

City of Colorado Springs
**North Downtown
 Historic Walking Tour**



Legend

-  Tour Sites
-  Walking Tour Path
-  Building Roofprint
-  On-Street Parking Available



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NORTH DOWNTOWN HISTORIC RESOURCES

Colorado Springs, Colorado



Cover Photo – Hagerman Mansion, Circa 1890
Photographer Unknown
Courtesy Colorado Springs Pioneers Museum,
Starsmore Center for Local History

North Downtown Historic Resources Introduction

This Colorado Springs North Downtown walking tour is an introduction to numerous historic resources just north of the downtown core. It includes Cascade Ave. which is the westernmost of the broad boulevard style streets of the original 1871 town site of Colorado Springs. The plan for the city was drawn up by the founder General Wm. J. Palmer, and his Colorado Springs Company, to create a resort-like setting. Their new settlement was being promoted to the wealthy and leisured classes of the Eastern United States and the British Isles. The development of the blocks along Cascade, Tejon and Nevada Avenue illustrate well the transition from a frontier town to an established community with modern conveniences and amenities.

The area of this tour includes a portion of the original town site, as well as Addition #1 (1873), which extended to the north, south and east. In 1883 the Colorado Springs Company platted Addition #5 west of Cascade Ave., which created curvilinear streets and picturesque sites that overlooked Monument Creek. This more elaborate street design was rare for a western community, and attests to the efforts and planning by the town company to give their settlement a distinctive appearance and charming character.

The 1880's marked the period of the greatest expansion in population in the city's history, before or since. The number of residents climbed by 11,140 by 1890, reflecting 164% growth. Immigrants to the city were attracted through promotional efforts by its founders, but also for health reasons due to its altitude, sunshine and clean air. A number of substantial, costly structures designed by architects in the Queen Anne, Shingle, Italianate and Tudor styles were constructed on the main thoroughfares north of downtown toward The Colorado College. In addition, several churches were erected, and this area reflected the community of culture and refinement that was envisioned by General Palmer.

The 1890's through the first decade of the 20th century marks a second period of development which followed the Cripple Creek gold mining boom begun in 1891. The large houses built during this period represent the homes of the newly wealthy mine owners, as well as residences built for merchants and industrialists attracted by the mining boom. The architectural styles of these often opulent houses run the gamut from Tudor stone castles to Mediterranean Palazzos to Spanish Mission haciendas.

Over the years, many events occurred that affected the North Downtown area. During the 1930's the economy of the United States was in crisis and many of the large residences became boarding houses or apartments. There were also housing shortages after World War II that contributed to the conversion of homes to apartments. Businesses sought space for commerce, causing once-residential properties to be converted to business use. This area reflects many historical influences and the evolution of Colorado Springs.

Buildings selected for this tour are those that are over fifty years of age and are listed, or eligible for listing in the National Register of Historic Places or the State Register of Historic Properties, or have local historical significance.

Much of the information is taken from a 2003-04 historic buildings survey of downtown Colorado Springs, conducted by Front Range Research Associates, Inc. Another principal source of information was the 1983-85 Downtown Intensive Historic and Architectural Survey conducted by Deborah Edge Abele.

Additional information regarding these and other buildings, as well as the history of Colorado Springs may be found on the City of Colorado Springs website at www.springsgov.com, at the Penrose Branch of the Pikes Peak Library District, the Colorado Springs Starsmore Center in the Pioneers Museum. Interested parties may also contact the City's Historic Preservation Board.



This English Gothic Revival Cottage was built in 1873 by Major Henry McAllister, a close associate of General Palmer. He was principal manager of Palmer's Colorado Springs Company and member of the Board of Directors for the Denver & Rio Grande Railroad.

The McAllister House is one of the oldest homes in Colorado Springs, one of three remaining from 1873. It reflects the English preference at the time for Gothic architecture, as well as the English influence seen throughout Colorado Springs in buildings of this era. The three marble fireplaces and the brick used for the exterior were imported from Philadelphia, and the walls are over two feet thick to withstand wind. The home was built by W.S. Stratton and he hand-carved the bargeboard trim. It was designed by the Philadelphia architect George Summers whom Palmer brought to serve those seeking to build. No other local structures designed by Summers remain.

The McAllisters lived here until 1921. The house was ultimately purchased by the El Pomar Foundation on behalf of the National Society of Colonial Dames, who have restored the residence, as much as possible, to its original colors, wallpaper design and furnishings. It is currently open to the public and maintained as a museum. It is listed in the National Register of Historic Places.

Shepard's Citations Building
420 North Cascade Avenue
Built 1947 / Architect Thomas and Sweet
No. 2



This building was designed to house Shepard's Citations, renowned producer of legal publications. In 1966, Shepard's Citations became part of McGraw-Hill.

The building is significant for its association with the growth of commerce and industry in the city during the post-war era. Shepard's Citations was a unique nationwide legal publishing business, and its decision to move its headquarters to Colorado Springs from Chicago after the World War II reflected the city's growing desirability as a relocation site for businesses.

The building is an important representative of the transition between the Modernistic and International styles. The reinforced concrete construction also reflected the post-war scarcity of lumber, which was needed for veterans' housing. National Register eligible.

Gutmann Residence
12 West St. Vrain Street
Built 1922 / Architect Unknown
No. 3



The Gutmann Residence is a Craftsman style home in much the same configuration as when it was completed 1922. The stylistic features include flared, widely overhanging eaves with exposed rafters and triangular knee braces, and shingled walls. The style is further typified by the divided light windows and the large front porch that frames the central entrance. The stone work is notable and fits well with the adjacent park.

The original residents of the home were Ferdinand L. and Thusmelda Gutmann. Mr. Gutmann operated a pharmacy at 124 N. Tejon in the Everhart Building. The store's motto was "Remember, we don't sell liquors." The Gutmanns and their heirs lived in the home as late as 1965, when Arthur A. and Ally's Gutmann were listed as residents.

