

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Romano, Samuel and Albina, Residence

Other names/site number: Leo and Helen Rundstein Property / 5JF2784

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 16300 South Golden Road

City or town: Golden State: Colorado County: Jefferson

Not For Publication: N/A Vicinity: X

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 at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X C D



Deputy State Historic Preservation Officer

May 20, 2014

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :
agency/bureau

State or Federal
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

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Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>2</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>4</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS/
Craftsman/Bungalow

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation – Concrete

Walls – Stone, Wood

Roof – Asphalt

Other – Concrete, Stone, Wood, Asphalt, Metal

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The 1927 Samuel and Albina Romano Residence is a one-story Arts and Crafts style bungalow constructed primarily of cobblestone. It is situated in a central location towards the rear of its property. A cobblestone arch gateway at the northeast corner of the property opens to a long catalpa tree-lined gravel drive that leads to the house and its outbuilding/garage at the southeast corner of the property. It also opens to a long concrete sidewalk that leads up to the front door of the house through the spacious lawn that surrounds it on the north, west, and south sides. The Romano Residence is on a semirural lot facing north towards South Golden Road, which is the main two-lane paved road of the Pleasant View area of suburban and semirural homes and businesses. Pleasant View is an unincorporated suburb of Golden consisting of subdivisions and parcels partitioned from the original Cold Spring Ranch of this area. With a population of approximately 4,000 people, it consists of homes, businesses, the National Guard, and Colorado State Patrol facilities developed at varying periods from 1887 to present. Pleasant View, as gave rise to its name, resides in a scenic valley that gently slopes northwesterly towards Golden. To the north is North Table Mountain mesa, to the south is Green Mountain, to the west is Jackson Hill and the front range of foothills, and to the northwest are Lookout Mountain and the city of Golden. About one mile to the east are the Colorado Mills and Denver West retail shopping centers and the city of Lakewood. South Golden Road is primarily lined with business establishments, both historic and modern, and this home is one of its remaining residential properties.

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To the west of the property is the ca. 1929 Golden Market building, originally owned and operated by the Romano family, it faces north toward South Golden Road. To the east is a ca. 1970s commercial building home to a print shop. In 1985 the land to the south of the Romano Residence was developed into two large apartment buildings accessible by both Quaker Street and West 10th Avenue. All of the surrounding property was originally a part of the Romano property, but was subdivided and sold in the late 1960s. Across South Golden Road to the north, are more ca. 1970s commercial buildings that house professional and retail businesses, including the Pleasant View Electronics store.

The Romano Residence displays a high degree of historic integrity dating to the period of significance for Architecture, beginning in 1927 with the construction of the house and outbuilding/garage and ends ca. 1930, the estimated construction date of the addition to the outbuilding/ garage.

Narrative Description

Extending east from the main concrete sidewalk is a historic concrete path about 12" wide. It borders a flower garden, primarily roses, next to the house. Both the path and the flower garden continue to the east side of the house. At the rear, the concrete path joins a larger concrete sidewalk that continues to the outbuilding/garage. The flower garden continues just east of the rear entrance stairs. Another small flower garden appears to the west of the stairs. Remnants of a stone walkway exist from the east side of the house to the gravel drive.

The lawn includes a historic blue spruce near the northwest corner of the house and more recent plantings of blue spruce trees southwest of the house along with an ash tree west of the outbuilding/garage. Three Dutch elm trees exist west of the house. Historic lilacs dating to ca. 1930s create an L-shaped border northwest of the outbuilding/garage and south of the house. The property is irrigated through historic underground pipes, with several elevated faucets throughout the property. A domestic well on the property feeds the pipes.¹ To the west of the well house is a ca. 1940 metal pipe clothesline with supporting braces.

The property, of an irregular shape, consists of the house at its south center, the cobblestone outbuilding/garage at its southeast corner, and a concrete well topped with a metal roof towards the southwest corner of the land. The entire, nearly one-acre, property is surrounded by a historic wire fence with metal posts. Its rear entrance, at the southeast end next to the outbuilding, is a simple metal wire mesh gate. The property is in excellent condition and has had very little alteration since original construction making all four of the resources on the property contributing.

¹ Per 36 CFR 60, only real property is included in the nomination, not water rights.

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House, 1927; (photos 1-10)

The one-story Arts and Crafts style bungalow is made primarily of cobblestone upon a concrete foundation with a rectangular plan, front gable roof, and partial wraparound front porch with a pergola. The gabled ends above the eaves are finished with wood shingles and the foundation, porch base, sills, and lintels are made of concrete. The interior of the house reflects the Arts and Crafts style in its use of woodwork, trim, and built-in cabinetry across multiple spaces.

The house features a front-gabled roof with open eaves and exposed rafter tails. The roof of the home is red asphalt shingle and the roof of the front porch is gray diamond-pattern asbestos shingles. It sits on a concrete foundation under which a full concrete basement is located. All windows of the house are original wood windows with concrete sills and lintels and all exterior wood trim of the home is painted white. The house features primarily four-over-one double-hung windows, with a vertical configuration of the multiple-pane portion. It also features a wraparound porch on its north and northeast sides with a concrete floor and cobblestone porch walls topped by concrete coping, led to by a concrete stairway of six steps with cobblestone kneewalls topped with concrete.

North-facing (main) façade (photos 1-4, 9, 10)

On the north side is an offset front gabled-front porch with a beadboard ceiling and an exposed light bulb fixture. The porch includes decorative wood shingles and bracketed eaves and is supported by wood battered half piers that sit upon a cobblestone balustrade; concrete coping tops the balustrade. On the northeast side is a wraparound wood pergola supported by wood battered half piers that sit upon the cobblestone balustrade. The primary north wall of the house includes an original wood front door including a three-light window above a large single vertical inset panel with a non-historic aluminum storm door led to by concrete steps. The door is flanked by a large single-pane fixed window on the east and a smaller four-over-one window to the west. The door has a concrete sill and lintel. Above the porch the north wall has a front gable mirroring the porch with decorative shingles and two small diamond-shaped fixed windows at the peak of the gable.

East-facing side (photos 5, 10)

The east side of the house is anchored by an off-center gable projection under which a group of three multi-pane windows are centered. The middle window is a five-over-one and is flanked by four-over-one windows. The group has a concrete sill and lintel. The projection has bracketed eaves and wood shingles. North of the projection the primary wall includes a tall cobblestone chimney with concrete cap flanked by twin single-pane fixed windows just below the roof level. Near the peak of the roof towards the southern end is a secondary brick chimney with a corbelling one-third of the way to the top. The secondary chimney is toward the ridgeline.

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South-facing (rear) side (photos 15, 16)

The south side has an original enclosed service porch not fully spanning the primary wall, constructed of cobblestone walls atop a concrete foundation. Atop the walls is concrete coping, above which are four-light casement windows spanning all three sides of the porch. Concrete steps with metal pipe railings lead to an original wood entrance door with horizontal inset panels with four-light fixed windows above with a wood screen door divided into vertical and horizontal sections. The porch is covered by a shed roof, above which is the rear gable end of the primary wall including wood decorative shingles, bracketed eaves and a single square vent with wood framing. Inside the porch the primary southern wall is of cobblestone atop a concrete base. An original wood door with horizontal inset panels and a single light provides access. An original wood screen door, with the lower portion divided into four screened sections, allows ventilation into the back of the house. To the east of the door is a single four-over-one double-hung window. The porch ceiling is wood beadboard. Wood built-in cabinetry is below the east windows and a cast-iron steam radiator stands between the door and window. At the west wall is a historic metal sink.

West-facing side (photos 7, 8)

The west wall is of cobblestone built atop a concrete foundation. It has paired four-over-one double-hung windows at its center, a larger five-over-one double-hung window towards the south with a smaller four-over-one double-hung window in between, and a four-over-one double-hung window towards the north end.

