

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

JUN 15 2005

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions 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 Kohn House

other name/site number Dobbins House; Dominick House; 5DV6051

2. Location

street & number 770 High Street N/A not for publication

city or town Denver N/A vicinity

state Colorado code CO county Denver code 031 zip code 80218

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Georgina Conteglia State Historic Preservation Officer 6/6/05  
Signature of certifying official/Title Date

Colorado Historical Society, Office of Archaeology and Historic Preservation  
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:)

for  
Signature of the Keeper Edson H. Beall Date of Action 2/27/05

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

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

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

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

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

**Number of contributing resources previously listed in the National Register**

The Architecture of Jules Jacques Benois Benedict in Colorado

N/A

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

**Current Function**  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY REVIVALS/Italian  
Renaissance  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation  
walls STUCCO  
STONE/limestone  
roof CERAMIC TILE  
other CONCRETE  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

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

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The Architecture of Jules Jacques Benois Benedict in Colorado MPS

### Narrative Description



Figure 1. The Kohn House is shown here (view east-southeast) in 1926, shortly after its completion. This view is no longer possible due to the site's mature vegetation. SOURCE: Philae and Peter H. Dominick, Jr., photographic collection, original in the J.B. Benedict Manuscript Collection, University of Colorado, Western Historical Collection, Boulder, Colorado.

The 1925 Kohn Residence is a remarkably intact two-story Italian Renaissance style L-shaped house with brick walls clad with heavy stucco, limestone wainscoting along the lower walls, and a green tile roof with widely overhanging eaves with modillions (Photograph 1). Located at the southeast corner of the intersection of East 8<sup>th</sup> Avenue and High Street, the residence is a contributing resource within the East Seventh Avenue Denver Landmark District. The house occupies the northern part of its seven city lot parcel and features a curved corner entrance at the intersection of its east and south wings ornamented with a classical cast concrete frontispiece (Photographs 2 and 3). Cast concrete also is employed to elaborate the large arched windows and doors of the first story on the west, grouped small windows, and elaborately ornamented single windows at the ends of the second story (Photograph 4) on the north and west walls. There is a rear courtyard featuring a fountain, and the grounds include terraced garden beds, mature evergreen and deciduous trees, a row of columnar oaks, and stucco walls with stone trim (Photograph 5). The residence has an elevated position facing

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Figure 2. Historic view of the stair hall.  
SOURCE: Philae and Peter H. Dominick,  
Jr., photographic collection.

the vast expanse of Cheesman Park on the north and the Cheesman Park Esplanade across High Street to the west. From the front of the house other large dwellings designed by J.J.B. Benedict are visible in the Morgan Addition subdivision a short distance to the northeast.

The main entrance to the triple-axis residence is located at the curved northwest corner and features a two-story cast concrete frontispiece (Photographs 2 and 3). The frontispiece includes paired, fluted columns on paneled pedestals supporting a curved entablature with a frieze with a central panel flanked by cast concrete ornament and topped by a projecting molded cornice. Above the entablature is a triple window with three single-light windows enframed by engaged columns supporting an entablature surmounted by a coronet. The semicircular arched entrance has cast concrete archivolt trim and a keystone, and the wall surrounding the entrance is faced with limestone. The inset wood door has a large rectangular plate glass light and a decorative metal grille. The arched transom and continuous sidelight are also ornamented with metal grilles. A hanging metal lantern illuminates the entrance, and similar lanterns are mounted

on the walls flanking the entrance. Curved steps lead from the entrance to a paved court enclosed on one side by a cast concrete balustrade. The court extends to stairs on the north and west leading to the sidewalk.

*South Wing.* Radiating from the central entrance bay at the northwest corner are wings to the east and south. At each end of the second story of the south wing is a narrow, deeply inset, six-light window with an elaborate cast concrete surround that includes an entablature with a segmental pediment with a central scallop and a projecting decorative base with ornamental pendant (Photograph 4). Between these windows are two ribbons of four single-light windows flanking a projecting, full-height stucco chimney with limestone base. The windows have a shared cast concrete surround and are divided by engaged columns. Semicircular arched multi-light casement windows with decorative low metal railings are at each end of the first story (Photograph 4). Flanking the stucco chimney are full-height semicircular arched openings with cast concrete surrounds, French doors, arched single-light transoms, continuous sidelights, and a low wrought iron metal railing. There are stone quoins at the southwest corner.