The building is currently owned by Young Life, and a plaque on the wall identifies it as the "St. Vrain Bungalow." Young Life is a nondenominational Christian youth organization which is active throughout the United States and abroad. The organization was founded in 1941 and was created to show high school age children that "faith can be fun." The group moved its headquarters to the Colorado Springs area in 1946. Locally significant.

Bemis House
506 North Cascade Avenue
Built 1885 / Architect W.F. Ellis
No. 4



The Judson Moss Bemis House is the southernmost portion of the Hearthstone Inn, and is designed in the Queen Anne style. It exhibits a high level of craftsmanship, including an asymmetrical form, multiple gable roofs, prominent front porch, contrasting materials and decorative detailing.

Mr. Bemis built this home for his wife, Alice Cogswell Bemis, after they moved here for her health in 1881. Bemis had made his fortune producing cloth bags for flour merchants, and also supplied the Quartermaster Corps during the Civil War. Mr. Bemis was an early trustee of The Colorado College, donating funds for Jackson and Bemis Halls on the campus.

Their daughter, Alice Bemis Taylor, who became a prominent philanthropist, lived at this house in her youth. Also interested in education, she was the first female trustee of The Colorado College, and Taylor Hall is named in her honor. She funded the construction of the Colorado Springs Day Nursery to care of the children of working mothers. She also built the Colorado Springs Fine Arts Center (No. 14) and donated her collection of Native American art of the southwest.

The building was converted to apartments in 1935 by Charles Thomas, a prominent local architect, and in the late 1970's was converted to a bed and breakfast inn. Listed in the National Register.

Hagerman Mansion
610 North Cascade Avenue
Built 1885 / Architect C.S. Wright
No. 5



J. J. Hagerman, a peppery millionaire industrialist from Michigan, was another of the consumptives who arrived in Colorado Springs chasing the cure to tuberculosis, in 1884. He built this exotic mansion in 1885 as he was seeking financing for the construction of the Colorado Midland Railroad, the first standard gauge railroad to cross the Colorado Continental Divide. The home established Cascade Avenue as the most prestigious address in the fledgling city.

The original residence, defined by the two central gables, was designed by C. S. Wright of Colorado Springs. Two flat-roofed sandstone wings were added sometime before 1899. The style is Victorian eclectic and the interiors contain splendid woodwork, which was crafted by W. S. Stratton in his carpentry years. The stepped stone parapets in front of the gable ends are called Flemish Gables. The stone used is peachblow sandstone, extracted from Hagerman's quarry near Carbondale, on the Frying Pan River.

In 1927, the Russian émigré, Benjamin Lefkowsky, having owned the mansion for 5 years, constructed the wings to the north, west and south, and converted it to 22 luxury apartments. The stucco wings on each side define these later additions. The home is used as apartments today. Listed in the National Register.

Russ Amer Arms
624 North Cascade Avenue
Built 1939 / Architect Charles E. Thomas
No. 6



An exotic mixture of Russian and American motifs is displayed here, and reflects the background of its developer, Benjamin Lefkowsky. Born in Russia, he studied art photography and drawing in St. Petersburg and Germany. Mr. Lefkowsky escaped before the Russian revolution, arriving in Galveston, Texas in about 1917. He met and married Ethel G. Piland, a concert pianist, in Texas and the couple moved to Colorado Springs in 1922 because of its climate, scenery and artistic advantages.

The Russ Amer Arms was constructed over a number of years as luxury apartments, finishing in 1939. Construction took eight years due to the economic downturn related to the Great Depression. The architect, Charles Thomas, was prominent locally and was associated with the City Auditorium at 231 East Kiowa Street, several structures in Monument Valley Park, and the Shepard's Citations building at 420 North Cascade Avenue.

The building is principally composed of brick and sandstone and includes a terra cotta eagle and decorative panel, probably a Russian emblem. Also note the ball and obelisk decorations on the roof parapets. Locally designated as a historic landmark, and National Register eligible.

Wray Residence
33 West Willamette Street
Built 1906 / Architect Unknown
No. 7



The first residents here, Henry Russell Wray and his wife Martha L. Wray, were prominent Colorado Springs residents. Mr. Wray was a longtime secretary of the Colorado Springs Chamber of Commerce and was described by Manley D. Ormes as one of the intellectuals who “enhanced and enlarged the living here.” Mr. Wray was involved with the Town & Gown Golf Club, the Saturday Nights (a mountain climbing club) and the Art Club (later the Broadmoor Academy).

In 1910 for about a year, the home was residence to Marjory Palmer, daughter of General Palmer, and her husband Henry C. Watt. Marshall Sprague reports that Dr. Watt served as General Palmer’s doctor after his riding accident in 1906, and moved to Glen Eyrie to care for him. Dr. Watt was born in Liverpool, England in 1872 and received his education from English universities. The Watts moved to a house at 1801 Culebra Ave. designed by Thomas MacLaren in 1901.

The home is a two-story side gambrel fieldstone dwelling. It is notable for its setting at an angle on a lot overlooking Monument Valley Park. The Rustic-style influences harmonize with the setting and the house is representative of dwellings tied to the city’s image as a resort area in a spectacular natural setting. National Register eligible.

Biggar-Weller Residence
610 Park Terrace
Built 1925 / Architect Unknown
No. 8



This house is part of a residential area developed by Russian émigré Benjamin Lefkowsky during the 1920's. Mr. Lefkowsky purchased the Hagerman Mansion and five undeveloped acres of land next to it in 1922. The mansion had been vacant about 15 years. He developed the area, adding two streets: Park Terrace and Zyder Zee. The houses of the neighborhood were noted for their picturesque compositions and elaborate landscaping which took advantage of the splendid natural setting. Mr. Lefkowsky, who also owned the Russ Amer Arms (No. 6), was cited as an “artist, businessman, soldier in the Russian czar’s Hussars, an adventurer and a gentleman.”

