

# THE COMPLETE HISTORY OF THE OLD NORTH END NEIGHBORHOOD IN COLORADO SPRINGS, COLORADO

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August 1, 2010

## *1. Early Stirrings*

As a part of a concept in a man's mind, the Old North End Neighborhood came into existence on July 27, 1869.

On that day, William Jackson Palmer first rode into a spectacular red rock area just to the north of Colorado City, Colorado Territory. Even at that early date the area was known as the Garden of the Gods.

Palmer had been a General in the Union Army during the Civil War. A railroad builder, he had come to the Garden of the Gods while surveying a railroad route from Kansas City to Denver.

General Palmer described the area, which had glorious views of 14,000 feet-high Pike's Peak, as "enticing." He noted its potential to become a "famous resort." And he wrote that "the scenery is even finer south of Denver than north of it."<sup>1</sup>

At that moment, General Palmer resolved to build a new city on a low, broad mesa top located to the east of the Garden of the Gods. The name of the new city was to be Colorado Springs, and the Old North End would become one of its finest residential neighborhoods.

General Palmer hired Robert A. Cameron to serve as the first city planner of Colorado Springs. In a letter to Cameron written in December of 1871, Palmer described one of his main ideas for what his new city should be like. "My theory for this place," General Palmer wrote, "is that it should be made the most attractive place for homes in the West."

It thus is clear that William Jackson Palmer wanted his new city to include fine residential areas. The Old North End is one of a number of neighborhoods in Colorado Springs that meets General Palmer's dictum of being "the most attractive place for homes in the West."<sup>2</sup>

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<sup>1</sup> Letter, William Jackson Palmer to Queen Mellen, July 28, 1869, quoted from John S. Fisher, *A Builder Of The West: The Life Of General William Jackson Palmer* (Caldwell, ID: Caxton Printers, 1939), p. 162.

<sup>2</sup> General William Jackson Palmer, recalled in an article he wrote for the *Colorado Springs Gazette*, August 3, 1896. Reprinted August 1923 and August 1926.

Colorado Springs was officially founded on July 31, 1871. The first stake was driven at the corner of Pike's Peak Avenue and Cascade Avenue, which was to become the center of the downtown area. In 1873, Colorado Springs was designated the county seat of El Paso County, Colorado Territory. This made the new city a major government center as well as a residential and business community.

Ten blocks north of the first stake, near the corner of Cache La Poudre Street and Cascade Avenue, General Palmer and his city planner set aside more than 20 acres of land for a college or university. On that site, in 1874, the Congregational Church founded Colorado College. It was to become a small, co-educational liberal arts college of the New England type.<sup>3</sup>

The land to the north of the College would subsequently become the Old North End Neighborhood of Colorado Springs. But throughout the 1870s and 1880s, there was little recorded activity on this land. Maps of Colorado Springs during the 1870s and the 1880s consistently showed Colorado College as the northern boundary of the developed portion of Colorado Springs.

Cutler Hall was the original permanent building, and the signature building, of Colorado College.<sup>4</sup> Cutler Hall was usually pictured as the last significant structure to be seen to the north of Colorado Springs. An engraving of Colorado Springs in the mid-1880s was placed at the top of the official stationery of Colorado College. That engraving showed the new city stretching only from just south of the downtown area to Cutler Hall and the Colorado College campus.<sup>5</sup>

## *2. Edward Payson Tenney and the Columbian Club*

Edward Payson Tenney was President of Colorado College from 1876 to 1884. The College succeeded under Tenney's leadership. Enrollment grew to more than 130 students, a significant number for a liberal arts college at that time. President Tenney also raised the money and oversaw the construction of Cutler Hall.

President Tenney built one of the first buildings in the Old North End. Tenney

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<sup>3</sup> For the history of Colorado College, see: Charlie Brown Hershey, *Colorado College: 1874-1949* (Colorado Springs, CO: Colorado College, 1952). J. Juan Reid, *Colorado College: The First Century, 1874-1974* (Colorado Springs, CO: Colorado College, 1979). Robert D. Loevy, *Colorado College: A Place Of Learning, 1874-1999* (Colorado Springs, CO: Colorado College, 1999).