The west end of the second story of the south wall of the south wing has a ribbon of four windows of the same design as the grouped windows on the west wall, as well as a ribbon of three windows of similar design at the east end (Photograph 6). The first story features an arcade of three semicircular arched multi-light casement windows at the west end. The east end of the wall has an open, inset

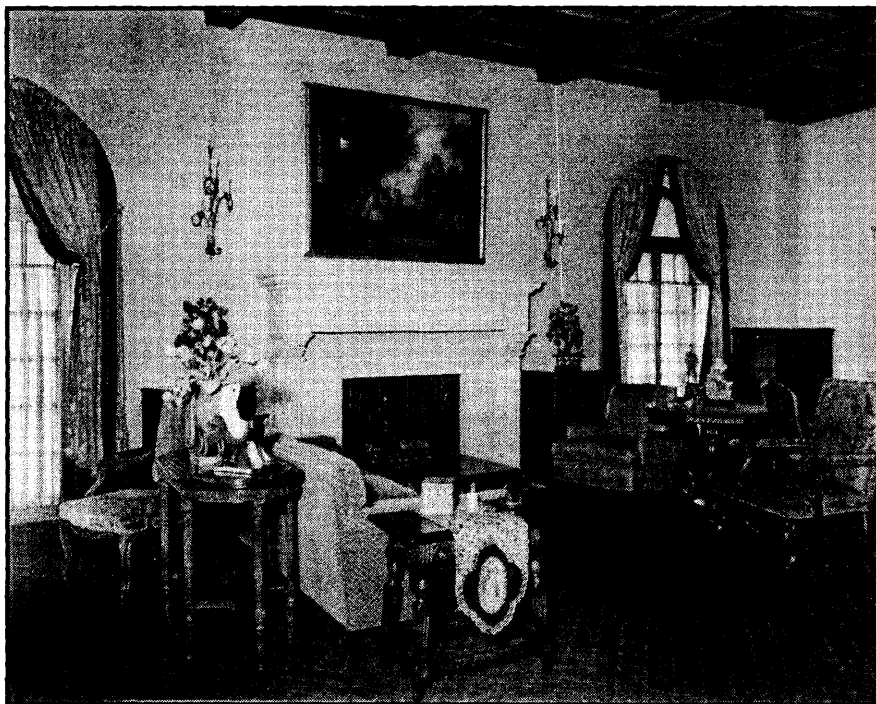
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loggia with two arched entrances. The loggia has a vaulted ceiling with a hanging lantern and a concrete floor. Between the arches is a round cast concrete column, and there is a metal canopy frame extending above the arches. There are stone quoins at the southeast corner of the south wing.

The second story of the east wall of the south wing has two single-light flat arch windows with a shared sill at the south end, a paneled and glazed door facing a wrought iron balcony at the center, and three single-light flat arch windows with a shared sill at the north end (Photograph 7). The first story has the open loggia with two arched openings with a round column at the south end and a tripartite multi-light window at the north end.



**Figure 3. Historic view of the living room fireplace and beamed ceiling. SOURCE: Philae and Peter H. Dominick, Jr., photographic collection.**

At the angle of intersection of the wings there is a beveled corner, which has a large semicircular arched leaded glass window with insets of decorative yellow glass on the second story (Photographs 7 and 8). On the first story, below the window, is an arched entrance, and there is a hanging lantern above the entrance. The wings of the house enclose a flagstone courtyard, which has as its focal point a fountain with an octagonal basin and a sculptural centerpiece of a boy and a girl holding an umbrella (Photograph 8).

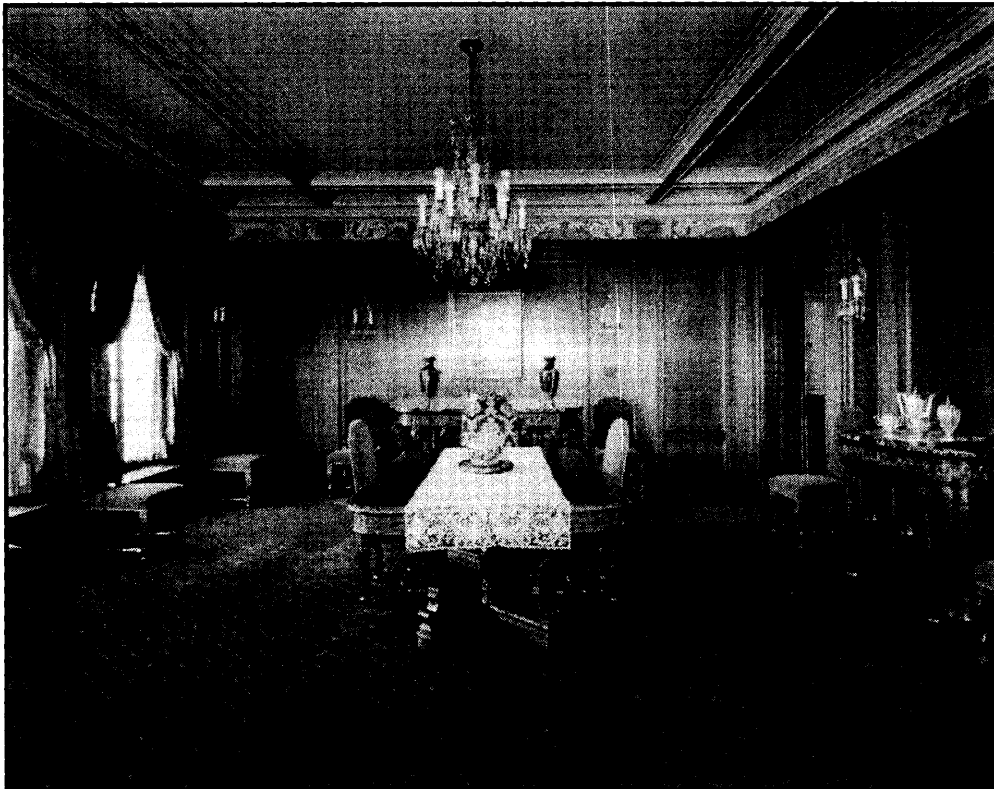
*East Wing.* The second story of the south wall of the east wing has a group of three single-light flat arch windows with a shared sill at the west end (Photograph 9). There is a very narrow paneled and glazed door flanked by single-light windows east of the three windows. The door faces a wrought iron balcony with wrought iron scroll supports. There is a single-light window east of the balcony. The