Interior (photos 18-19, interior sketch map)

The interior of the home consists of a rectangular plan of rooms surrounding a small central L-shaped hallway into which most rooms open. All primary flooring is original hardwood and all walls and ceilings are finished in original lath and plaster. All windows and doors are surrounded by simple finished wood framing in Craftsman style with matching finished wood baseboards. The front door leads to the main living room, which features at its east end a Craftsman-style gray brick fireplace flanked by built-in wood cabinetry with vertical-pane glass doors, all topped by a broad wood shelves spanning the length of the wall. The north wall has an original cast-iron steam radiator. Lighting includes a historic iron five-light chandelier with clear flame-styled incandescent bulbs patterned after the original Mazda bulbs of the house, and twin sconce lights are above the fireplace with another pair on the west wall.

Proceeding counterclockwise to the south, one enters the dining room through a wide opening. Similar trim surrounds the multi-pane triple windows and the room is lit by an original ceiling-mounted half-dome light with opaque glass. In the northeast corner is an original cast-iron steam radiator. Proceeding south into the kitchen, its floor features what may be an oilcloth mat of multicolor with green surround trim. The east wall

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features original wood cabinetry, Formica countertop, and double-sink basin. These surround the central pair of windows which are flanked by decorative sconce lights. A tall vertical cabinet is inset within the northeast wall. The west wall features an original stove and oven. Next to the stove is a small original cast-iron steam radiator. Doors and windows are trimmed in wood as throughout the house, except the woodwork of the kitchen is painted white. To the south the kitchen exits onto the service porch and to the basement, whereas to the northwest it exits into the hallway.

The small central hallway is a core element of the house. It is an L-shaped passage opening to the kitchen on the east, the living room on the north, a bedroom to the southwest, bathroom to the west and an additional bedroom to the northwest. It features a tall built-in wood cabinet for its south wall, including three drawers below a pair of double doors with shelving behind. The hallway floor is of the same multicolored likely oilcloth as the kitchen. The original wood doors, with two inset panels, exit the hall in each direction. Proceeding counterclockwise into the southwest bedroom, the bedroom floor is a late 1920s – early 1930s oilcloth mat in a multicolored floral pattern with an ornate border, beyond which it leaves the wood floor exposed around its edges. Its east wall includes two metal sconces and double-light ceiling fixture, all with exposed single bulbs. An original single recessed-panel wood door leads to a closet on the east side. A wood picture rail lines the ceiling. An original cast-iron steam radiator is also inside this room.

Re-entering the hallway and proceeding west is the bathroom. It features all original fixtures including porcelain bathtub, toilet, sink, wood inset mirror cabinet trimmed in Craftsman style painted wood, metal and porcelain towel bar, and original cast-iron steam radiator. Above the mirror is a non-historic light fixture and the room has a modern linoleum floor. The walls up to window height are historic white tile with painted wood trim.

Returning to the hallway and proceeding north through a single recessed panel wood door is the west bedroom. It features a late 1920s – early 1930s oilcloth floor covering of multicolored floral pattern leaving the wood floor exposed around its edges. The room is lit by a double light fixture and at the east wall twin sconces are identical to the southwest bedroom. This room also includes an original cast-iron steam radiator and an original wood door with a single-recessed panel that leads to a closet at the northwest corner.

Returning to the living room and proceeding to its northwest corner through an original recessed panel wood door is the northwest bedroom. It features a late 1920s – early 1930s red and white oilcloth floor covering of plant leaf patterning. Overhead is a hanging acorn dome pendant light fixture of opaque glass. In the room's northwest corner is a retrofitted metal shower cube. At the west wall is an original cast-iron steam radiator.

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Entry to the basement is gained through an original door accessible from the kitchen at its southern exit; it is opposite the door to the south service porch. This proceeds through an original single panel wood door down a wood stairway with metal pipe railings. The basement is unfinished with concrete walls, wood utility closets with vertical wood doors at its northwest and southeast corners, a small cold storage area with a vertical wood door, and a small coal loading chute wood door in its north wall. The basement includes a historic coal-burning furnace at its southeast end that is no longer in active use; it originally ran steam through the cast-iron radiators. Although the original furnace and coal-feed machinery are still present, the property is now heated by a new gas boiler that runs hot water through the same radiators, providing an efficient system that maintains the historic integrity of the property.

Alterations:

In the last ten years the original coal-burning furnace was replaced with a gas boiler as described previously. In the 1970s the owner added the retrofit shower to the northwest bedroom and replaced the bathroom flooring with linoleum.

Outbuilding/Garage, ca. 1927, addition ca. 1930 (photos 11-16)

At the southeast corner of the property is an outbuilding/garage led to by a concrete sidewalk from the house. This building is surrounded on the east, south, and west sides by a cobblestone addition built ca. 1930. Part of the south addition and all of the east addition consists of a screened-in garden, protected from animals and hail. The addition on the west is a shed-roof cobblestone building, with the roof sloping toward the south. It was used primarily for storage of fox and mink feed and other supplies during the time when the Romano family operated a fox and mink farm through ca. 1960s. It is now used for general storage.

North-facing side (photos 11-12)

The north-facing side consists of the original concrete garage and the north addition. The original portion features concrete walls, two modern metal garage doors, and a side-gabled roof with diamond pattern asbestos shingles. The north-facing side of the addition has an original wood-paneled door flanked by two four-light wood casement windows. An original wood screen door allows ventilation to the addition. Exposed rafter tails extend from a false shed roof slanting toward the north.

West-facing side (photo 13)

A shed roof slopes south and the west wall has a small parapet. The west-facing side features two original four-pane wood casement windows, with the northern-most window covered by plywood. The windows flank a cobblestone chimney that projects

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from the wall about 12". The chimney extends above the shed roof by approximately 24".

South-facing side (photo 13)

A centered horizontal historic wood door is on the south wall of the addition with an original four-pane wood casement window to the west; the window is covered with wood. To the east of this section a vertical wood door accesses the screened-in garden, which extends to the east. Screen windows and roof extend south from the original building by approximately 10'; the windows sit atop a cobblestone wall.

East-facing side (photo 14)

On the east-facing side a vertical wood door provides additional access to the screened-in garden at the southern-most part. Screen windows and roof extend south from the original building by approximately 6'; the windows sit atop a cobblestone wall. The garden area stops at the north wall, where a full cobblestone wall on the north-facing side extends east about 2' beyond the east-facing garden wall.

Interior (photos 15-16)

The interior of the ca. 1927 concrete outbuilding/garage has terra cotta tile walls. The tile was manufactured by The Denver HiFire & Clay Company, as cast on some of the tiles, which manufactured clay products and tiles in Denver between 1876 and 1937. It has a concrete floor as does the addition. The cobblestone construction is visible from the interior of the addition.

Alterations:

The cobblestone addition was constructed ca. 1930. The only other modification was when the owner replaced the original top-hung wood slider garage doors with non-historic metal garage doors ca. 1970. To watch his fox and mink, owner Samuel Romano constructed a frame watch tower on top of the cobblestone addition (see Figure 4). It extended approximately 12' in height above the roof of the addition and was adjacent to the roof peak of the original concrete outbuilding/garage. It contained windows on the west, east, and south sides and a shed roof. Corner boards extended to the full height of the horizontal wood sided tower. After the Romano family discontinued raising fox and mink, ca. mid-1960s, the tower was removed from the cobblestone addition.

Well House, ca. 1927 (photo17)

At the property's southwest end is a subterranean concrete well house measuring 5' x 7'. It has a metal gable roof and extends above the ground by approximately 6" on the sides and approximately 18" at the gable peak. It extends below ground 12' feet. Under

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the well house is a 6' diameter brick-lined domestic well, which extends underground another 15' and serves only the nominated property. A concrete hatch door with metal handles allows access and serves two metal pipe hydrants on the property. The water rights are owned by the current property owner.²

Alterations: No alterations are known to have occurred to the well or well house.

Cobblestone Entrance Gate, ca. 1927 (photos 1, 9; Entrance Gate sketch)

The property's main entrance, at its northeast end, features a gateway arch of battered cobblestone piers supporting a wood side-gabled roof. The arch measures 16' wide x 13'-6" high at the peak with each side pier measuring 10'-6" high x 3' in diameter at the base (see sketch of Entrance Gate on page 30). The roof has exposed eaves and is topped by red asphalt shingles. Original twin decorative garden loop-wire-mesh gates open inward to the property leading to the driveway, which is lined by deciduous shade trees. The driveway extends south to the garage entrance.