<sup>4</sup> Cutler Hall was not always named Cutler Hall. When first constructed, it was simply referred to as the College. Then for a number of years it was called Palmer Hall, in honor of General Palmer. When a new Palmer Hall was dedicated in 1903, the old Palmer Hall was named for Henry Cutler, a major benefactor of Colorado College from New England.

<sup>5</sup> The maps and the stationery can be seen at Archives and Special Collections, Tutt Library, Colorado College, Colorado Springs, Colorado.

wanted the College to have safe and supervised living accommodations for its women students from out-of-town. Tenney therefore used his own money to construct a dormitory for women at the northeast corner of Cascade Avenue and Columbia Street. That site was approximately four blocks north of Cutler Hall and the Colorado College campus.

Tenney named the new women's dormitory the Columbian Club, probably because it was located on East Columbia Street. The building often was referred to as just the Columbian. It was a classic Victorian structure, with wood siding on the first two floors and large dormer windows poking out of a shingle roof on the third floor. There was a large covered porch at the front. A portion of the roof was decorated with a sharply-pointed steeple. Early photographs of the Columbian Club show no other surrounding buildings.<sup>6</sup>

Unfortunately, Colorado College women students enjoyed the comforts of the Columbian Club for less than three years. Early in the morning of New Years Day of 1884, the Columbian Club burned to the ground. Fortunately, the building was empty because of Christmas vacation at the College and no lives were lost. But the Old North End lost one of its earliest and most classic Victorian structures. A more modern brick and wood private residence was subsequently built on the site.

### *3. The President's House*

President Tenney built a second structure in the Old North End. In the late 19th and early 20th Centuries, the northern boundary of the Colorado College campus was San Rafael Street, not Uintah Street as it came to be in the mid and late 20th Century. Tenney constructed a large and comfortable residence north of San Rafael Street to serve as the First President's House at Colorado College. The building stood about 1,000 yards north of Cutler Hall, just on the edge of the land originally set aside for the College campus.

Similar to the Columbian Club, the First President's House was a classic Victorian residence with a large porch. It served as the official home of the presidents of Colorado College from the 1880s to the 1950s. It was torn down by the College in the mid-1950s to make room for the construction of a large women's dormitory named Loomis Hall.<sup>7</sup> And thus a second beautiful Victorian home in the Old North End was lost to posterity.

### *4. New Massachusetts*

Edward Payson Tenney had ambitious plans and dreams for Colorado College. He realized that the College would need outside sources of income if the student body was to be expanded and new buildings added to the campus. In a courageous but risky effort to finance the future of the College, Tenney bought extensive

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<sup>6</sup> For the photograph, see Reid, *Colorado College: The First Century, 1874-1974*, p. 25. Also see Hershey, *Colorado College: 1874-1949*, pp. 49, 137. Also see Loevy, *Colorado College: A Place Of Learning, 1874-1999*, p. 37.

<sup>7</sup> Loevy, *Colorado College: A Place Of Learning, 1874-1999*, p. 37.

landholdings in Colorado Springs as future money-making investments.

One of the largest tracts of land purchased by Tenney was located north of the Colorado College campus and comprised much of what later became the Old North End Neighborhood. Because he was born, raised, and educated in New England, President Tenney selected New Massachusetts as the name for this future real estate development. Edward Payson Tenney thus was one of the first persons to visualize the Old North End as a comfortable and prestigious residential area.

Sadly for President Tenney and Colorado College, the population of Colorado Springs did not grow very much during the 1880s. Home sites in New Massachusetts did not sell rapidly enough to pay the interest on the money President Tenney had borrowed to finance the project. Tenney worked so hard to save his ambitious land scheme that he jeopardized his health. In the spring of 1884, the entire speculation collapsed. Colorado College was suddenly losing money, rather than making money, on New Massachusetts.