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first story at the west end has a Palladian motif group of three arched multi-light windows, with a larger center window and a shared sill. Near the center of the wall is a short, flat arch, two-part window. At the east end is a single-light flat arch window, followed by an arched entrance with multi-light door. There are stone quoins at the southeast corner.



**Figure 4. Historic view of the dining room with paneling and painted frieze.**  
**SOURCE: Philae and Peter H. Dominick, Jr., photographic collection.**

There is a projecting bay enframed with stone quoins at the south end of the east wall (Photograph 10). The upper story of the projecting bay has two flat arch single-light windows (one window is shorter than the other). The first story has a single window and a triple window. The north wall of the projecting bay has a single-light window on the upper story and a two-part window on the first story. At the north end, the east wall has a single-light window on the upper story and two single-light windows on the first story. There are stone quoins at the northeast corner of the east wing.

The north wall of the east wing features, on each end of the second story, a window with elaborate cast concrete surround identical to the windows of the west wall (Photographs 10 and 11). There is a small single-light window west of the easternmost window, followed by two ribbons of windows with stone surrounds, as on the west wall. The first story of the north wall has large semicircular arched multi-light windows with low metal railings flanking a small window with decorative metal grille at the east end. There is an arcade of three large arched multi-light windows with low metal railings near

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the center of the wall. At the west end of the north wall there is another small window with a metal grille, followed by a large arched multi-light window with low metal railing.

*Alterations.* The Kohn house has experienced remarkably few exterior alterations. An early photograph of the house showed a short stucco chimney on the west roof slope of the south wing. The chimney was later changed to a projecting full height stucco chimney (date unknown).



Figure 5. Historic view of the sunroom with fountain (view west).  
SOURCE: Philae and Peter H. Dominick, Jr., photographic collection.

### Interior

*Entrance Vestibule.* The entrance vestibule has a barrel vault ceiling, plaster walls, and an in-laid terrazzo floor. A hanging metal light fixture has etched glass panels. There are arched niches with seats with decorative grilles on either side of the vestibule.

*Entrance Hall.* The lozenge-shaped entrance hall is accessed via double wood doors with large rectangular lights surmounted by an arched transom with decorative grille and with a continuous sidelight (Photograph 12). The hall has a ceiling with a central flat lozenge outlined with molding enframed by a wide coved plaster band divided into panels. At the center of the ceiling is a crystal chandelier. The hall has an in-laid terrazzo floor, terrazzo baseboards, and plaster walls. The entrance hall reveals the triple axis design of the house, with doorways leading to the living room (south), dining room (east), and the stair hall (southeast).

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*Living Room.* The spacious rectangular living room has a ceiling latticed with wood beams painted with polychromatic designs in primary colors (Photographs 13 and 14). There are plaster walls and a parquet floor. A large limestone fireplace between the French doors of the west wall has carved arabesque ornament on the mantel, which is supported by carved columns.

*Sunroom.* The arched doorway between the living room and sunroom to the south has hammered ironwork gates. The sunroom has a groin-vaulted ceiling with decorative stenciling and corner columns with painted ornament (Photograph 15). There is a hanging metal lantern at the center of the ceiling. On the south wall is a fountain with a curved tile basin. There is a variegated ceramic tile floor.

*Dining Room.* The large, rectangular east wing dining room has a crystal chandelier hanging from the ceiling, which features stenciled beams (Photograph 16). The room has a painted frieze in colors of gold, green, red, black, and brown. The walls have wood paneling with fluted pilasters, and there is a parquet floor.