This is a modest mission-revival-style home built in 1925, which exhibits a textured stucco exterior with hipped roof, tile ornamentation and curvilinear parapets with small round arched vertical inset openings at the top. Wrought iron balconets are placed below windows. The mission-revival style reflects the influence of Hispanic architecture of the southwest.

The house was initially occupied by Mrs. Marie L. Biggar in 1927. By 1941 this was the residence of Verne H. and Dorothy Weller. Mr. Weller was president of Weller Lumber & Supply Co. Locally significant.

Stonework



In the North Downtown area, stone masonry work was used artistically for walls of all sorts, including landscaping, homes and retaining. The designs of the day, including that of Monument Valley Park, made extensive use of natural materials, and sought to reflect the stunning natural environment. The stone masons’ names may be lost to us today, but their legacy lives on.

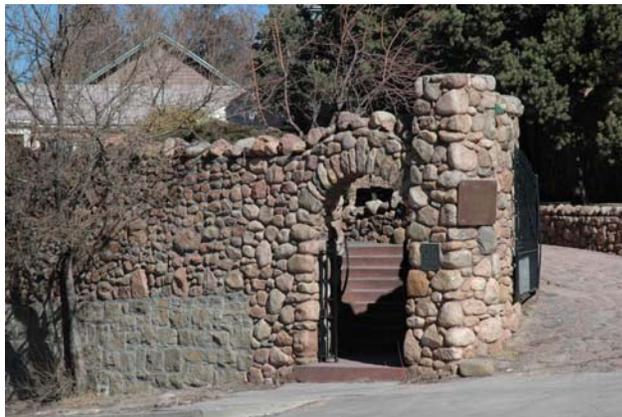
The Rocky Mountains have provided ample opportunity to collect or quarry stone, and numerous quarries operated locally or nearby. Several were located in the Castle Rock area, north of Colorado Springs. It was the source of Rhyolite which is known to geologists as Wall Mountain Tuff. It was quarried for more than 125 years at the Castle Rock quarries.

Lyons sandstone is a red sandstone that was quarried locally from Red Rock Canyon, which is now city open space. This stone was often used as flat-laying flagstones in sidewalks and as thick slabs for curbs. Locally, it is called Manitou sandstone and is a distinct red-orange stone. Another sandstone sometimes seen here is “Peachblow” sandstone which was from a quarry in Eagle County, Colorado, near Basalt. It is thought to be named after an early American glassware of a unique peach color. Besides being used here, this

stone was also used in many historic buildings in Glenwood Springs and Aspen.



There is also a sandstone used locally that is known as Manitou greenstone. It was quarried at the entrance to Ute pass and has unique greenish patches. This stone was used by the Works Progress Administration (WPA) to line the Monument Creek channel after the 1935 flood.



Hagerman Mansion Carriage House
16 West Willamette Street
Built 1885 / Architect C.S. Wright (assumed)
No. 9



This exceptional 1885 carriage house was designed to serve the adjacent Hagerman Mansion, and was probably designed by the same architect, C.S. Wright. The 1907 Sanborn insurance map shows the building containing a stable, carpenter shop with living quarters above, and a heating plant with boiler that supplied heat to the main Hagerman house. The 2 ½ story building consists of the same pink sandstone of which the main house is constructed. The original construction was altered after 1907 to include narrow stone bays on the west, south and east walls and the removal of the heating plant and its replacement with a large addition. This addition comprises the stucco areas.

The building was purchased by Benjamin Lefkowsky, who converted the mansion and carriage house to apartments, sometime after 1922. By 1931 the building had 10 dwelling units and was owned by Henry E. Thielecke.

The carriage house had a prominent resident in Ms. Frances Folson Hart, who was a librarian at the Fine Arts Center and a resident of the house in 1938. She was born in La Junta, Colorado, was educated at Kansas University and had library training at Pratt Library in New York City. Besides being a librarian she was an artist and exhibited paintings in museums in Denver and at the Colorado Springs Fine Arts Center. Locally significant.

Jones-Will Residence
620 Park Terrace
Built 1927 / Architect Unknown
No. 10



The Mediterranean flair exhibited by this house is accentuated by the central entrance tower and the tile roof. It is noteworthy for its widely overhanging eaves, stucco walls, wrought iron details and multi-light windows with balconets. It appears to have had few alterations since its original construction.

Built in approximately 1927, the city directory reports the house was initially occupied in 1931 by R. C. Jones. By 1941, Harold L. and Bird Z. Will were the owners. Mr. Will was listed as an osteopathic physician.

This house is located in the residential area developed by Russian émigré Benjamin Lefkowsky during the 1920's. The current owner indicates that this home was erected by Mr. Lefkowsky, who designed the homes to take advantage of the spectacular views of Monument Valley and the mountains to the west.

The home is National Register eligible as an excellent example of the Mediterranean Revival Style.

Woman's Club
20 Mesa Road
Built 1940 / Architect Unknown
No. 11



Henry and Ina Parsons were the first residents of this house, built in 1940. Around 1955, the Woman's Club converted it for their use. The Woman's Club, organized in 1902, was the largest women's club in the city, with its charter membership of one hundred. The club's purpose was "To stimulate intellectual development, to promote unity and good fellowship among the members, and to strengthen individual and philanthropic effort."

The Woman's Club house is currently owned by The Colorado College. It was donated to them in 2003 by the Woman's Club "in exchange for the foundation of a scholarship fund for young women, the goal of which is to develop female community leaders."

This building is representative of the Modern style of the Minimal Traditional subtype. Features common to this style are the unornamented brick composition, multi-light windows and the small porch. The landscaping here is notable, with a monumental stone wall enclosing the property. Ms. Ruby Shouse, long-time member of the Woman's Club, remembers that this wall was constructed by inmates of the State Penitentiary in Canon City. Locally significant.