The Board of Trustees of Colorado College demanded that Tenney resign as President. Tenney refused to do so. The Board of Trustees then declared the President's office "vacated." The Trustees then sold out the College's interest in New Massachusetts. It took the College a number of years to make up a considerable financial loss.

Edward Payson Tenney left Colorado Springs and returned to the "old" Massachusetts and resumed his career as a Congregational minister. If the Old North End was going to be developed as a residential neighborhood, persons other than the leaders of Colorado College were going to have to do it. Tenney's bold vision of a desirable community of homes north of the Colorado College campus had gone bankrupt.<sup>8</sup>

The late 1880s were difficult years for both Colorado Springs and Colorado College. The 1880s were the great decade of silver mining in Colorado, and none of the leading mining camps, such as Leadville and Aspen, were close to Colorado Springs. The population of Colorado Springs grew slowly or not at all.

As a result, Colorado College fell on hard times. By 1888 the College had only 4 faculty members and fewer than 50 students. It did not appear as though there was going to be very much action in the Old North End very soon. The area north of the College remained open, grass-covered fields with only an occasional structure here and there.

### *5. Gold!*

Gold was first discovered in what later became Colorado in 1858. The resulting gold rush attracted thousands of people, but not very many of them came to

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<sup>8</sup> Tenney's efforts to develop a residential area in what became the Old North End is one of the most famous incidents in Colorado College history. See Hershey, *Colorado College: 1874-1949*, pp. 53-56. Also see Reid, *Colorado College: The First Century, 1874-1974*, pp. 27-30. Also see Loevy, *Colorado College: A Place Of Learning, 1874-1999*, pp. 39-43.

the area around the site of Colorado Springs. The successful gold mining sites in Colorado were mainly to the north. The great gold camps of Colorado - such as Central City, Black Hawk, and Idaho Springs - were concentrated in the mountains west of Denver at a considerable distance from Colorado Springs.

Many a prospector had attempted to find gold on Pike's Peak, the high Rocky Mountain to the west of Colorado Springs that was rapidly becoming the best-known mountain in the United States. But every digging and test hole was unsuccessful. The slopes of Pike's Peak were mainly used to graze cattle, not mine gold.

In 1890 a ne'er-do-well cowboy named Robert Womack was herding cattle for wealthy ranch owners on the southwest slopes of Pike's Peak. In his spare time, he did some prospecting for precious metals. While digging next to the banks of a stream called Cripple Creek, Bob Womack dug out some ore samples that contained real gold. He later sold his claim for a relatively small amount of money. But other men hurried up to Cripple Creek and turned the area into a booming gold mining district.

By 1892 over \$500,000 in gold had been mined in Cripple Creek and a neighboring gold camp at Victor, Colorado. Production soared to \$7 million in gold by 1896. Soon Cripple Creek and Victor were generating the largest mining profits in Colorado history. It was a precious metals bonanza of unprecedented size, never equaled in Colorado before or since.

Cripple Creek and Victor rapidly became rough, roaring, and bawdy mining camps. Both were located at around 10,000 feet of altitude and had few amenities, other than large numbers of saloons and houses of ill repute. But only 40 miles away, at first by road and then by three different railroads, sat the city of Colorado Springs, the luxurious resort community which General Palmer had founded to be a city of comfort and grace.

Quite naturally, most of the men who rushed to Cripple Creek and Victor to make money in this latest gold boom did not want to build their homes and locate their families in these high-altitude mining camps. They elected instead to move to Colorado Springs and only go up to Cripple Creek and Victor when business required it. The result was a phenomenal residential boom in Colorado Springs. From 1890 to 1900, the population more than doubled in General Palmer's little "resort" in the Rocky Mountains.

The discovery of gold at Cripple Creek greatly effected business in Colorado Springs. Three stock exchanges were organized that specialized in Cripple Creek and Victor gold mining stocks. The largest of the three, the Colorado Springs Mining Exchange, was so successful that it soon was trading "more shares than any other exchange in the world."