*Stair Hall.* A barrel vaulted passage from the entrance hall leads to the stair hall at the back of the house (Photograph 17). The two-story hall has a hanging metal chandelier at the center. The walls of the hall are plaster, and the floor has in-laid terrazzo. The winding staircase has a hammered bronze balustrade. An intermediate landing has a balcony motif, with a bowed metal panel on the balustrade, and is illuminated by an immense leaded glass window.

### **Garage/Caretaker's Quarters**

A one-and-a-half-story brick garage with stucco walls and a hipped, green tile roof is situated at the southeast corner of the grounds (Photographs 18 and 19). The roof has overhanging eaves with modillions, and there are hipped roof dormers with stucco cheeks and two nine-light windows. The north wall of the garage has three sets of paneled and glazed carriage doors with wrought iron handles. The west wall of the garage has two arched openings with arched wood doors with small lights and wrought iron handles flanking a center arched inset with an oval window. The wall is ornamented with antique cast iron panels. There is a concrete retaining wall topped by a balustrade west of the garage.



### 8. Description

#### 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)

ARCHITECTURE

COMMERCE AND TRADE

#### Period of Significance

1925-1943

#### Significant Date

1925

1943

#### Significant Persons

(Complete if Criterion B is marked above)

Kohn, Samuel E.

#### Cultural Affiliation

N/A

#### Architect/Builder

Benedict, Jules Jacques Benois

F.J. Kirchof Company

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

University of Colorado-Boulder, Western Historical Coll.

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### Statement of Significance

The Kohn House is significant in categories identified in the Multiple Property Documentation Form "The Architecture of Jules Jacques Benois Benedict in Colorado." The Kohn House represents the "Domestic Building" property type and is associated with the historic context "The Architecture of Jules Jacques Benois Benedict in Colorado, 1909-1942." The period of significance for the property extends from the residence's completion in 1925 through 1943, the year that original owner Samuel E. Kohn died.

The Kohn House is significant under Criterion C, in the field of architecture, as a work of master architect Jules Jacques Benois Benedict. The house was built in 1925, in the middle of the decade of Benedict's most prolific output. The two-story dwelling with rounded corner entrance at the intersection of two wings is the only known example of a triple-axis residence plan in Benedict's work. The combination of quality materials elegantly employed and the artistic use of ornamentation created by skilled craftsmen throughout the house were hallmarks of the architect's work. The house is also significant under Criterion C as an example of the Italian Renaissance style, one of the Beaux-Arts styles employed by Benedict for landmark residences in the metropolitan settings in which he specialized. The style is reflected in features such as the stucco clad brick walls and stone wainscot; the use of light-colored limestone and cast concrete in ornamental features; the low-pitched hipped roof with tile roofing; the broad eave overhang with modillions; the arched doors, first-story windows, and loggia; the classical detailing at the entrance; and the wrought metal grilles and low railings. Important interior features, including in-laid terrazzo floors, a limestone fireplace, stenciled ceiling beams, a sunroom with fountain, wrought metal and crystal chandeliers, and vaulted ceilings, also articulate the style, whose influence is repeated in the associated garage and landscaping.

The house is significant under Criterion B for its association with Samuel E. Kohn, who built the house and lived here with his family until his death in 1943. Kohn was a prominent merchant who founded American Furniture Company and built it from a small business to a leading retail firm. He was also influential in professional, civic, and religious affairs, holding leadership positions with National Jewish Hospital, Temple Emanuel, Green Gables Country Club, the Better Business Bureau, and the National Retail Furniture Association.

### Planning and Construction

A building permit for the house was issued on 28 May 1925. The permit called for a two-story brick residence, 48 feet by 80 feet, and a 20 feet by 24 feet garage on the alley. The F.J. Kirchhof Company was the general contractor for the project. Benedict often worked with Kirchhof on building projects. Plumbing and tile work for the house was performed by Stephen J. Slattery. According to the inspector's notes on the building permit, work on the house proceeded quickly: the foundation work was completed by late June 1925; the project was half finished by August; and construction was considered complete by 7 December 1925.<sup>1</sup>

<sup>1</sup> City and County of Denver, Building Permit Number 386, 1900 E. 8<sup>th</sup> Avenue, 28 May 1925; Benedict, *The Work of J.B. Benedict* (Denver: n.p., 1925).

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### The Architect: Jules Jacques Benois Benedict

Jules Jacques Benois Benedict (1879-1948) was Denver's first Ecole des Beaux-Arts trained architect. His Denver practice (1909-42) heavily focused on residential architecture, particularly large, elaborate urban dwellings and mountain retreats for the area's well-to-do families. The Kohn House is representative of this aspect of Benedict's work and falls within the second decade of his practice in Colorado. The architect's background, practice, and other designs are discussed in the associated Multiple Property Documentation Form "The Architecture of Jules Jacques Benois Benedict in Colorado."



