residential subdivision of a "nice class of houses" (*Denver Republican*, May 5, 1889). An article from that edition stated:

Live in J. Cook Jr.'s, North Capitol Hill, with the delightful air, scenery, pure artesian water, and away from the dust of the city, and you will live ten years longer. It is only two miles from the High School. An electric Car Line will run through the entire property.

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The high school reference was to Denver High School, built in 1889 between Stout and California Streets, 19th and 20th Streets.

The Robinson house was offered for sale at \$5,000, with \$500 cash down payment and the balance to be paid similar to rent (a typical rent was about \$50 per month). Interested parties wishing to live the new streetcar suburb lifestyle with easy transportation to the city, with beautiful views of Denver and the mountains, could simply call at the downtown office of J. Cook Jr. and they would be driven in a horse-drawn carriage free of charge to view the available properties.

Advertised improvements included gas, electric lights, hot and cold water, a bath, patent fireplace, hard wood finish and a furnace. In reality, water for the subdivision came from a single well and was stored in a water tank that could be seen from the Robinson house. Kerosene lamps provided light since the owners of the Robinson House did not install electricity until 1921.

Initially, few other houses stood nearby, and yet, the house was not isolated. The City Dairy, the largest dairy in Denver, stood across 35th Avenue from the Robinson House. Across Colorado Blvd. to the west was the Clayton Home for Orphaned Boys. In the distance to the east and south were brickworks, providing quality bricks for the houses and businesses being constructed in Denver and surrounding areas.

In 1893, a horse-drawn streetcar line opened along 34th Avenue in Cook's addition. Along this route east from Denver's Welton Street line, the horses had the difficult task of pulling the streetcar up a long hill to the end of the line. Fortunately, the horses were not needed on the return run and they were allowed to ride in an open car in front of the streetcar. The *Denver Times* reported this novelty in an article dated March 11, 1893. In an interview with Helen Harper, who was raised in the Robinson House from 1913- until an adult, she remembered the enjoyment of riding the streetcar along with the horses.

The Robinson House has had several owners in its 112 year history. The original building permit no longer exists. According to Denver city directories the original owner was Jay A. Robinson, who was listed in 1892. At that time, the address was 3457 Root Street. Robinson, listed as a grocer from 1892-1894, changed his occupation to an inventor in 1895. He apparently did not marry until 1902 or 1903. In 1897, when August and Therese Bergmann purchased the house, the address had been changed to 3435 Albion Street. August was a laborer for the Colorado Iron Works at 3506 Delgeny. In later years he became a teamster. He and Therese had two children, Elizabeth and Charles. In 1900, the house was sold to Argil and Mary Brown. The 1910 census showed the Brown's serving as hosts to relatives Electra Webb, Mary's sister, and Grace Webb, Mary's niece. In 1913, the house was sold to James C. and Mary T. Roe. James was listed in directories as a farmer. In fact, James kept chickens and horses in fenced yards behind the house. Their daughter, Nellie Roe was listed as a stenographer in the 1920 census. A granddaughter, Helen Houston, lived with them almost from birth as several historic photos attest. She was raised in the house, and married a man

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named Harper. Nellie Roe eventually became the owner of the house, the result of an arrangement with her parents. She never married and continued her long career as a stenographer. In 1953, Nellie sold the house to Carl E. and Virginia J. Zimmerman for the paltry sum of \$10 and other good and valuable consideration. In 1961, the Zimmermans sold the house to Edmond A. and Shirley L. Dodge for the same price. By 1972, the Dodges had moved to Florida and sold the house to Forrest G. Roberts. The following year, 1973, Roberts sold the house to John C. and Emma S. Parker for \$20,000. The Parkers sold the house to current owner Lynn Smith in March, 1977 for \$26,500.

Today, the Park Hill Golf Course stands on the site of the former City Dairy. The buildings of the Clayton School for Orphaned Boys are part of the Clayton Center for Children and Youth, the Clayton College Campus. Two churches have been built on the south end of the Robinson's block, but no other houses have been built. The neighborhood streets east and south of the Robinson House have partly filled-in with small houses. Gas stations and fast food restaurants can be found at the western edge of Park Hill along Colorado Blvd.

The Robinson House has been preserved through the years with its Queen Anne facade intact and is now Kate's on 35th Avenue Restaurant. The Queen Anne residences built in the 1890s east of Denver have mostly disappeared. The two-story Robinson house remains and is an excellent example of the predominant housing style found in the American West of the 1890s.

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BIBLIOGRAPHY

Hansen, William J., and Noel, Thomas J., *The Park Hill Neighborhood*, Denver, Historic Denver, in publication.

Leonard, Stephen J. and Noel, Thomas J., *Denver, Mining Camp to Metropolis*, Niwot, University Press of Colorado, 1990.

McAlester, Virginia and Lee, *A Field Guide to American Houses*, New York, Alfred A. Knopf, 1994.