Although the gold mines were high up on the southwest slopes of Pike's Peak, the mining companies tended to open their management offices in downtown Colorado Springs. More than 400 mining companies eventually were located along Tejon Street south of Colorado College. During the decade of the 1890s, deposits in

Colorado Springs banks multiplied nine times.<sup>9</sup>

#### *6. The North End Boom*

The Cripple Creek and Victor gold mines thus brought a large group of newly wealthy people to Colorado Springs. Some of them were mine owners who "struck it rich" on the southwest slopes of Pike's Peak and became instant millionaires. Many others, however, were middle-class beneficiaries of the Cripple Creek and Victor gold boom. They were stock traders, or mining company office managers, or merchants who sold supplies and services to the mining companies.

These people needed a place to live, and the timing was just right for the Old North End. Many of these newcomers to Colorado Springs, and some old-timers too, bought lots on the land north of Colorado College. The millionaires built grand mansions. The middle class types built large houses on full-length lots. The millionaires and the middle class all decorated their new homes with fine woodwork. They often added Victorian flourishes, such as large covered porches, elaborate front doorways, circular turrets at a corner of the house, and cut-glass and beveled-glass windows.

It was, in essence, this 1890s building boom that created the distinctly Victorian atmosphere of the Old North End. Thanks to the money being made from the Cripple Creek and Victor gold mines, a large number of homes were built in the Old North End in a relatively short period of time. These homes thus all reflected late 19th Century and early 20th Century building styles. Most of the Victorian homes in the Old North End that their owners prize so highly were constructed between 1890 and 1910, the Cripple Creek and Victor boom years.

There is grim irony in all this, particularly for Edward Payson Tenney and Colorado College. If the Cripple Creek and Victor gold boom had occurred in the 1880s rather than the 1890s, President Tenney's New Massachusetts land scheme would have been a great success rather than a tragic failure. And Colorado College, at a very early date in its history, would have become a very wealthy college.

#### *7. Millionaires' Row And Other Significant Homes*

By the turn of the 20th Century, there were more than 50 millionaires living in the Old North End of Colorado Springs.<sup>10</sup> A number of them built large mansions in the 1200 block and the 1300 block of Wood Avenue. The area soon became known as Millionaires' Row.

One of the millionaires was James Ferguson Burns, a Colorado Springs plumber who went up to Cripple Creek and developed the Portland Mine. The Portland eventually produced \$60 million in gold and made Jimmie Burns one of the wealthiest and most colorful men in the city. Burns built his mansion at 1315 Wood Avenue. It was a large, rambling, wooden structure that roamed over several lots.

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<sup>9</sup> Marshall Sprague, *Newport In The Rockies: The Life And Good Times Of Colorado Springs* (Chicago, IL: Swallow Press, 1971, 166-168.

<sup>10</sup> Sprague, *Newport In The Rockies*, 168.

It quickly became one of the major show places of Colorado Springs.

Similar to many Cripple Creek millionaires, Jimmie Burns lavished his wealth on Colorado Springs. He built the Burns Theater, a vaudeville theater in the first block of East Pike's Peak Avenue downtown. One of the pleasures of living in the Old North End was its closeness to the Burn's Theater and other downtown Colorado Springs amenities. The Burns Theater, a Colorado Springs landmark, became the Chief movie theater for many years. It was eventually torn down to build a bank parking lot.<sup>11</sup>

Jimmie Burns also built a major downtown office structure, the Burns Building on East Pike's Peak Avenue. He gave the money to build spectator seating at Washburn Field, the football and baseball field at Colorado College. In the early 20th Century, Colorado College played major college and university football opponents such as the University of Colorado, Colorado State University, and the University of Texas. Having big time college football being played close by thus became another amenity of living in the Old North End.<sup>12</sup>

As for the beautiful home that James Ferguson Burns built on Wood Avenue, it was subsequently converted into apartments.