Flanking the gateway arch to the west is a secondary pedestrian gateway entrance featuring a mirroring original decorative garden loop-wire-mesh gate opening into the property supported by a matching cobblestone post with concrete cap.

Alterations:

The only known alteration is that ca. 1970 the owner replaced the original wood shingle roof with red asphalt shingles.

Integrity

The house and property are in an exceptional state of preservation when compared to historical photos. Both the interior and exterior of the house are little modified from their original construction. The only discernable changes to the exterior of the home are replacement of the roof with red asphalt shingles (gray diamond pattern shingles appear to be original), and the addition of a historic small upper extension of the secondary chimney above its corbelling. Elsewhere there is the elimination of the twin pedestrian gate on the east side of the gateway arch, which has been reroofed in red asphalt shingles.

The house interior, except for obvious minor non-historic fixtures and retrofitted shower, is in a nearly pristine state including its original layout. Its character-defining features include, but are not limited to: original lights fixtures throughout the house; original hardwood and historic oilcloth flooring; original steam radiators; original lath-and-plaster ceiling and walls; original wood window and door trim, baseboards, and built-in wood cabinetry; and original wood doors and door hardware. Its living room features a

² Per 36 CFR 60, only real property is included in the nomination, not water rights.

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centerpiece of original built-in wood cabinetry surrounding the brick fireplace with original screen. Its kitchen features original wood cabinetry. Its bathroom features a complete set of original fixtures. Even original decorative Mazda light bulbs, although no longer used, are kept preserved here. It is literally a time capsule from when Samuel and Albina Romano lived here. As such it possesses a high degree of integrity, including: location due to its continued presence at its original location on South Golden Road; association with surrounding Pleasant View including South Golden Road and neighboring Golden Market; setting with its well-preserved landscape and original building layout within Pleasant View; feeling with its finely preserved interior, exterior, and property; and design, materials, and workmanship have a high degree of integrity.

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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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1927-ca. 1930

Significant Dates

1927

ca.1930

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Leo Rundstein, builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Samuel and Albina Romano Residence possesses local architectural significance under Criterion C as an excellent and unusually well-preserved example of the Craftsman Bungalow style as applied to a cobblestone/fieldstone house and outbuilding. They also possesses high artistic values with their rustic native material construction. The period of significance is from 1927, the year the house was completed, to ca. 1930 when the cobblestone outbuilding addition was constructed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Samuel and Albina Romano Residence is significant as an unusually well-preserved example of its architectural style compared to many similarly constructed buildings in the area. The house embodies the signature characteristics of a Craftsman Bungalow, one of the most popular residential styles in early twentieth-century America. These character-defining features include its low-pitched gable roof, exposed rafter tails, full-width front porch, battered porch piers, multi-pane windows, and deeply overhanging bracketed eaves. Beyond this the building possesses high artistic values, including a wraparound front porch with a wood pergola, wood-shingle siding and diamond-shaped windows. The native cobblestone construction, with large chimneys, provides a Rustic feeling to the property. This makes the property an excellent example of the style found in the Golden area constructed between the 1910s and the late 1930s.

Historic Context

Cobblestone Building Background

Individuals have constructed buildings and structures of stone for centuries. Constructing masonry walls with small to medium-sized stones laid in horizontal rows has precedents in England, France, and Italy as early as the Romanesque Period. Cobblestone buildings were common as an inexpensive, and often readily available, building material. In England cobblestone buildings were referred to as flint construction, with flint referring to water-rounded stones. Europeans who immigrated to America brought with them their architectural styles and construction methods. One of the greatest concentration cobblestone buildings known to exist in America is within a 65-mile radius of Rochester, New York. In his book *Cobblestone Landmarks of New York State*, Olaf Shelgren estimated that at one time more than 700 cobblestone buildings in Central and Western New York were constructed in the mid-nineteenth century. Because glaciers covered Upstate New York 10,000 years ago, cobblestones of varying sizes abundantly littered the area and provided a very inexpensive building material. As the supply decreased and other building materials became more readily

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available and affordable, with the advent of the railroad, fewer cobblestone buildings were constructed by the turn of the twentieth century in New York. Other states known to have many cobblestone building examples include Illinois, Michigan, Ohio, Vermont, and Wisconsin.³

In addition to being an inexpensive building material, Carl F. Schmidt, in *Cobblestone Architecture*, described the benefits of cobblestone houses as:

These houses were very efficient in that they had fireproof walls, resisted the elements, needed no painting, and provided a use for the luxuriant crop of stones which had to be removed because of hoeing and plowing. These houses were also colorful and full of interest. Little wonder that the art of cobblestone construction spread so rapidly through the region [New York]. It filled a need.⁴

New York architect Ernest Flagg “believed that person of modest means could construct homes from local stone, using a mosaic rubble wall, a combination of concrete with field-stone facing, both constructed as one unit.”⁵

Craftsman Bungalow

The Craftsman Bungalow is a common style of house found in Colorado’s Front Range along with the use of cobblestone or other masonry material featured on such elements as fireplaces, chimneys, and porch piers. However, the use of cobblestone and fieldstone for a building’s exterior wall material is less common for Arts & Crafts-style buildings in Colorado’s Front Range. The bungalow has been correlated with “a lifestyle of simplicity, individuality, harmony with nature, craftsmanship, and perhaps post-Victorian suburbia;” the use of cobblestone or fieldstone in all or part of the construction corresponds with skilled craftsmanship and harmony with nature.⁶ Although the cobblestone/fieldstone bungalow has not been comprehensively surveyed in Colorado, the Office of Archaeology and Historic Preservation database reflects that it is not a common building material for Arts & Crafts-style buildings and brick or frame construction is the most common.

However, the use of locally collected fieldstone and cobblestone for the exterior wall material is found on sixteen other known buildings/structures in the area of the subject property in the communities of Pleasant View, Golden, Fairmount, and west Lakewood, constructed between 1907 and 1938, and they are all designed in or contain elements

³ Nancy L. Todd, *Cobblestone Architecture of New York State*, Multiple Property Documentation Form, March 1992, on file with the New York Division for Historic Preservation; Rich Freeman and Sue Freeman, *Cobblestone Quest: Road Tours of New York’s Historic Buildings*, NY: Footprint Press, 2005;

⁴ Barbara E. Fredrich, “The Cobblestone Connection in San Diego’s Architectural History,” *The Journal of San Diego History*, San Diego Historical Society Quarterly, Winter 1989, Vol. 35, No.1.

⁵ Ibid.

⁶ Ibid.

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of the Arts & Crafts style.⁷ This collection of similar resources ranges from private residences and military buildings to entrance archways. These are significant for their featured use of local unsplit fieldstone and cobblestone in the Arts & Crafts style. The earliest known building in the area constructed in the style and material is the 1911 Officers' Clubhouse/Caretaker's Residence (5JF.145.42) at the nearby State Rifle Range (renamed Camp George West in 1934 and hereafter referred to as Camp George West) at 15000 South Golden Road (National Register listed in 1993; 5JF.145; NRIS.92001865).⁸ It was designed by Captain Albert Bryan. Camp George West is about one-half mile southeast of the Romano Residence.

Bryan was a draftsman and architect by profession who worked as a draftsman with the Denver Iron and Wire Works from 1901-1903 and as an independent architect from 1903 – 1910. Between 1910 and 1912 he worked for the State Adjutant General when he designed the Officers' Clubhouse and other military buildings. Bryan's other known work included: the 1903 Carnegie Library (5LR.463.24), 1904 Unity Church (no longer extant), and 1905 Northern Hotel (5LR.462.6) all in Fort Collins; the Greeley City Hall (no longer extant); and helped with the Colorado Springs Courthouse. He was a contributing architect on the Colorado National Guard Armories in Windsor, 1910 (5WL.5599), and in Golden, 1913 (National Register listed in 1978; 5JF.180; NRIS.78000860).⁹

Bryan's incorporation of native fieldstone and cobblestone as the primary exterior wall material at Camp George West's Officer's Clubhouse may have influenced local use of the material. With co-architect James H. Gow, Bryan also used cobblestone at the 1913 National Guard Armory in Golden. Although the Golden Armory is not in the Arts & Crafts style, the entire three-story building is of unsplit cobblestone. The original plans drawn by James Gow called for brick; however, early estimates determined the cost of using brick was "out of reach" for the National Guard's budget. Having experience designing cobblestone buildings, Bryan modified Gow's plans and specifications the cobblestone construction. The Quartermaster Corps of the Colorado National Guard likely influenced the decision to use cobblestone, as it already held a large number of teams and wagons that they offered for hauling the cobblestone mainly from Clear Creek, which runs through the center of Golden¹⁰

While Camp George West developed, the surrounding area was platted into subdivisions. On the north side of South Golden Road, just east of Camp George West,

⁷ Based on reconnaissance survey and documentation notes on file with Richard J. Gardner and the database of the Office of Archaeology and Historic Preservation, Denver Colorado.