Figure 6. Samuel E. Kohn (1879-1943) was the founder of American Furniture Company. SOURCE: *Rocky Mountain News*, 11 October 1943, 23.

### The Original Owners: The Kohns

Samuel E. and Aimee Kohn were the original owners of the house. Samuel Kohn was born in Chicago, on 21 July 1871, attended Chicago public schools, and entered Bryant and Stratton Business College. Kohn learned the furniture business in the store of his father, Isaac Kohn. In 1889, at the age of eighteen, he came to Denver to work in the wholesale grocery and mercantile store of his uncle, Philip Kohn.<sup>2</sup>

By 1898, Samuel Kohn had established his own furniture jobbing business in Denver. In 1900, he incorporated the American Furniture Company with a retail store in the 1500 block of Lawrence Street. American Furniture Company, with Kohn as president, prospered. In 1917, the company moved to a new retail location at 1601 Lawrence Street. In 1923, Kohn sold the business to the Hartman Company of Chicago, but he continued in active charge of the firm. Proceeds from this sale may have helped fund construction of the Kohns' new house. In 1930, Kohn repurchased American Furniture and remained its president for the rest of his life.<sup>3</sup>

In 1907 Kohn married Aimee Herman, who was the daughter of a pioneer Leadville family. Aimee Herman was born in Boulder, Colorado in 1881 and graduated from Denver East High School.

<sup>2</sup> According to a 1974 *Denver Post* article, Kohn's former secretary recalled that Kohn had told her he had immigrated to the U.S. from Russia in the 1880s, but Census manuscript returns and earlier accounts indicate he was born in Illinois. *Denver Post*, 11 October 1943, 1; *Rocky Mountain News*, 11 October 1943, 23; Colorado Press Association, Inc., comp., *Who's Who in Colorado* (Boulder, Colorado: Colorado Press Association, Inc., 1938), 305.

<sup>3</sup> After his father's death, Robert S. Kohn continued with the business until 1966. The store on Lawrence Street was demolished in 1974 as part of the Skyline Urban Renewal Project. Hit hard by the recession of the early 1970s, American Furniture announced it was closing its stores in October 1974. The firm was acquired by Jake Jabs who continues to operate it as American Furniture Warehouse. *Rocky Mountain News*, 30 September 1930, 12; 11 October 1943, 23, 2 October 1974, 100; *Denver Post*, 11 October 1943, 1, 25 December 1966, 3, 8 May 1974, 55, 1 October 1974; Chris Leppek, "Furniture King Jake Jabs Sits on Top of the World," *Intermountain Jewish News* article, undated, reproduced on [www.jakejabs.com](http://www.jakejabs.com), website, 17 January 2005.

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The couple had three children who grew up in this house: Robert S.; Ann; and Helen.<sup>4</sup>

Samuel Kohn was extremely active in business, civic, religious, and fraternal affairs in Denver and held leadership positions in several organizations. He served as president of the National Retail Furniture Association, as a director of the Denver Chamber of Commerce, and as a founder and president of the Better Business Bureau. In civic affairs, Kohn was chairman of the board of National Jewish Hospital, one of the first members of the Denver Planning Commission, and president of the Community Chest (1929). In cultural affairs, he was active in the Denver Art Museum and the Central City Opera Association. He served as president of Temple Emanuel for more than twenty years and was largely responsible for the construction of its temple at East Sixteenth Avenue and Pearl Street. An avid golfer, Kohn was a founder and president of the Green Gables Country Club. He was also a member of the Masons, the Shriners, and B'nai B'rith. Aimee Kohn was also active in civic and charitable organizations.

Samuel E. Kohn died in October 1943, of complications following minor surgery. The *Rocky Mountain News* paid homage to the businessman, noting that he had "directed the rise from a small business to one of the large retail furniture firms in the nation." His estate was valued at more than \$150,000. The family house at 770 High Street was sold following Mr. Kohn's death, and his wife lived in the Brown Palace Hotel until her death in 1964.<sup>5</sup>

### Subsequent Owners

The house had two short-term owners during the 1940s and early 1950s. Harvey A. and Gertrude S. Marr lived here from 1944 to about 1948. The house was listed as vacant in the 1950 Householder Directory. The 1951 through 1953 Householder Directories showed Jane R. Thams, the widow of John Thams, at this address.