Another leading resident of Millionaire's Row was Philip B. Stewart, who owned a large house at 1228 North Wood Avenue. Stewart was a native of Vermont and a graduate of Yale University in New Haven, Connecticut. He was elected to the Colorado state legislature in Denver and served as Speaker of the House. The *Colorado Springs Gazette* described Stewart as one of the "best and most favorably known politicians of the state of Colorado."

In the summer of 1901, Philip Stewart was one of a group of Colorado Springs men who entertained Theodore Roosevelt when that leading national politician paid a visit to Colorado Springs. At the time, Theodore Roosevelt was Vice-President of the United States. Following a train ride to Cripple Creek and back, Teddy Roosevelt held a political discussion at Stewart's home. Among those in attendance was renowned political columnist William Allen White of Emporia, Kansas. White later wrote of the meeting: "So the politicians gathered in Colorado Springs - as fine an assemblage of political gangsters as you would meet on a journey through a long summer day."<sup>13</sup>

Philip B. Stewart lavished much of his time and his fortune on Colorado College. He served on the Board of Trustees during the early 20th Century. He was photographed at many important College events, such as the inauguration of President Charles Christopher Mierow in 1924. When a major flood washed down Monument Creek in 1935, the raging waters destroyed a section of Monument Valley Park west

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<sup>11</sup> Sprague, *Newport In The Rockies*, p. 343, note 3.

<sup>12</sup> Loevy, *Colorado College: A Place Of Learning, 1874-1999*, p. 59, p. 59 note 18.

<sup>13</sup> Sprague, *Newport In The Rockies*, p. 197, p. 337 note 3.

of the College that was nicknamed "The Jungle." Using funds provided by Philip Stewart, the College turned the devastated park area into a baseball diamond and a practice football field. Appropriately designated as Stewart Field, the new athletic facility was subsequently converted into a men's and women's varsity soccer field.<sup>14</sup>

Philip B. Stewart gave his beautiful home on Millionaires' Row on Wood Avenue to Colorado College. The building was promptly named Stewart House. It is a large brick structure with a tile roof. Three Romanesque arches highlight the front porch. This large and commodious home is used as a gathering place for major social events at the College, such as parties for the faculty and dinners in honor of visiting guest speakers.

To the south of Stewart House, at 1210 Wood Avenue, stands a somewhat smaller but equally attractive home. It is built of brick that has been painted white. In the late 1950s, Colorado College tore down the First President's House to make way for Loomis Hall. In order to adequately house the College's President and the presidential family, this house on Millionaires' Row on Wood Avenue was purchased by the College. Similar to Stewart House, the Second President's House is an important part of the social life at the College. The President frequently entertains small groups of faculty and students, both for receptions and sit-down dinners.<sup>15</sup>

To the north of Stewart House, at 1238 North Wood Avenue, was the home of Alice Bemis Taylor, the wife of Fred Taylor. Her father, Judson Bemis, had made a sizeable fortune manufacturing paper and cloth bags. He gave the money to Colorado College to build Bemis Hall, a large and lavishly equipped dormitory for women, which was constructed in 1908.

Alice Bemis Taylor carried on the spirit of philanthropy exemplified by her father. In the early 1920s, she gave money to the City of Colorado Springs to build a Day Nursery on Rio Grande Street. In the 1930s, she made a large gift of money for the construction of the Colorado Springs Fine Arts Center on West Dale Street. She also contributed her extensive collection of Southwestern art and artifacts to the new facility.

Similar to the Burns Theater, the Colorado Springs Fine Arts Center was a major public facility which was close and handy to the Old North End. In addition to an art museum, the Fine Arts Center included a major theater facility with a proscenium stage and, when needed, a movie screen. Local theater groups, both dramatic and musical, began presenting plays and musical shows at the new theater. There also was a popular program of showing "Oldie-but-Goodie" films at Fine Arts Center Theater on Tuesday evenings. The proximity of this new art museum and theater to the Old North End greatly contributed to the ambiance and quality of life in the Old North End.