Garrett Residence
710 North Cascade Avenue
Built 1911 / Architect Unknown
No. 12



This 1911 residence is an excellent example of the Craftsman style homes erected in Colorado Springs during the early twentieth century. Notable features include the gabled roof with widely overhanging eaves and triangular knee braces, large gabled dormers, multi over single-light double-hung windows with slanted surrounds, shingled walls and brick foundation. The ends of the bargeboards (facia boards at the eaves) are fashioned to resemble the heads of flying ducks. The house has undergone very complimentary alterations, including extension of the porch and addition of a carport.

John W. and Fannie C. Garrett were the long-time owner/residents of the dwelling. Mr. Garrett operated a sporting goods business selling guns, ammunition, sporting goods, confectionary items and cigars. He was an early member of the AdAmAn Club and a nationally famous marksman. Mrs. Garrett was born in Iowa about 1870 and was a member of the First Christian Church and the Portia Club. The Portia Club was organized in 1895 in Idaho to “read and discuss books and follow the line of self-improvement.” Locally significant.

Pastorius Residence
724 North Cascade Avenue
Built 1901 / Architect Builder: Sebring and Mahoney
No. 13



The 1901 Cripple Creek mining boom was the impetus for development of substantial residences like this one, along North Cascade Avenue. According to recent studies, it is the “only remaining Cripple Creek era mansion south of Colorado College still in single-family use on its original lot.”

The house was built and resided in by the family of Francis D. Pastorius, who was president of the Colorado Investment & Realty Co. He was a founder of the Colorado Springs Garden Club.

Mr. Pastorius died in 1926, and Mrs. Pastorius remarried Victor Hungerford, a lawyer. Mr. Hungerford moved here in 1909 from New York. He served on the City Council 1921-29 and as mayor from 1927-29. He was extremely active in the community and he died here in this house from a heart ailment in 1949.

The house is significant for its architecture, as an elaborate example of the half-timbered version of the Queen Anne style and notable for its gables of stucco with embedded mineral specimens. The landscape architecture reflects the gardening skills and plantings of Mr. Pastorius. It has a high stone wall at the rear, views of the mountains, and the gardens were considered a show-place of the region. National Register eligible.

Gwynne-Love House
730 North Cascade Avenue
Built 1886 / Architect Willard B. Perkins
No. 14



This area was popular with affluent health seekers who built sizeable mansions with extensively landscaped grounds. Little is known about Edmiston Gwynne, the original owner. It is said he was a fine musician and a popular member of the early Colorado Springs men's clubs and social organizations. He died at the age of 25 shortly after his house was completed in 1886.

The home is an imposing Victorian structure, and its size is a bit of a mystery, being built for a single man. Following Gwynne's death, the building was converted to a guest (or boarding) house to meet the demand for gracious living during the boom of the Cripple Creek mining industry.

The house combines Queen Anne forms and English detailing and is an excellent example of the domestic architecture constructed in Colorado in the late 19th century. The light brown, pinkish stone was quarried from the "Divide," as the area north of Colorado Springs near present-day Monument was called. The half-timbering in the large roof gables gives it an English look, exemplifying the "Little London" moniker.

It was the residence of Robert Love in the 1920's and is currently owned by Young Life. Listed in the National Register.

Fine Arts Center
30 West Dale Street
Built 1936 / Architect John Gaw Meem
No. 15



Called "the region's most important tribute to culture" by noted historian Marshall Sprague, the Colorado Springs Fine Arts Center is a unique community treasure. It was envisioned and constructed through generous donations by Alice Bemis Taylor and Julie Penrose, prominent local philanthropists. Besides organizing community support for the project and donating funds, Mrs. Taylor donated her extensive personal collection of Native American Southwestern art. Mrs. Penrose donated the land, which had been the site of her home.

The Fine Arts Center was designed by John Gaw Meem of New Mexico, one of the Southwest's leading architects. He developed the "Santa Fe" style, derived from Pueblo and Spanish Colonial architecture, and the design here was the most modern he was ever to create. He skillfully integrated stylistic elements of the Southwest, modernism, Art Deco and classicism. The Fine Arts Center is designed to be both functional and aesthetically pleasing, considering its multiple uses as a performance venue, a museum, and an educational facility. Its architecture is reflective of a two-level Native American Pueblo-style structure, including stepped massing, minimal fenestration and absence of decoration. The award-winning building has been described as Meem's crowning achievement. Listed in the National Register.

Birdsall Residence
731 North Cascade Avenue
Built 1911 / Architect Unknown
No. 16



This two-story, brown brick house is representative of the large, architecturally distinguished houses erected along North Cascade during the early 20th century. Constructed in 1911 and considered Italian Renaissance in style, it features an asymmetrical façade with arched central bay and a stepped back entrance on the north. Two coal chutes still exist on the north wall, along with what appears to be an incinerator door.

The earliest known occupants were Isadore & Sarah R. Schlesinger, affiliated with the contracting business of Schlesinger & Harlan. In 1931, the home was occupied by Miriam P. Shoup and her husband Oliver Henry Shoup Jr., the son of Colorado Governor Oliver Shoup.

By 1941, this was the home of George G. and Mable Birdsall. George Birdsall served in the Colorado City fire department, as sheriff of El Paso County, founded the automobile dealership of Birdsall-Stockdale Motor Company, and served on the City Council for 22 years, 14 of them as mayor. Acclaimed for his leadership in securing water resources and expanding City utilities, the North Nevada municipal power plant was named in his honor in 1954. This structure is locally significant.

Gregg Residence
9 East Dale Street
Built 1885 Est. / Architect Unknown
No. 17



This home was moved to its site before 1907, from 731 N. Cascade (now the site of the Birdsall Residence). Starting in 1886, it served as the residence of Rev. James B. Gregg, who was pastor of the First Congregational Church (No. 36) for 27 years. Reverend Gregg moved to Colorado Springs in 1882 from Hartford, Connecticut, and lived in this house with his family. It was said of the Gregg home that it was often taken for an orphan asylum because so many children were always about. The Gregg family included seven children.