*The Dobbins.* Colorado businessman Cris Dobbins lived in the house from 1954 until his death in 1979. Dobbins was born in Englewood on 8 January 1904. He began part time work at the offices of Ideal Cement in downtown Denver while still in high school and started working there full time following his graduation in 1921. Receiving time off from work to attend the University of Denver, he obtained a degree in business administration in 1927. In October 1930, he married Elvira Mae Bjork. Dobbins steadily rose within Ideal Cement, becoming the assistant sales manager in 1930, sales manager in 1941, and general manager and vice president in 1943. In 1952, Dobbins was named president of Ideal Basic, a position he held until 1971, when he retired and became chairman of the board. Dobbins was president of the American Mining Congress from 1965 to 1971, served as a trustee of the Boettcher Foundation, and was a member of a number of other boards of directors, such as the United Bank of Denver and the American Crystal Sugar Company. He was also active

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<sup>4</sup> *Denver Post*, 11 October 1943, 1; *Rocky Mountain News*, 11 October 1943, 23; U.S. Census Bureau, Census of Population, Manuscript Returns, Samuel E. Kohn and family, Denver County, Colorado, 1920 and 1930.

<sup>5</sup> *Denver Post*, 11 October 1943, 1 and 18 June 1964, 44; *Rocky Mountain News*, 11 October 1943, 23.

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with such civic groups as the Boy Scouts, the Denver Museum of Natural History, and the Central City Opera Association. Dobbins' widow, Elvira B. Dobbins, continued to reside here until 1981.<sup>6</sup>

*The Dominicks.* In 1981, architect Peter H. Dominick, Jr., and his wife, Philae C., purchased the property. Peter Dominick studied architecture at Yale University (B.S., 1963) and the University of Pennsylvania (M.A., 1968). He worked for William Muchow and Associates (1971-74), before creating his own firm: Dominick Architects (1974-1988), known later as the Urban Design Group (1988-2003) and 4240 Architecture, Inc. (2003 to present). The firm has offices in Denver and Chicago and includes more than one-hundred fifty employees.<sup>7</sup>

Dominick's work has included historic preservation and renovation, urban infill, and recreational projects. In 1997, the *Denver Post* called him "one of the nation's leading practitioners of the 'National Parks' school of design, a concept whose origins are found in the great log- and stone-built lodges of Yellowstone, Yosemite and Mt. Hood." The Disney Corporation commissioned Dominick to design the Wilderness Lodge at Disney World and the Grand Californian at Disneyland. Other noteworthy projects include the Snowmass Base Village and the Great Platte River Road Archway Monument. Dominick summed up his architectural philosophy: "We do design that is culturally and environmentally focused. There will always be a market for architecture that connects people and cities with their environment." Dominick was named to the College of Fellows of the American Institute of Architects in 1994. Philae Dominick is an interior designer who also raises quarter horses on a ranch in Huerfano County, Colorado. The Dominicks continue to live in the house.<sup>8</sup>

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<sup>6</sup> *Rocky Mountain News*, 17 June 1979, 8; *Denver Post*, 17 June 1979, 1; and *Cervi's Journal*, 19 January 1958, 4.

<sup>7</sup> Dominick's father, Peter H. Dominick, Sr., represented Colorado in the U.S. Senate in the 1960s and 1970s. Peter H. Dominick, Jr., Curriculum Vitae, 4240 Architecture, Denver, Colorado.

<sup>8</sup> *Rocky Mountain News, Festival*, 14 November 1971, 7; *Rocky Mountain News*, 18 June 1982, 65W; *Denver Post*, 13 April 1997, 1G.

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10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 13 503090 4397440  
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.)

Boundary Justification

(Explain why the boundaries were selected.)

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, historians (for Historic Denver, Inc.)

organization Front Range Research Associates, Inc. date 31May 2005 (revised)

street & number 3635 West 46<sup>th</sup> Avenue telephone 303-477-7597

city or town Denver state CO zip code 80211

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

name/title Philae C. Dominick

street & number 770 High St. telephone \_\_\_\_\_

city or town Denver state CO zip code 80218

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.

# National Register of Historic Places Continuation Sheet

Section No. 10 Page 12

Kohn House, Denver County, CO  
The Architecture of Jules Jacques Benois Benedict in Colorado MPS

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## Geographical Information

### Verbal Boundary Description

The nominated area consists of Lots 1 through 7 inclusive, in Block 162, South Division of Capitol Hill Subdivision, in the City and County of Denver, Colorado.

### Boundary Justification

The nominated area includes the building, the carriage house, and the entire parcel on which it is located.



## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 13

Kohn House, Denver County, CO  
The Architecture of Jules Jacques Benois Benedict in Colorado MPS

### Common Photographic Label Information:

1. Name: Kohn House
2. Location: 770 High Street, City and County of Denver, Colorado
3. Photographer: Thomas H. Simmons
4. Photograph Date: February 2005
5. Negative on file at: Historic Denver, Inc.  
1534 Wynkoop St., Suite 400A  
Denver, CO 80202