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<sup>14</sup> Loevy, *Colorado College: A Place Of Learning, 1874-1999*, p. 125.

<sup>15</sup> Reid, *Colorado College: The First Century, 1874-1974*, p. 195.  
Loevy, *Colorado College: A Place Of Learning, 1874-1999*, p. 146.



Mrs. Taylor also endowed the Taylor Choir at Grace and St. Stephen's Episcopal Church on North Tejon Street. The Taylor Choir presents a continuing series of choir concerts at Grace Church on Sunday afternoons.

Alice Bemis Taylor made a number of gifts to Colorado College. She made an annual present to the College of \$10,000 to help with current expenses. She later created a large endowment so that the \$10,000 per year gift would continue after her lifetime. She was named to the Board of Trustees of Colorado College, and the total amount of her gifts to the College exceeded \$500,000.

Taylor Dining Hall, the College's first co-educational eating facility, was constructed in the 1950s and named in honor of Alice Bemis Taylor. That building, when no longer needed as a dining hall, was converted into a student theater. A painting of Alice Bemis Taylor is on display in Bemis Lounge, the main social area in Bemis Hall at Colorado College.<sup>16</sup>

Alice Bemis Taylor's father was born in Boston, Massachusetts, and thus the family represented the New England influence on Colorado Springs and the Old North End. Alice herself was "an example of the New England conscience at work - serious, dedicated to the common good, self-effacing, and with a Yankee love of precision and thrift where money was concerned. Her bearing was regal, even authoritative, but beneath this exterior was a rather shy person who, having everything in the world, suffered still from a feeling of insecurity. Socially she was restrained sensible, and correct, and she never appeared...in anything but the most sedate of costumes."<sup>17</sup>

One suspects that Alice Bemis Taylor was typical of many of the women who lived in the Old North End in the late 19th and early 20th Centuries. She seems to have been as Victorian as most of the houses.

As for Alice Bemis Taylor's lovely home on Wood Avenue, it remains primarily a personal residence. One of the most lavishly constructed homes in the Old North End, both the interior and the exterior are done in an Old English architectural style. The house is filled with beautiful wood paneled walls and molded plaster ceilings. Peripheral portions of the house, however, have been converted to and rented out as apartments.

Wood Avenue, on which Millionaire's row is located, was named for D. Russ Wood, an early realtor in Colorado Springs. The lower portion of Wood Avenue, the stretch just north of Colorado College, was originally called the Mayfair Addition. A leading promoter of the area was Charles Leaming Tutt, one of the most famous of

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<sup>16</sup> Hershey, *Colorado College: 1874-1949*, pp. 101, 114, 127, 128, 131, 151, 152, 276. Reid, *Colorado College: The First Century, 1874-1974*, pp. 120, 136, 142, 202. Loevy, *Colorado College: A Place Of Learning, 1874-1999*, p. 89.

<sup>17</sup> Sprague, *Newport In The Rockies*, pp. 283-285, 294, 358 note 2.

the Cripple Creek and Victor gold millionaires.<sup>18</sup>

The Tutt family was worth millions but did not live on Millionaires' Row. The Tutt family home was located in the Old North End at the northeast corner of Cascade Avenue and Uintah Street, one block east of Millionaires' Row. Charles Leaming Tutt combined forces with Spencer Penrose, another famous Cripple Creek and Victor gold mining entrepreneur, and the two men used their metallic wealth to support any number of charitable causes in the Pike's Peak region. The Tutt family was particularly associated with gifts to Colorado College. Spencer Penrose and his wife, Julie Penrose, were major contributors to Glockner Hospital in Colorado Springs, later named Penrose Hospital.