⁸ The Colorado National Guard established a permanent training facility in 1903 three miles east of Golden and called it the State Rifle Range. As the post developed it became the primary storage and supply facility for local units and the Guard's summer encampments from 1906 through 1944. The name changed to honor George West, the state Adjutant General from 1887-1889, in 1934; *Rocky Mountain News* 5/2/1934.

⁹ *Fort Collins Courier*, 8/9/1905, 12/27/1905, 8/21/1914; *The National Guard Magazine*, 1911; *The Realty Record and Builder*, 1904; *The Improvement Bulletin*, 6/2/1900.

¹⁰ Dan Galbraith, "History of the Armory," unpublished manuscript, n.d., in the Golden Armory file, Office of Archaeology and Historic Preservation, Denver, Colorado, p. 3.

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Richard Heights was platted in 1909. More development in Pleasant View, mostly south of the post was also beginning. William Abraham Bell began developing the Bell Estates subdivision east of the camp. However, after he commissioned the construction of at least two stone and wood archway gates ca. 1915, one on South Golden Road (now part of the Denver West Shopping Center) and another on Wide Acres Road (now in the yard of a private residence), the project failed. He may also have been responsible for the lone archway at nearby 16005 Mount Vernon Road.¹¹

When Captain Leo Rundstein, who was stationed at Camp George West, built the Romano Residence beginning in 1924, the style and construction material used at the Officer's Club and other buildings at Camp George West likely influenced his home design and construction. As noted in the *Historic Resources of Camp George West* Multiple Property Documentation Form:

The design of the officers' clubhouse/caretaker's residence set a precedent for future construction which would employ the stone found in creeks and gulches on or near the post, as well as stone quarried from post lands on South Table Mountain.¹²

The Romano Residence also presented the earliest known transition of the use of cobblestone construction from military to civilian residential use in the immediate area, after which many more examples followed.

Although additional stone buildings were constructed at Camp George West, they were mostly constructed with the help of Work Progress Administration (WPA) funds and designed by George S. Merchant. The styles varied from Arts & Crafts Bungalow to English Norman Cottage. Some were unsplit cobblestone and fieldstone similar to the Officers' clubhouse, but the WPA-funded buildings/structures were of the construction materials and method typical of that found in WPA-Rustic-style resources with split fieldstone and cobblestone.

The following table, not including the Camp George West or the subject property, reflects area resources constructed between ca. 1907 and 1938 constructed in the Arts & Crafts style or have Arts & Crafts influence using fieldstone and cobblestone as the primary wall material.

¹¹R. Laurie Simmons and Thomas H. Simmons *Historic Resources of Camp George West* Multiple Property Documentation Form, September 1, 1992, on file with the Office of Archaeology and Historic Preservation, Denver, Colorado, p. 15.

¹² Simmons and Simmons, *Historic Resources of Camp George West* Multiple Property Documentation Form.

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Resource name and address	City	Construction Date	Status
Bergen Residence 16095 South Golden Road	Pleasant View	ca. 1918/ 1933	*
Burkhardt Residence 915 Salvia Street	Golden	ca. 1919	*
Durham Residence 16805 West 15 th Avenue	Golden	ca. 1928	*
Golden Chateau 16795 West 50 th Avenue	Fairmount	ca.1929	** Local landmark - Jefferson County
Golden Tourist Park Office & Caretaker's House 2200 Jackson Street	Golden	ca. 1934	* Local landmark – City of Golden
Kalina Residence 16999 South Golden Road	Pleasant View	ca. 1920	*
Keenan Residence 805 Nile Court	Pleasant View	ca. 1930s	**
Lone Arch, Denver West Village 14200 West Colfax Avenue	Lakewood	ca. 1915	*
Lowe Residence 1701 East Street	Golden	ca. 1924	*Contributing building to local landmark district
Rock Rest Lodge / Restaurant 16005 Mount Vernon Road	Pleasant View	ca.1885 /1907 addition	**
Lone arch near 16005 Mount Vernon Road	Pleasant View	ca. 1915	*
Shire Residence 936 Loveland Street	Golden	ca. 1928	*
Trevor's Place 720 Lupine Street	Lakewood	ca. 1940	*
Wide Acres Arch Youngfield Street at Wide Acres Road	Lakewood	ca. 1915	*
Zimmer Residence 895 Nile Court	Pleasant View	ca. 1938	*
Diehl Residence 1350 Quail Street	Lakewood	ca. 1915	*

* Arts & Crafts style

** Arts & Crafts features

These resources all use native stone for buildings and structures including gateway arches, residences, commercial, military and fraternal organizations buildings. The

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Romano Residence is one of the most intact examples of all due to its excellent state of preservation.

Pleasant View

Pleasant View was originally platted in 1860 by George Mortimer Pullman and a group of partners as the Cold Spring Ranch, an important way station on the way to Colorado's gold fields that helped make money for the future rail industrialist.¹³ Beginning in 1887 the ranch was subdivided into many residential, commercial, and military, developments, and parcels. Today Pleasant View is a historic residential and commercial suburb of Golden that adjoins it to the west at the base of the foothills from South Golden Road. Pleasant View sits upon mostly flat topography.

Captain Leopold and Helen M. Rundstein

Leopold (Leo) Rundstein, Sr. (1882 - 1955) immigrated to America from Altona, Germany in 1907, where he had been working as a bank clerk. In February 1917 Leopold became a U.S. citizen and soon after, he enlisted in World War I. He served in the Quartermasters Company of the 45th Division of the National Guard, which at the time he enlisted was at Forbes, Las Animas County, Colorado (no longer extant, but near present day Coakdale). The 1920 U. S. Census listed Leo was listed as a laborer for the State Rifle Range living with three other laborers of the National Guard at Camp George West and Quartermaster Bert N. Lake. Camp George West is only about one-half a mile east of the subject property.

Leo acquired the property on which the Romano property sits, which included about 18 acres parceled from the Cold Spring Ranch, on October 8, 1924.¹⁴ Likely modeled after the Officers' Clubhouse/Caretaker's Residence (Building #43) at Camp George West, Rundstein constructed his home using nearly the same design and with local quarried fieldstones and cobblestones found in the areas close to his work. In 1925 the dismantled logs of Golden's first building, the Boston Company Store, were moved to the east side of the Rundstein property, just west of the 1885/1907 Rock Rest Lodge/Restaurant (16005 Mount Vernon Road), where they were reassembled to become the Old Homestead Restaurant. The Rundsteins leased the restaurant for someone else to manage and operate; later property owners continued the lease.

In December 1925 Leo married Helen M. Throckmorton (1903 – 1947), and purportedly lived in the new house, but only briefly. In February 1927 they sold the property, moved to 1221 Harrison in Denver, and in March 1927 had a son, Leo, Jr. Based on the 1930 U.S. Census, the Rundsteins were living in Ponca City, Oklahoma with Leo, Sr., listed

¹³ Golden Landmarks Association, Pullman House restoration project web site, <http://pullman.org>, accessed February 2016.

¹⁴ Jefferson County property records; Sabino Romano, personal interviews by Richard J. Gardner, 2000-2016, Romano Residence, Pleasant View, Colorado; notes on file with Richard J. Gardner.