Reverend Gregg directed the congregation in constructing the First Congregational Church at 20 E. St. Vrain St. and was a mainstay among church pastors in Colorado Springs. He was a trustee at The Colorado College for 25 years and won the first honorary degree awarded by the college.

This house is significant for its representation of the early architecture of Colorado Springs, reflecting the Italianate style popular in the late 19th century. Features of this style include the low hipped roof with overhanging eaves, the paired eave brackets, the paneled double door with round arched lights, and the tall, narrow round arched windows. Locally Significant.

All Souls Unitarian Church
730 North Tejon Street
Built 1892 / Architect W.F. Douglas
No. 18



The All Souls Unitarian Church was dedicated in 1893. It was reportedly one of the first churches built expressly for a Unitarian house of worship west of the Mississippi. Although additions have enlarged the building by about one-third, the original components are readily evident. The building style is Late Victorian/Queen Anne and includes a tall square stone tower with overhanging flared eaves and exposed rafters. Other characteristic elements are the bold projecting front gable, fieldstone base, wood shingle walls, and steeply sloping roof with eave brackets and eyebrow dormers.

The Unitarians were active in Colorado Springs in the 1870's, led by Eliza Tupper Wilkes, who was an ordained Universalist minister. Founding members of the congregation included James J. Hagerman (No. 4), Jerome B. Wheeler (who built the Aspen Opera House), Irving Howbert (El Paso County Clerk and Recorder), and William S. Jackson (husband of author Helen Hunt Jackson). Walter F. Douglas served as the architect and his design was based on a standard plan used by Unitarians in the East.

On the south side is a carefully crafted addition, which was accomplished through a design by local architect Elizabeth Wright Ingraham, granddaughter of renowned architect Frank Lloyd Wright. Locally significant.

Murray Apartments
725-33 North Tejon Street
Built 1902 / Architect Unknown
No. 19



Apartment buildings grew in popularity in downtown Colorado Springs at the turn of the century. These dwellings gained acceptance in urban areas after the civil war as cities faced a shortage of desirable building sites. Many of the early apartment buildings were designed to look like large houses, with the more expensive buildings resembling large mansions, while others took on the appearance of a row of interconnected houses.

This 1902 apartment building exemplifies the architecture and quality materials typically used in those days with its brick and stone construction, flat roof, two-story height and classical details. It illustrates Classical Revival features and a terrace style architecture in its multiple porches and repetition of design elements.

Built by J. F. Murray, it attracted professional workers, such as Dr. William Fowler, a dentist, who lived at 725 with his wife Marietta. In later years, it began to house offices and shops, as it does today. National Register eligible.

Burgess Residence
730 North Nevada Avenue
Built 1888 / Pattern Book Design
No. 20



This rambling, simplified Queen Anne was built by Charles H. Burgess, who moved here from Sandwich, Massachusetts. This home represents the lifestyle of the early mercantile class of the 1880's that resided principally along Tejon, Nevada and Weber Street.

When Burgess purchased this property, it had an existing house which was moved to the west end of the lot. The children's playhouse to the south was built by Joseph Dozier, well known local builder, in 1874 and moved to this site in the early 1900's. The garage was once a barn from about 1874, and predates the house which was completed in 1888.

The residence served the Burgess family for almost 100 years – after Charles and his wife moved back to Massachusetts in 1900, his son Willard and his wife moved in. A major remodel was carried out in 1988 and many of the original aspects were restored, including five fireplaces.

Architecturally this building is probably a pattern book design, and is representative of the vernacular Queen Anne style constructed in Colorado in the late 1800s. Although simpler in design than some, it has all the key elements: irregular shape, multiple gable roofs, prominent corner tower, front porch, contrasting materials and some decorative detailing. The roof on the tower is sometimes called a "witches cap." Listed in the National Register.

Lowell Residence
727 North Nevada Avenue
Built 1902 / Architect Thomas P. Barber (possibly)
No. 21



In February 1902, Facts Magazine reported that "B.F. Lowell of the Lowell-Merservey Hardware Co. will build a fourteen-room residence at No. 727 North Nevada Avenue to cost \$10,600." The 1903 directory indicated it was the residence of Ben F. and Clorinda L. (Brackett) Lowell. Mr. Lowell was identified as president-treasurer of the Lowell-Merservey Hardware Co., which was described as having "roots...extending back to the very early days of Colorado Springs." Before coming to Colorado Springs around 1890, Lowell had operated hardware stores in Blackhawk and Central City.

The Beta Theta Pi Fraternity of Colorado College was occupying the house in 1931. Dr. Anna M. Margetts lived here with her husband in 1938. She was born in San Francisco in 1880 and attended the National College of Chiropractors in Chicago. She established her practice here in 1931. The house was known as the Eleanor-Ann apartments by 1941.

This house represents a transitional design with both Queen Anne and Colonial Revival style elements (dormer with broken pediment and porch with classical columns). The original siding would have been wood lap or cut shingle, rather than the asbestos of today. Locally significant.

Manchester-Van Diest Residence
719 North Nevada Avenue
Built 1895 / Architect Unknown
No. 22



Mining broker John Manchester built this Colonial Revival style home in 1895. By 1910 it became the residence of Edmond Van Diest, engineer for General Palmer's Colorado Springs Company, and principal designer of Monument Valley Park. His wife, Anna L. Van Diest, was a prominent educator and sociologist at The Colorado College.

Mr. Van Diest was born in the Dutch East Indies (now Indonesia) in 1865 and attended the Colorado School of Mines in Golden. In 1890 he married Anna L. Meyer in New Mexico. Between 1904-1909 he worked as a construction engineer, laying out Monument Valley Park. He later organized and was president of several mining companies.