### Information Different for Each View:

6. Photograph Number, Description of View, and Camera Direction

Photograph Number	Description of View	Camera Direction
1	West wall and part of north wall.	ESE
2	Gate and stairs to entrance.	ENE
3	Entrance.	S
4	Window details on west wall south of the entrance.	E
5	Terraces and lawn south of house.	WSW
6	South wall of south wing and part of the west wall of the south wing.	NNE
7	East wall of the south wing with courtyard in foreground.	W
8	Intersection of south and east wings with courtyard and fountain in foreground.	NW
9	South wall of the east wing.	N
10	East wall and part of the north wall.	SW
11	North wall with entrance to right.	SE
12	Entrance hall with doors to vestibule at left.	NE
13	Living room.	WSW
14	Painted ornamentation on living room ceiling beams.	N/A

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 14

Kohn House, Denver County, CO  
The Architecture of Jules Jacques Benois Benedict in Colorado MPS

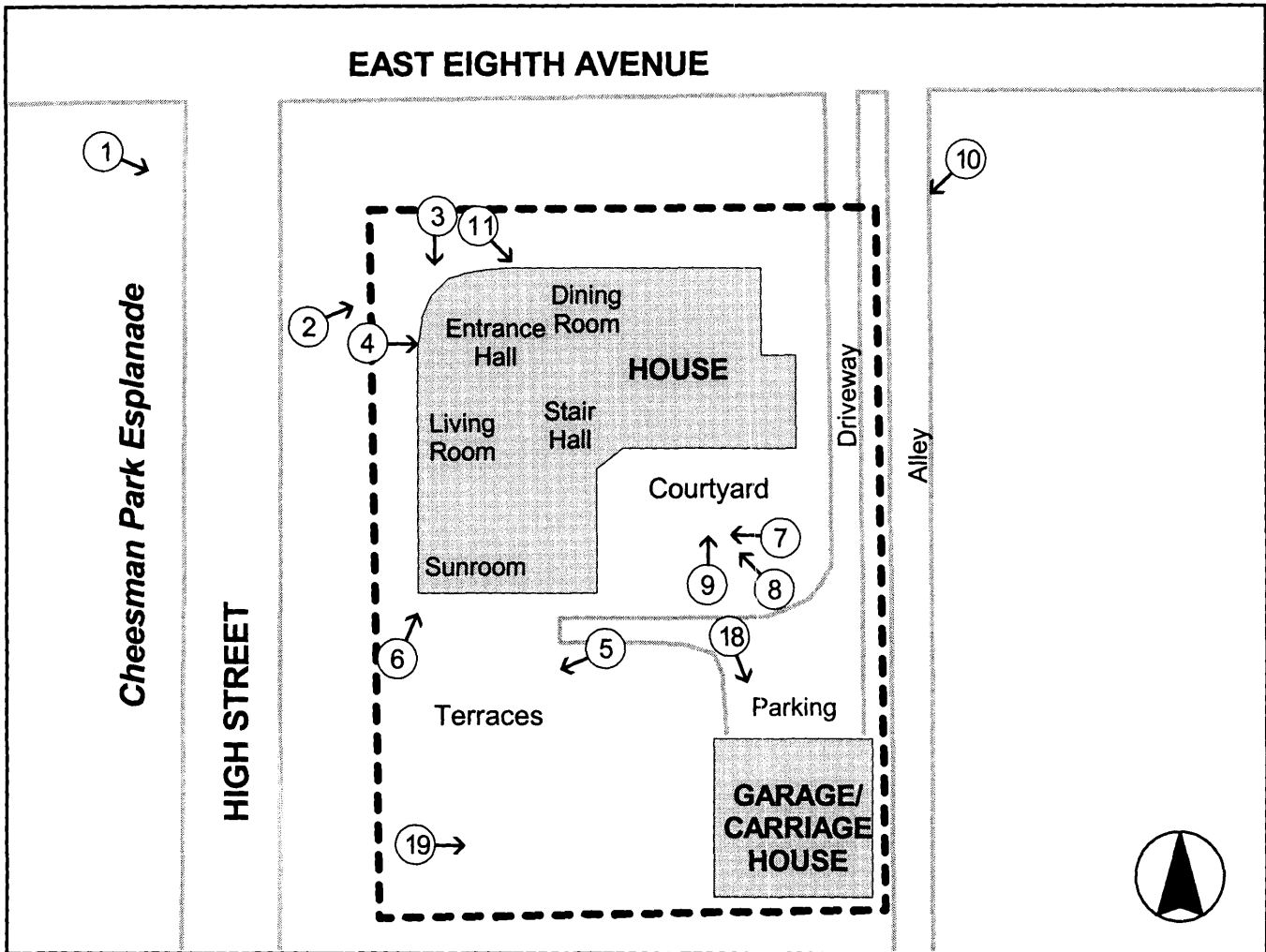
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<b>Photograph Number</b>	<b>Description of View</b>	<b>Camera Direction</b>
15	Sunroom with fountain, ceramic tile floor, ornamental lantern, and painted plaster ornamentation.	SSW
16	Dining room with ornamental painted frieze and ceiling beams.	E
17	Stair hall and stairs to second story.	SE
18	North wall of garage/carriage house.	SSE
19	West wall of garage/carriage house.	E

National Register of Historic Places  
Continuation Sheet

Section No. MAPS Page 15

Kohn House, Denver, CO  
Architecture of Jules Jacques Benois Benedict in Colorado MPS



SKETCH MAP. SOURCE: Sanborn fire insurance map, 1929 and City and County of Denver, Geographic Information System, Aerial Photograph, 2002. The dashed line indicates the boundary of the nominated resource. Numbers in circles with arrows indicate photograph locations and camera directions. One inch equals approximately 44 feet.