Noel, Thomas J., and Norgren, Barbara, *Denver, The City Beautiful and Its Architects*, Denver, Historic Denver, Inc., 1987.

Noel, Thomas J., *Denver Landmarks and Historic Districts, A Pictorial Guide*, Niwot, University Press of Colorado, 1996.

Newspapers:

Denver Republican 1889-1906

Denver Times 1906

Rocky Mountain News 1906

Other References:

Denver Public Library, Western History Department: census records, building permits, city directories, Baise Maps.

Denver City and County Records Office: ownership records, deeds.

Interviews:

Adams, Elaine, interviewed by Becky Dorward, August 2002.

Hansen, William J. , interviewed by Becky Dorward at his home, May and June 2002.

Harper, Helen, interviewed by Marie Rottler at her home, June 2002.

Smith, Lynn, interviewed at her restaurant, June and August 2002.

Special thanks to Lynn Smith, William Hansen, Elaine Adams, and Marie Rottler for their expertise and assistance.

Robinson House
Name of Property

Denver County, Colorado
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 505231 4401490
Zone Easting Northing

2. Zone Easting Northing

3. 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 Rebecca Dorward, Historian

organization Greater Park Hill Community, Inc.

date August 28, 2002

street & number 2823 Fairfax Street

telephone 303-388-0918

city or town Denver

state CO

zip code 80207

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 Lynn Smith

street & number 3435 Albion Street

telephone 303-333-4816

city or town Denver

state CO

zip code 80207

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.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The nominated property consists of Lots 26 and 27, Block 39, J. Cook Jr.'s North Division of Capitol Hill, City and County of Denver, Colorado.

BOUNDARY JUSTIFICATION

The boundaries include all the land historically associated with the Robinson House.

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-10 except as noted:

Name of Property: Robinson House
 Location: Denver County, Colorado
 Photographer: Rebecca Dorward
 Date of Photographs: September 2002
 Negatives: Possession of the photographer

Photo No.	Photographic Information
1	Facade taken from across Albion Street, showing mature landscaping and vacant lot to the north. View to the west.
2	South side of house at the intersection of Albion St. and Bruce Randolph, showing the mature landscaping around the house and the vacant lots used for church parking. View to the north.
3	Facade of the Robinson House. Note that the wheelchair ramp is hidden by bushes. View to the west.
4	The first and second floor front porches with original turned porch supports and doors, decorative shingled section between the porches, balusters, patterned shingles, decorative eaves, original wood slats underneath the second-floor gable. Recently repainted. View to the northwest.
5	First floor round-arched window, one-over-one, showing the small window panes surrounding the upper arched pane, the quarried-stone lintel and belt course. The Victorian porches are to the right. A lamp from a decorative outdoor pole lamp is seen on the left in the photo. View to the northwest.

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- 6 South side exterior showing the projecting wall and gable, with the decorative brickwork of the fireplace, and to the left a thin narrow window from the dining room, one-over-one, with a brick segmental arch lintel, and not seen, the small panes bordering the upper window pane. The three belt courses tying to the windows are visible, although the lowest is just barely visible. Near the left of the photo the quarried-stone lintel of the round-arched window that matches the front window is shown changing abruptly into the brick belt course. View to the northwest.
- 7 South side gable projection showing the matching round-arched window and above it the rectangular window, both one-over-one, with the borders of smaller panes in the upper large panes. The quarried-stone lintels and sills change into brick belt courses. The back porches with turned porch supports are visible, with the more recent exterior staircase, the second-floor door, and above that the attic patterned shingles with the decorative round window discussed in section 7. Decorative eaves are visible and the gable roof. View to the northwest.
- 8 North side exterior showing the single-story 1980s kitchen addition. The kitchen foundation is entirely brick, not matching the original quarried-stone foundation. The brick wall and belt courses match fairly well. The small rectangular window is from the original kitchen area and is to the right of the furnace fireplace. View to the southwest.
- 9 North side exterior showing the continuing belt courses, the main-floor tall narrow window, one-over-one, with the segmental arched lintel. To the left of that window is the landing window, one-over-one, round-arched, stone sill, with the upper belt course becoming the rounded lintel. That is the only window with such a design for the rounded lintel. To the right of that is a smaller rectangular window. A small gable ties into the gable on the south side. View to the southwest.
- 10 North side exterior showing the small gable for the furnace chimney, and the back, west side gable with the two trapezoidal windows and the octagonal window. The wood shingles in this gable are not patterned as in the rest of the attic. View to the southeast.
- 11 Garage, west elevation; view to the southeast.

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USGS TOPOGRAPHIC MAP
Commerce City Quadrangle, Colorado
7.5 Minute Series, 1994

UTM: Zone 13 / 505231E / 4401490N
PLSS: 6th PM, T3S, RW67, Sec. 30 NW¼ SW¼ NW¼
Elevation: 5,290 feet