Mrs. Van Diest was born in San Luis, Colorado, in 1894 and was educated at The Colorado College, Columbia University, the University of Madrid and New York School of Social Work. She worked in the field of teaching and social work, and she became Director of the El Paso County Welfare Department in 1928.

The house has many notable features, but is remarkable for its variety of windows, including the front bay, the oxeye (oval) with decorative glass, at the entrance, the round window on the south and the Palladian window on the north. Eligible for the State Register.

Castello Residence
632 North Nevada Avenue
Built Pre-1895 / Architect Unknown
No. 23



Many prominent Colorado Springs families lived on North Nevada, and this house represents one of these late Victorian residences. The owner in 1896 was Cripple Creek mine owner and investor Frank F. Castello and his wife Marie. Mr. Castello was a member of a pioneer family that settled in Florissant in 1870, where the family operated a cattle ranch and general store. Frank Castello was one of the first operators in the Cripple Creek district, and moved to Colorado Springs, and married Marie in 1897. He was identified with the "progressive life of the city," and served as president of the Mining Stock Exchange.

Built prior to 1895, the building retains features of its late Victorian design, including multiple gambrel and gabled roofs, shingles and horizontal siding, a stone foundation, a variety of windows, and classical porch columns. The original house was described on the Sanborn Insurance maps as having several one-story open wraparound porches which over the years, have been enclosed and altered, obscuring the design of the original house. Like many of the larger dwellings in the area, the house served as an apartment building in subsequent years. Locally significant.

Peck Residence
618 North Nevada Avenue
Built Est.1896 / Architect Unknown
No. 24



This house is an excellent example of the larger Queen Anne style dwellings erected in Colorado Springs in the late 19th century. Representative features reflected here include the asymmetrical composition with multiple gables and corner tower, shingled walls, decorative cornice with dentil molding and paneling, cut-away corners of the bay on the south, a variety of windows, the elaborated entrance and the wrap-around porch.

Built about 1896, the initial residents were Arthur and Lucinda D. Peck. Mr. Peck arrived here in 1872 and was a member of the Fountain Colony, engaged in real estate. He later participated in the Cripple Creek District mining boom. He was described as “one of the earliest pioneers of Colorado Springs.” He was born in Watkins Glen New York in 1835.

Mrs. Peck was also described as a pioneer in the city. In 1885 the Rocky Mountain News reported that Lucinda D. Peck was a new commission merchant in Colorado Springs. The Peck’s son Frank was a prominent businessman who was secretary of the Portland Gold Mining Co.

In 1911, the home was purchased by Mae S. Eaton and who resided here with her husband E.J. Eaton. Both were prominent Colorado Springs citizens, she being the daughter of Lewis Whipple, builder of Glen Eyrie. Mr. Eaton served the community in several posts, notably as Deputy Assessor for the County, and later as County Clerk and Recorder. National Register eligible.

Stark-Buchanan Residence
614 North Nevada Avenue
Built Est.1906 / Architect Unknown
No. 25



William C. and Mary A. Stark, prosperous Colorado Springs residents who owned the successful Stark-Lowell hardware store, erected this house. Mr. Stark was born in 1851 in Germany, and moved to this country in 1870, arriving in Colorado Springs in 1872.

The Starks’ daughter, Mrs. Amelia B. Buchanan owned the house until 1941. The 1960 city directory indicates that John C. and Ketah Young were the subsequent owners. According to the Pike’s Peak Landmarks Council in 1970, Mr. Young was one of the American judges presiding at the Nuremberg trials.

Built around 1906, the house is a well-preserved example of the popular Colonial Revival style. The house displays a hipped roof with full-width porch with classical columns, modillions, dentil molding, brick construction splayed lintels with keystones, and entrance with elliptical fanlight and sidelights.

The house is potentially eligible for the National Register.

Giddings-Stark Residence
530 North Nevada Avenue
Built Est.1900 / Architect Unknown
No. 26



Mary C. Giddings is listed as the first owner of this home. She lived here with her husband L. A. Giddings, who along with his brother Ralph operated the Giddings Brothers and Co. dry goods store at 101 N. Tejon Street. The residence was sold in 1901 to Edwin R. and Belle H. Stark. Mr. Stark was vice president and treasurer of the Raven Mining Company.

By 1909-1910, this property was known as Deaconess Cottage, with Ida Tobschall as matron of the facility. Subsequently, Daisy D. Hill operated “elegant rooms” in this house, which was described as having electric lights, baths and every modern convenience.

This is a large-scale Queen Anne style dwelling, representative of the Free Classic subtype of the style, with its pedimented gables and porch with paired classical columns atop pedestals. The structure exhibits typical Queen Anne characteristics such as the asymmetrical composition, multiple gables, and conical roofed tower. The detached portico in the front was added in about 2003.

It is currently used as a bed and breakfast inn. Locally significant.

Craftsman Residences
124 East Willamette Street to 132 East Willamette Street
Built 1909-1910 / Architect Unknown
No. 27



The four well-preserved dwellings here illustrate another type of residential development in Colorado Springs in the early 1900’s. They are an example of increasing the housing development (density) by building several smaller dwellings oriented toward an east-west cross-street rather than one larger dwelling facing the principal north-south street. Built in 1909-1910, probably by local contractor James F. Crawford, these homes are an example of Craftsman style, with gable front roofs, overhanging eaves and exposed rafters, off-center gable roof porches with short tapered wood piers atop a shingled balustrade.

Mr. Crawford and his wife Ella lived at 132 E. Willamette as of 1917. He was described in the 1920 census as a native of Canada, a contractor and fifty-five years old. Mrs. Crawford was a native of Missouri. The first occupants of these homes included a watchmaker, railway employee, a confectionery operator and retailers of the Wilber Suit Company. Locally significant.