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as an accountant in the oil industry, possibly with Continental Oil Company. The Rundsteins remained in Ponca City for most of the rest of their lives. Leo Jr. enlisted in the Army and served in World War II, eventually living in the Houston, Texas area as an architect and structural engineer. About 2002, the current owner spoke with Leo Jr., who did not have further information about the subject property. Leo Jr., passed away in 2003 in Houston.

Emery John (born 1892) and Mary E. Barlock (born 1898)

In February 1927 Emery and Mary Barlock purchased the property from Leo Rundstein, Sr. Mary (Roglich) Barlock (was an immigrant from Yugoslavia, and Emery Barlock was an immigrant from Budapest. Prior to moving to Colorado they owned a general store in Nokomis, Illinois. They lived in the Romano house with their children, Emery Jr. and Elmer H. Emery, Sr. was well known in Golden as a retail store owner. As a side business Barlock began a small mink ranch on this property, beginning its association with Colorado's mink and fox fur industry.¹⁵ They owned the property for only two years, relocating to west Denver by 1930 where the senior Emery was working as a meat cutter for a butcher shop. The 1940 U.S. Census listed him as a manager of a Denver restaurant with the family continuing to live in west Denver. They had three more children, Ernst, Ervin, and Edward while living in Denver.

Samuel Ascenzio and Albina T. Romano

Samuel and Albina Romano purchased this property on February 7, 1929. Samuel originally came to America from Castelpizzuto, Italy in 1908. He married Albina, born in Colorado, and they lived in north Denver where they ran a small grocery store. The Romanos were drawn to Pleasant View and this property for the sole purpose of having its mink ranch, which they converted to a silver fox ranch. In 1929 they also built the Golden Market, a glazed-brick storefront grocery building still standing just west of the subject property, at 16350 South Golden Road. They owned and operated the store for many years, serving the residents of Pleasant View and travelers on South Golden Road. The family grew grapes on the east side of the house. Samuel made wine in the basement of the house for family and friends, a family tradition brought from Italy. The current owner recalled as a child seeing 50-gallon wood barrels containing the wine in the basement.¹⁶

In addition to the market, the Romano family operated the La Romana fur ranch, initially raising silver fox for about five years and then exclusively mink for approximately the next thirty years. The animals were able to freely roam the property south and west of

¹⁵ Jefferson County property records; United States Census records 1930; Selective Service System, Jefferson County Colorado World War II Draft Registration; Sabino Romano interviews, 2000-2016; No historic context currently exists on Colorado's mink and fox fur industry; however, Jefferson County had many such farms in the early part of the twentieth century. It is considered an underrepresented resource in Colorado's State Plan.

¹⁶ Jefferson County property records; United States Census records 1930, 1940; Selective Service System, Jefferson County Colorado World War II Draft Registration; Sabino Romano interviews, 2000-2016.

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the outbuilding and south and east of the outbuilding over the fenced 18 acres. They were put in cages for feeding and mating only. Samuel built a watch tower on top of the outbuilding addition ca. 1930 (see Figure7). There he watched the fox and, later, mink, all of which he had named. He watched their habits and determined, based on the color of their fur and habits, appropriate mating partners. In 1930, likely drawing upon the fur ranch identity, Samuel operated the Fox Trot Inn on their land. The building is no longer extant and was located outside the subject boundary.¹⁷

The Old Homestead Restaurant continued operating on their property, being a popular restaurant, grocery, and anchor to the nearby Homestead Cottage Camp (located at 16100 South Golden Road and outside of the nomination boundary). It was operated by Preston Howard as of 1938, and continued until it was destroyed by fire on December 14, 1942.¹⁸ The cottage court, later known as Mountain Edge Court, exists today as rental units. Near the end of the 1960s the Romanos retired and began selling off portions of their ranch, ultimately trimming it down to the original home and property of the subject nomination.

The Romanos were part of the small Italian community in Golden, upon which Samuel made a big impression when he imported a life-sized statue of St. Francis Xavier Cabrini from Italy and gave it to St. Joseph's Catholic Church in Golden, where it still resides today.¹⁹ Samuel and Albina resided at this property throughout the rest of their lives where they raised their children Emma, Sylvia, Eva, and Americo. Eva's son and his wife, Sabino and Linda Romano, own the home today.

¹⁷ *Colorado Transcript*, 7/3/1930.

¹⁸ Golden Telephone Directory 1938; *Colorado Transcript*, 12/17/1942; *Jefferson County Republican*, 12/19/1942.

¹⁹ Sabino Romano interviews, 2000-2016.

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8. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Denver Republican, 11/12/1911.

Fort Collins Courier, 8/9/1905, 12/27/1905, 8/21/1914.

Fredrich, Barbara E. "The Cobblestone Connection in San Diego's Architectural History," *The Journal of San Diego History*, San Diego Historical Society Quarterly, Winter 1989, Vol. 35, No.1.

Freeman, Rich and Sue Freeman, *Cobblestone Quest: Road Tours of New York's Historic Buildings*, NY: Footprint Press, 2005.

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Golden Landmarks Association, Pullman House restoration project website, <http://pullman.org>, last accessed February 2016.

Golden Telephone Directory, 1938.

The Improvement Bulletin, 6/2/1900.

Jefferson County Historical Commission, Romano Family Residence Jefferson County Landmark designation, 2003.

Jefferson County property records.

Jefferson County Republican, 12/19/1942.

The National Guard Magazine, 1911.

The Realty Record and Builder, 1904.

Rocky Mountain News. 5/2/1934.

Romano Family Collection photographs.

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Romano, Sabino. Personal interviews by Richard J. Gardner, 2000-2016, Romano Residence, Pleasant View, Colorado; notes on file with Richard J. Gardner.

Selective Service System, Jefferson County Colorado World War II Draft Registration.

Simmons, R. Laurie and Thomas H. Simmons, *Historic Resources of Camp George West* Multiple Property Documentation Form, September 1, 1992, on file with the Office of Archaeology and Historic Preservation, Denver, Colorado.

Simmons, R. Laurie and Thomas H. Simmons, Camp George West National Register nomination, September 1, 1992, on file with the Office of Archaeology and Historic Preservation, Denver, Colorado.

Todd, Nancy L. *Cobblestone Architecture of New York State*, Multiple Property Documentation Form, March 1992, on file with the New York Division for Historic Preservation, New York, New York.

United States Census records, 1900 - 1940.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): 5JF.2784

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9. Geographical Data

Acreeage of Property less than one

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

- | | | |
|-------------|------------------|--------------------|
| 1. Zone: 13 | Easting: 484 452 | Northing: 439 8284 |
| 2. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

That part of the Southeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 1, Township 4 South, Range 70 West of the 6th P.M., described as follows:
Commencing at a point which is 253.25 feet east of the Southwest corner of said Northwest ¼ of said Section 1, thence north and parallel to the section line a distance of 820 feet more or less to the southerly line of South Golden Road;
Thence Southeasterly along South Golden Road 293.67 feet;
Thence South and parallel to first course 733 feet;
Thence West on the ¼-section line 280.5 feet to the point of beginning,
Except that portion described in deed recorded April 1, 1971 in Book 2249 at Page 14 which is platted as Golden Pine Condominiums;
Also except that portion described in deed recorded March 2, 1972 in Book 2348 at Page 714;
Also except that portion shown as Spyderco Official Development Plan and described at Reception No. 94132215.
All of the above which has a common address of 16300 S. Golden Rd., Golden Colorado.

Boundary Justification (Explain why the boundaries were selected.)