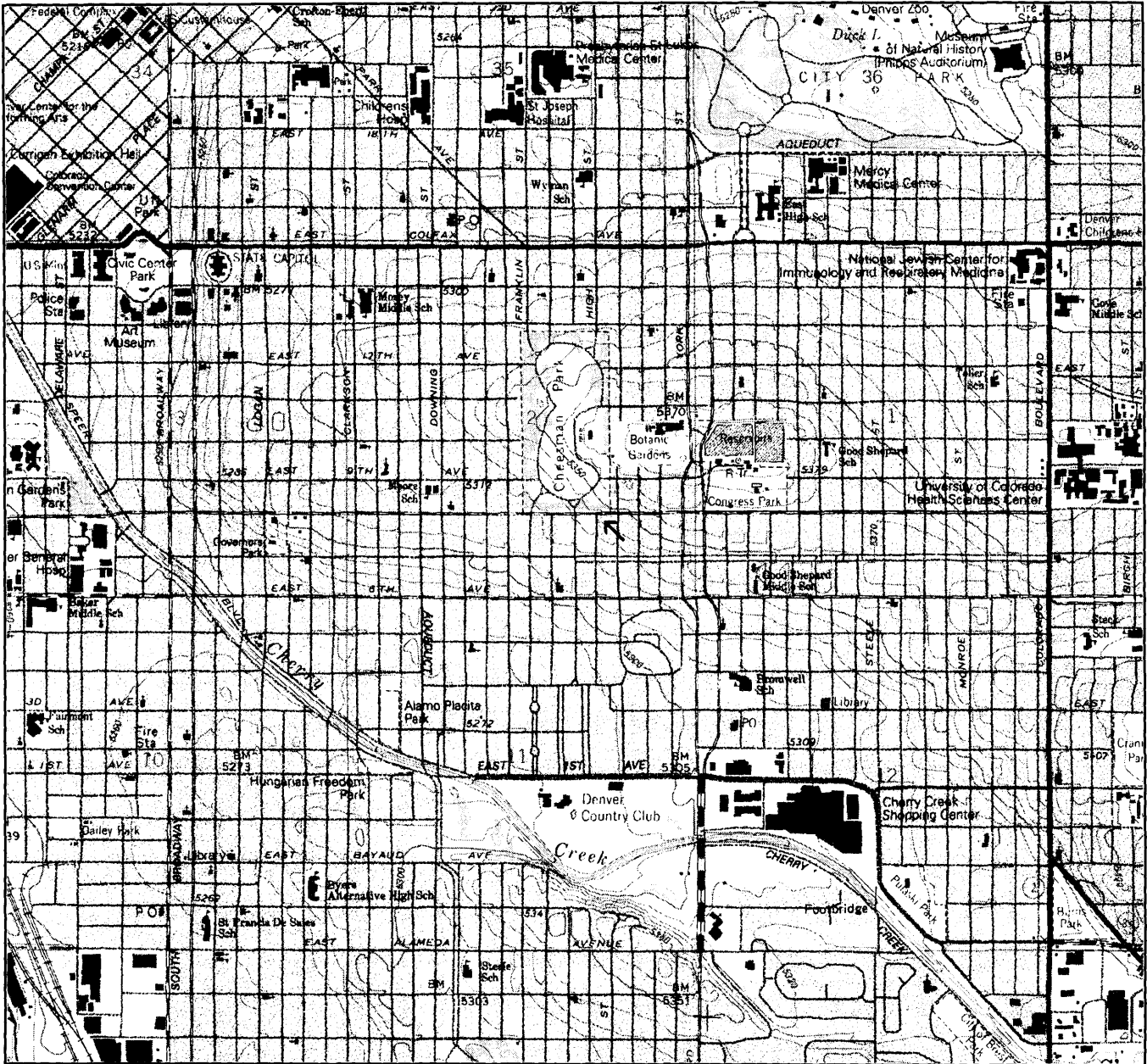
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Kohn House, Denver, CO

Section No. MAPS Page 16

Architecture of Jules Jacques Benois Benedict in Colorado MPS



USGS LOCATION MAP. SOURCE: Extract of U.S. Geological survey, "Englewood, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1965, revised 1994). An arrow indicates the location of the nominated resource.