Bernard-Sill Residence
601 North Tejon Street
Built Est. 1899 / Architect Unknown
No. 28



This lovely house was erected in approximately 1899 by Mr. and Mrs. George Bernard. Mr. Bernard operated a brick livery stable in Colorado Springs. The reported price for the home was \$40,000, making it one of the more expensive residences of the era. In 1900 the Bernards sold the house to J.A. Sill, who was described as “a prominent mining man,” and member of the Colorado Springs Mining Exchange. He had come to Colorado Springs in 1882 and had mining property in Cripple Creek. Mr. Sill divided his time between this city and Goldfield, Nevada, where he had mining interests.

This building is significant as a highly decorative frame example of the Queen Anne style, including the asymmetrical composition, bays with octagonal, flat and hipped roofs, a variety of porches and dormers, decorative shingles and decorative glass. Classical Revival features are also present, represented by the porch columns, cornice with dentil molding, modillions (an ornamented bracket) and elaborated entrance. The wrought iron fence was manufactured by the Hassell Iron Works (established 1895) of Colorado Springs. It was used as apartments by 1941 and is now offices for Grace Episcopal Church. National Register eligible.

Grace Episcopal Church
631 North Tejon Street
Built 1924-1925 / Architect W. Donald Robb
No. 29



The first Episcopal service in Colorado Springs was held by Rev. Samuel Edwards of Pueblo, on January 13, 1872. In 1873 Grace Episcopal Church organized and erected Grace Church on lots donated by General Palmer. It was completed in 1874 and remains at 215 E. Pikes Peak Ave., although it is no longer used as a church.

St. Stephens/Grace Episcopal church is a large stone church consisting of three components erected at different times, including an 1895 gable roof rectangular wing to the north (St. Stephens), an intersecting east-west basilican form component with tower completed in 1925, and a two-story rectangular wing to the south built in 1949.

Grace Episcopal was designed by E. Donald Robb, of the Boston firm Frohman, Robb & Little, who designed the National Episcopal Cathedral in Washington D.C. The design employed is English Gothic Revival, and the plans incorporated the existing St. Stephens as the Parish Hall. All but the tower was completed in 1925. A special fund-raising drive to pay for the tower allowed it to be completed in 1929.

The church was known for its musical programs and its fine organ donated by Alice Bemis Taylor in memory of her husband, Frederick Pike Taylor. In 1927 Dr. Frederick Botthroyd became the organist and the following year was influential in organizing the Colorado Springs Symphony. National Register eligible.

St. Stephens Church
631 North Tejon Street
Built 1895 / Architect Thomas MacLaren
No. 30



St. Stephens Church, a Late Victorian-Gothic Revival design, was constructed in 1894-95 on lots donated by J.J. Hagerman, and was the second Episcopal Church in Colorado Springs, after Grace Episcopal. In 1893 St. Stephens had withdrawn from the Grace Church congregation and was known as Trinity Union Church. It could not afford to build a big church, so the congregation erected a chapel seating 250 people. The first rector of the newly constructed church was Rev. Arthur N. Taft. Reverend Taft was also appointed rector when the congregations combined and Grace Episcopal Church was constructed next to St. Stephens. Reverend Chauncey H. Bodgett, former rector of Grace Church, was the co-rector.

The architect was Thomas MacLaren, who was born in Scotland in 1863 and attended the Kensington School of Art in Edinburgh and the Architectural Department at the Royal College of Art. He moved to Denver, Colorado for his health in the 1890s. He practiced architecture in Colorado Springs from 1894-1928. His commissions included numerous private dwellings, schools, churches, libraries, medical facilities and public buildings. Among his important designs (some in partnership) were the Woodman Sanitarium, the City Auditorium and the City Hall. Eligible for listing in the National Register.

Bunts Building
21 East Monument Street
Built 1949 / Architect Edward L. Bunts
No. 31



This is a one-story flat-roof office building constructed with a University of Colorado-style flagstone wall which divides the east and west components of the building. It is significant for its representation of the Modern style buildings erected following World War II. The building reflects the style in its asymmetrical design, minimal ornamentation, flat roof with wide eave overhang, horizontal bands of windows and clerestory windows. It is also unique in its combination of Roman and wire-drawn brick, flagstone and turquoise tiles.

The building was designed by Edward L. Bunts, a prominent local architect, as his office. Mr. Bunts was Philadelphia-born in 1901 and came here in 1918 to recover from tuberculosis. He worked as a draftsman for the firm of MacLaren & Hetherington, and then began his own practice in 1932. He designed a number of important buildings in the city, including Palmer High School, the First United Methodist Church, Colorado Springs Boys Club façade and the El Paso County Judicial Building. Mr. Bunts was active in the community, was a director of the Chamber of Commerce and served on the City Planning Commission. National Register eligible.

Columbine Building
619 North Cascade Avenue
Built 1960 / Architect Rico and Fairbanks
No. 32



The Columbine Building is the only structure on the tour that is not yet 50 years old. It is included because it is significant as an example of the Modern architectural style. It exemplifies the style by its horizontality, cantilevered sections, stacked brick, aggregate panels and window bands. The building materials employed were selected for “both beauty and durability.” It was the first use of Mo-Sai aggregate panels in the city. Only one other Colorado building is known to have used such panels and it is in Denver. Each milky quartz covered panel measured 11’4” by 4’, weighed 1,500 pounds and was welded in place. The panels were fabricated by Beauty Stone Co. of Denver.

This building is also representative of the expansion of office facilities erected in Colorado Springs to serve a rapidly growing population during the post World War II period. The building is further significant as an example of the work of architects Rico and Fairbanks. It is well preserved.

The building was built by Leonard J. Woltman of Broadmoor and was managed by Bennett-Shellenberger Realty Co. which also had offices here. An interesting architectural effect is the glass divider about mid-building that causes a floating effect between the upper and lower building sections, and provides light to the interior. Locally significant.