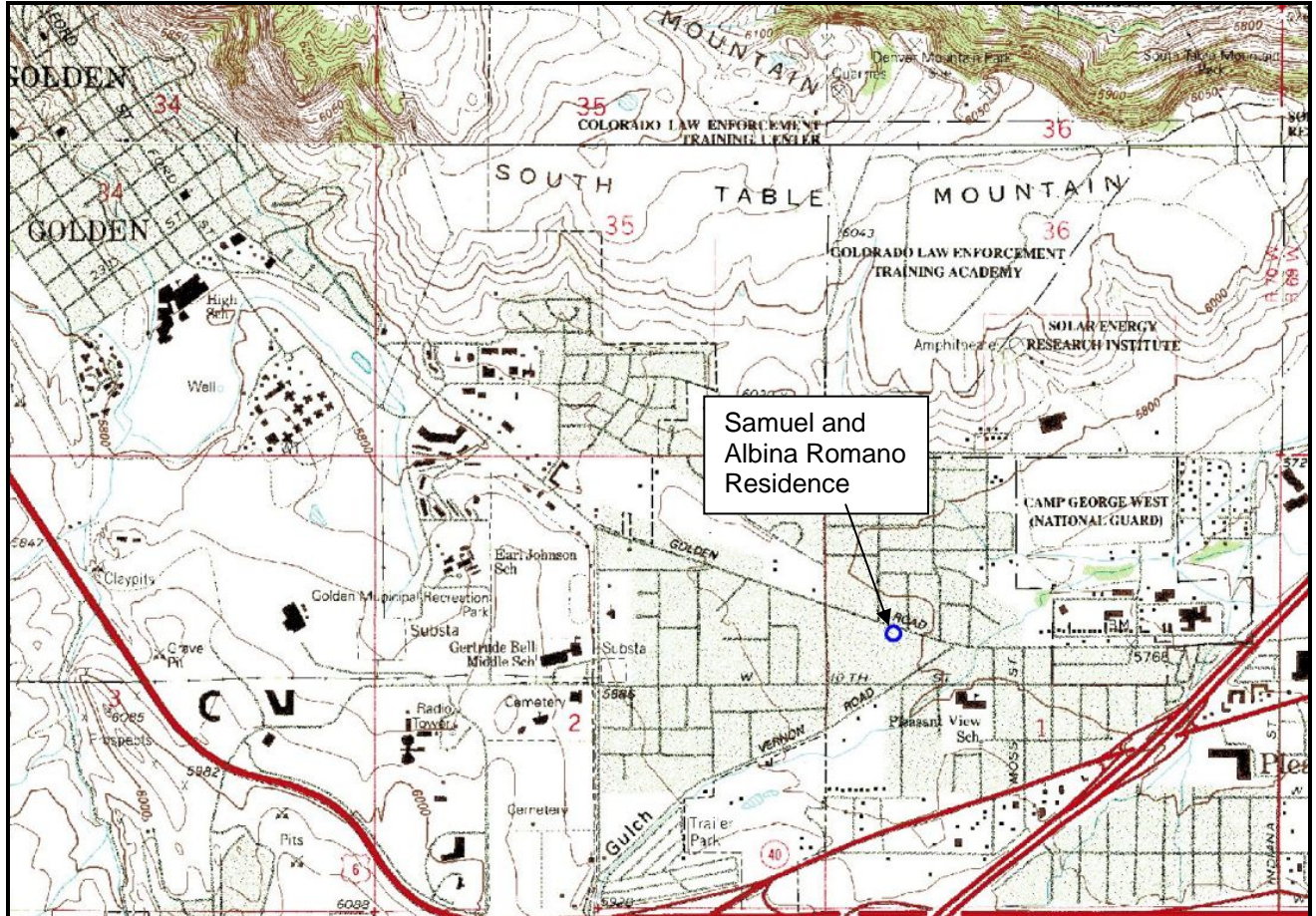
This boundary includes the Romano house, rear outbuilding/garage, gateway arch, driveway, well, and immediately surrounding property, encompassing the resources that historically made up the heart of the Romano home property. Other areas once part of the Romano property are excluded because they have been subdivided and developed, having been open land, and in the case of the family store was historically distinct from the home place.

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USGS Topographical Map (7.5 minute series)
Morrison quadrangle
Regional perspective

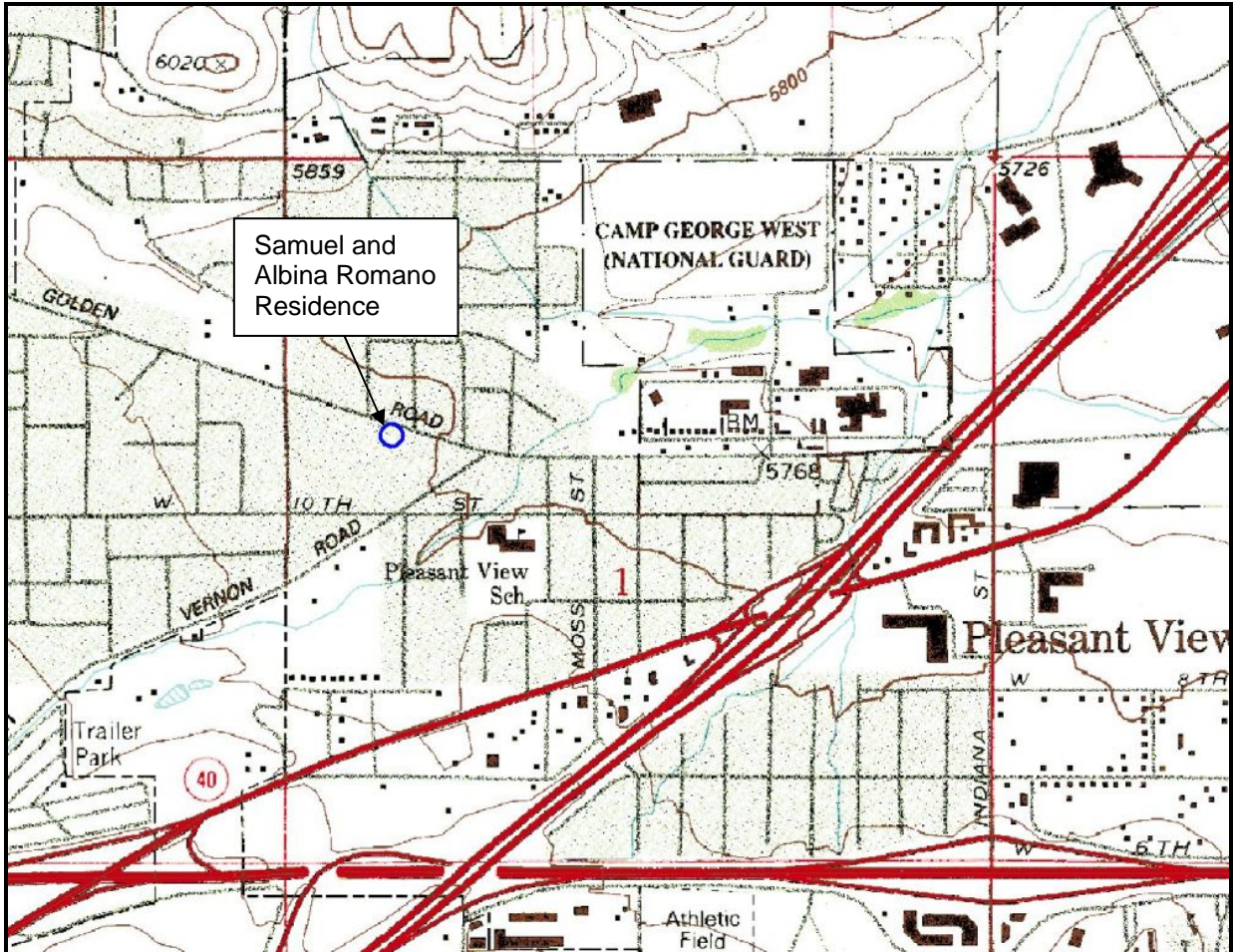
Elevation: 5,800'