Hazlehurst Residence
601 North Cascade Avenue
Built 1888 / Architect Unknown
No. 33



This very symmetrical structure is notable for having been a double house – perhaps the first duplex in the city. It was erected by Dr. Samuel Hazlehurst in 1888 and it was built to house the Hazlehurst family as well as a second renting family. Dr. Hazlehurst was described as a prominent physician and surgeon of the early days of the city. He served as attending physician to the National Guard troops stationed in Cripple Creek when mining strikes occurred in the 1890’s. Afterward, he spent several years in Mexico attending to his mining interests, returning to the city around 1910.

The home is representative of the Shingle style, popular in the United States during 1880-1900. Features of this style are the extensive use of shingle siding, the front gable that dominates the façade and the subordinate cross gables, and the almost full-size porch across the front. The strapwork gable face on the façade is rarely seen on a Shingle style house, and represents an important variation.

According to the 1960 city directory, the home included six apartment units, and the use as apartments remains today. Locally significant.

Rice Residence
528 North Tejon Street
Built 1902 / Architect Unknown
No. 34



Colorado Springs saw rapid growth in the late 1890's and early 1900's and the most popular residential-style during that period was the Queen Anne. This home was built in this style sometime between 1900 and 1907. The earliest known residents were Dr. David and Mrs. Ida M. Rice. Dr. Rice served as personal physician to W. S. Stratton, and later helped manage the estate after his death. He served as managing director of the Stratton Home, as well as president of the Colorado Springs and Interurban Street Railway Company. Mr. Rice was also a member of the El Paso Club, the Masons, the Elks and the Broadmoor Golf Club. He was described as "a man of dynamic force" and one of the city's most popular citizens

The home reflects popular elements of later Queen Anne style houses, including the multiple gables, decorative shingles, numerous windows including decorative windows and a prominent porch with classical columns.

By 1931, the structure was converted to a rooming house, as were many of the large, older houses during the Great Depression. John and Edith Pearson owned the house by 1941. The Pearsons were affiliated with the Pearson Pharmacy. Locally significant.

Stubbs-Proctor Residence
524 North Tejon Street
Built 1882 / Architect Unknown
No. 35



This is a 2 1/2 story wood frame structure originally built as a residence and now used as medical offices. It was constructed in 1882 for C. E. Stubbs, identified in the 1886 City Directory as a wool grower. The style is Victorian Eclectic. Typical of the era, the building fronts on the street and presents a tall, narrow appearance. The front porch which has a classical pediment over it, originally extended across the front of the house. There are two chimneys; one very ornate with indented brickwork located on the south side of the building. Scrolled brackets support the cornice below the roof.

According to the third owner of the property, Ms. Viola Procter, the builder was W. S. Stratton. There is no hard evidence that Mr. Stratton built the home, but he could have done so, being a skilled carpenter and wood worker alternating between mining and carpentry at that time. Mr. Stratton figured prominently in the history of Colorado Springs when he became fabulously wealthy in 1893 through discovery of gold at his Independence Mine in the Cripple Creek Mining District. He used his wealth for many civic projects. His will created the Myron Stratton Home, established for needy children and old people. Locally designated.

First Congregational Church
20 East St. Vrain Street
Built 1888-1889 / Architect Henry Rutgers Marshall
No. 36



The establishment and early history of the First Congregational Church were closely associated with the creation and development of The Colorado College (CC), a small-church-sponsored liberal arts institution a few blocks north of this church. Reverend Jonathan Edwards was charged with establishing both the school and the church in 1874. The church and college continued to be closely linked through leadership and membership and both contributed to city founder William J. Palmer's vision of attracting a refined and educated populace.

The church is significant as one of the foremost representatives of Richardsonian Romanesque architecture in Colorado Springs. The quintessential features of the style are reflected in its monumental massing, projecting towers, rock-faced ashlar walls, and dominant gables. The church is one of many throughout the country influenced by Richardson's Trinity Church in Boston. The church is one of only two known churches designed by New York architect Henry Rutgers Marshall. It is also significant as a representative work of local builder Joseph Dozier and local stonemason Frank Finegan.

The interior of the church is well-preserved and includes a huge Hook and Hastings pipe organ which is the oldest in continuous use in Colorado Springs. Listed in the National Register.

Colchester Flats Apartments
501 North Tejon Street
Built 1905 / Architect Unknown
No. 37



This building was developed as five residential flats and is designed to look like a large residence. The two and one-half story red-brick building is an example of Mission Revival architectural style, with its central curved parapet on the front and side façades. These façades also feature two-story bay windows and two-story porches topped with balconies. The slate for the roof was obtained from the Day Nursery at 104 E. Rio Grande St., when its roof was being replaced.

The building, along with the adjacent St. Vrain Court Apartments, was converted to medical offices in the late 1940's. Alterations include the projecting tower, window replacements, enclosed second story balconies and porch enclosures on the rear. Even with the alterations, the building retains much of its original character. Locally significant.

St. Vrain Court Apartments
 104-108 East St. Vrain Street
 Built 1900 / Architect Thomas P. Barber
 No. 38



This building is a good example of an early apartment building. The trend toward these early tenements (as they were called at the time) alarmed some residents of established neighborhoods, who worried about privacy and appearance. They eventually gained acceptance due to their design, affordability and convenience.

This building was designed and owned by noted local architect, Thomas P. Barber, who was born in England in around 1862. He came to the United States as a boy, first to Illinois and then Colorado Springs. He practiced architecture for many years in Colorado Springs, and has to his credit the Hibbard's Department Store (17 S. Tejon Street) and the City Hall (107 N. Nevada Avenue), with local architect Thomas MacLaren. St. Vrain Court Apartments underwent alterations in 1948 during its conversion to medical offices. It received further alterations in the 1950's. Locally significant.

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Cover Photo – Hagerman Mansion, Circa 1890
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The City of Colorado Springs Historic Preservation Board, appointed by City Council, assists the City in implementing the Historic Preservation Ordinance.

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