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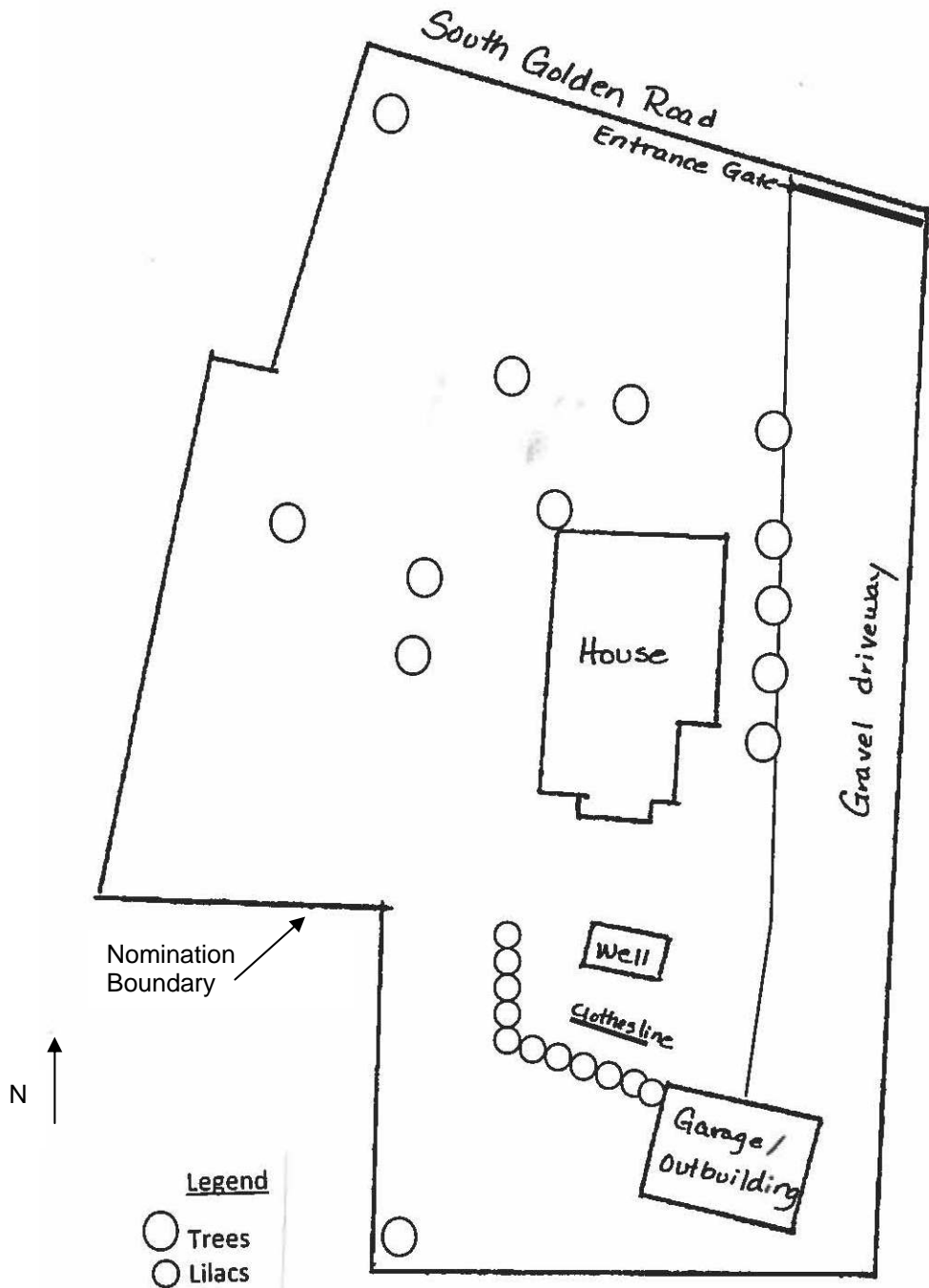
USGS Topographical Map (7.5 minute series)
Close-up perspective



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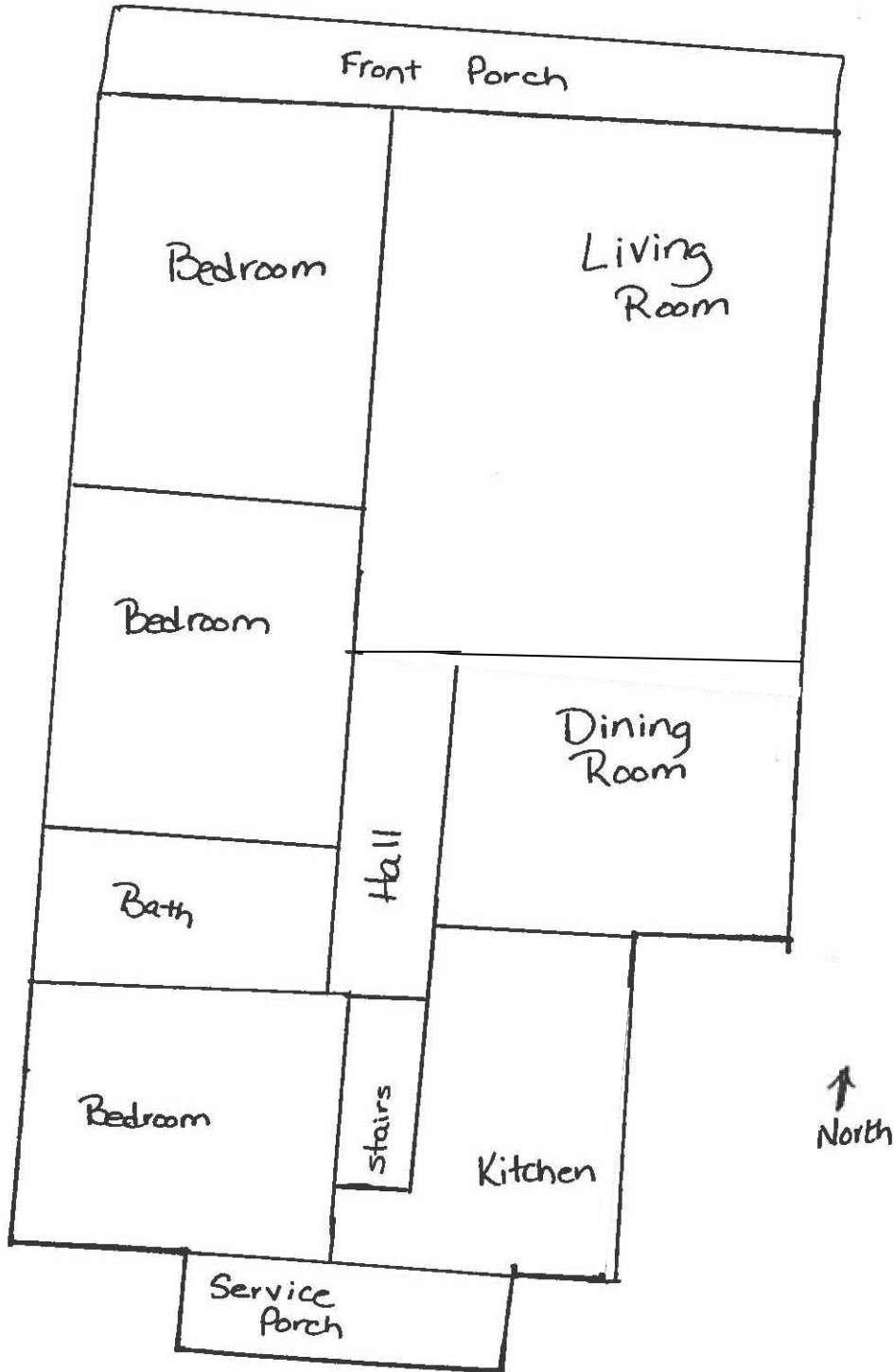
Site plan



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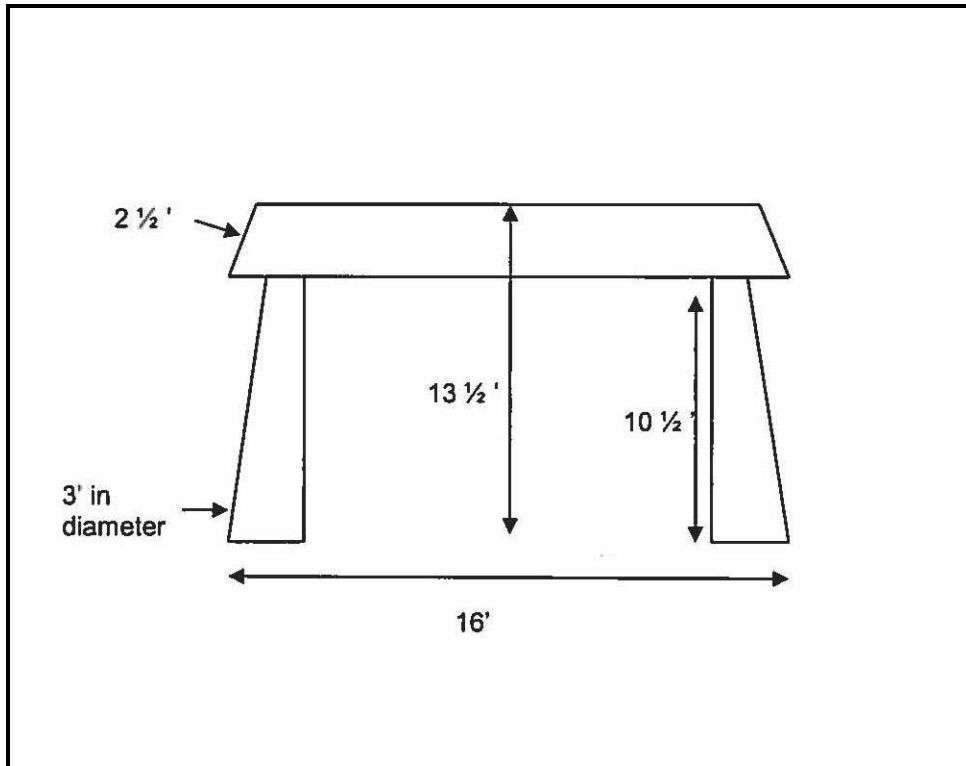
Floor plan



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Sketch of Entrance Gate



Sketch based on drawing by Sabino Romano, June 2016

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10. Form Prepared By

name/title: Richard J. Gardner (for property owner)
 organization: Gardner History & Preservation LLC
 street & number: 805 13th Street
 city or town: Golden state: Colorado zip code: 80401
 e-mail gardnerhistory@aol.com
 telephone: 303-278-0900
 date: January 29, 2016

Photographs Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Current Photo Log

Name of Property: Samuel and Albina Romano Residence
 City or Vicinity: Golden
 County: Jefferson State: Colorado
 Photographer: Richard J. Gardner (photos 2-11 and 18-19)
 Date Photographed: January 11, 2016
 Photographer: Heather Peterson (photos 1 and 12-17)
 Date Photographed: April 5, 2016

Photo

No. Photograph description

1	Property overview including entrance arch, north façade of house and front and side yard; camera facing south.
2	North façade, north and east front porch and front yard, camera facing southwest.
3	Close-up of north façade and north and east front porch, camera facing southwest.
4	Front porch, camera facing west.
5	East-facing side, camera facing northwest.
6	South (rear)-facing side, camera facing north
7	West and south-facing sides, camera facing northeast.
8	West-facing side and west yard, camera facing east
9	North-facing side of property featuring gateway arch and residence, camera facing south.
10	Tree-lined gravel drive to outbuilding/garage, house on right, camera facing south.
11	North façade (front) of outbuilding/garage, camera facing south.

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12	Outbuilding/garage addition, camera facing southwest.
13	Outbuilding/garage addition west and south-facing sides, camera facing northeast.
14	Outbuilding/garage east-facing side with screened-in garden area, camera facing west.
15	Garage interior south-facing side with The Denver HiFire & Clay Company terra cotta tiles, camera facing south.
16	Close-up of garage interior south-facing side with The Denver HiFire & Clay Company terra cotta tiles, camera facing north.
17	Southwest yard with well house, clothesline, and L-shaped rows of lilacs, camera facing west.
18	Interior kitchen north (left) and east (right) sides, camera facing northeast
19	Interior hall and southwest bedroom oilcloth flooring.

Historic Images – All historic images are from the Romano Family Collection, Golden, Colorado, unless otherwise noted.

Figure 1	North-facing side of property with house outbuilding, camera facing south , ca. 1929.
Figure 2	North-facing side of property with house and arch, camera facing south, ca. 1929.
Figure 3	Northeast-facing side of property with house and arch, camera facing southwest, ca. 1930.
Figure 4	West-facing side of property with house, outbuilding and fox/mink cages, camera facing southeast, ca. 1930s.
Figure 5	South-facing side of property with house, outbuilding and fox/mink cages, camera facing north, ca. 1930s-1940s.
Figure 6	North-facing side of property with Golden Market, camera facing southwest, ca. 1930s-1940s.
Figure 7	North-facing side of outbuilding, with Albina Romano and two of her grandchildren, Dante Zarlengo on the left (Sylvia's son) and Sabino Romano on the right (Eva's son and current owner) children ca. late 1940s.
Figure 8	East-facing side of house, camera facing west, with Samuel Albina on horse along with friends, ca. 1950s.
Figure 9	Camp George West, Building #43, Officers' Clubhouse/Caretaker's Residence sketch from the <i>Denver Republican</i> 11/12/1911.
Figure 10	Camp George West, Building #43, Officers' Clubhouse/Caretaker's Residence; photo from the Camp George West National Register nomination, September 1, 1992.

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Historic Images



Figure 1: North-facing side of property with house outbuilding, camera facing south, ca. 1929.



Figure 2: North-facing side of property with Golden Market to west in distance, camera facing southwest, ca. 1929.

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Figure 3: North-facing side of property with house and arch, camera facing south, ca. 1930.



Figure 4: Northeast-facing side of property with house and arch, camera facing southwest, ca. early 1930s.

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Figure 5: West-facing side of property with house, outbuilding, and fox/mink cages camera facing southeast, ca. early 1930s.



Figure 6: South-facing side of property with house, outbuilding, and fox/mink cages, camera facing north, ca. early 1930s.

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Figure 7: North-facing side of outbuilding, with Albina Romano and two of her grandchildren, Dante Zarlengo on the left (Sylvia's son) and Sabino Romano on the right (Eva's son and current owner) children ca. late 1940s.

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Figure 8: East-facing side of house, camera facing west, with Samuel Albina on horse along with friends, ca. 1950s.

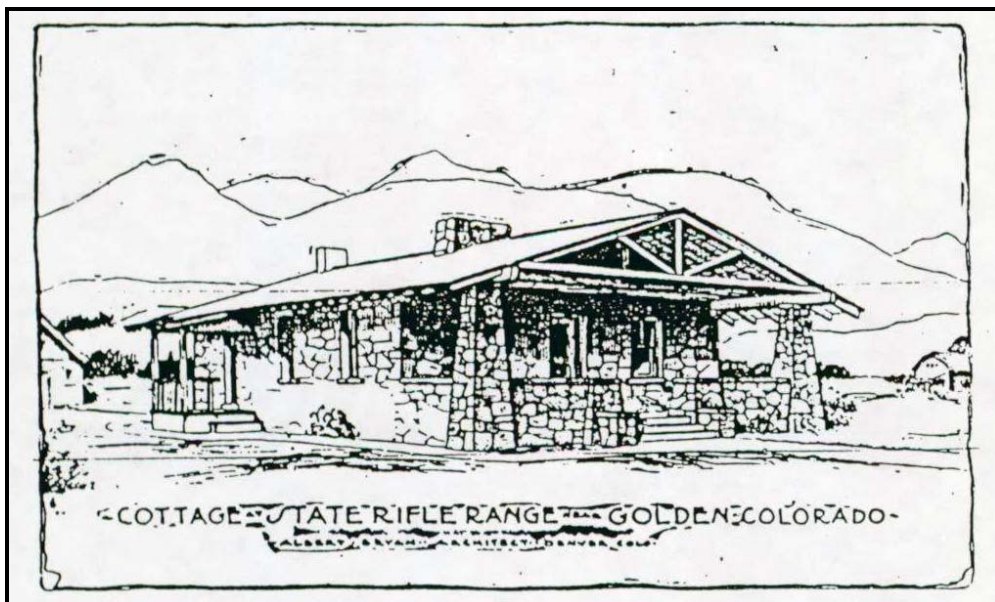


Figure 9: Camp George West, Officers' Clubhouse/Caretaker's Residence; sketch from *Denver Republican*, November 12, 1911.

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Figure 10: Camp George West, Building #43, Officers' Clubhouse/Caretaker's Residence; photo from the Camp George West National Register nomination, September 1, 1992.