The Tutt family home on Uintah Street was a large and rambling structure with many rooms. The Tutt family eventually gave the home to Colorado College. It was used as faculty housing for a number of years. It was then remodeled and renamed Tutt Alumni House. In addition to housing the offices of the College's alumni association, Tutt Alumni House provided a bedroom for alumni to stay in when visiting the College on alumni business.<sup>19</sup>

#### *8. Glockner Hospital*

Tuberculosis and other pulmonary diseases were a major health problem in the United States in the late 19th and early 20th centuries. One of the major cures for such lung ailments was for the patient to move to a high altitude location in the Rocky Mountains, where the cool and dry air often retarded the development of such diseases. A popular place for tuberculosis victims to come to was Colorado Springs.

A prominent tuberculosis sanatorium in Colorado Springs was Glockner Hospital, located on North Cascade Avenue in the northern part of the Old North End. It was founded in 1890 with Dr. Boswell P. Anderson as the house physician. The institution was a success. It was soon surrounded by the invalid tents in which "consumption" patients lived in an effort to expose themselves to as much outdoor air as possible. North Nevada Avenue near Glockner Hospital was the site of a number of convalescent homes.

Glockner Hospital was named in memory of Dr. Albert Glockner of Pittsburgh, Pennsylvania. The hospital was operated for a while by Mrs. Glockner, but she later turned control over to the Sisters of Charity of Cincinnati, Ohio. Over the years the institution evolved into Penrose Hospital, one of the leading hospitals in Colorado Springs. In 1959 the old Glockner Hospital building was torn down and a new, high-rise, \$10 million Penrose Hospital building rose in its place.<sup>20</sup>

Glockner/Penrose Hospital, as it was sometimes called, had a major impact on the development of the Old North End. Doctors and other high-income medical

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<sup>18</sup> Sprague, *Newport In The Rockies*, p. 343 note 3.

<sup>19</sup> Loevy, *Colorado College: A Place Of Learning, 1874-1999*, pp. 312-313.

<sup>20</sup> Sprague, *Newport In The Rockies*, pp. 255, 329 note 12.

personnel who worked at the hospital began buying homes in the surrounding neighborhood. As a result, medical doctors and their families became a major presence in the Old North End, often owning and maintaining a number of the larger and more prestigious homes.

Tuberculosis and other lung ailments effected the Old North End in another way. Many of the new homes built in the neighborhood in the late 19th and early 20th Centuries included a tuberculosis porch, an exterior room with large windows that could be opened wide. The member of the family with a lung ailment would sleep in this room, the windows left open all night long to let in the cool, dry, and healing Rocky Mountain air.

The inside walls of a tuberculosis porch often were finished with wooden wainscoting rather than plaster. Because the windows of the room were open so much of the time, the wooden wainscoting could endure the outdoor climate better than plaster could.

The discovery of penicillin and other successful cures for infectious diseases put an end to tuberculosis patients and their families moving to Colorado Springs. But the tuberculosis porches remain in many North End homes. In some cases, tuberculosis porches have been converted into additional bathrooms, home offices, children's playrooms, or other such secondary uses.

Some of the persons who moved to Colorado Springs for health reasons bought homes and settled in the Old North End. Marshall Sprague, a former newspaperman on the East Coast, developed a lung ailment and moved to a house at 1523 Wood Avenue. Sprague recovered from his illness and then wrote a number of books about the Pike's Peak region. One was *Newport In The Rockies*, a history of Colorado Springs. Another was *Money Mountain*, which chronicled the glory days of gold mining at Cripple Creek and Victor.

Spouses of tuberculosis victims also became significant residents of the Old North End. Marshall Sprague's wife, Edna Jane Sprague, was perfectly healthy but moved to Colorado Springs and settled in the Old North End with her ailing husband. She was known to everyone as "E. J." Sprague. Following Marshall Sprague's recovery, she became an important activist in the Colorado Springs community, serving on the Colorado Springs City Planning Commission and a number of other civic boards and commissions.

### *9. Monument Valley Park*

In 1901 General William Jackson Palmer, the founder of Colorado Springs, began to liquidate his remaining interests in the railroad industry and went into retirement. Palmer was a resident of the city he had founded, living in a large, castle-like mansion located in a scenic canyon near the Garden of the Gods. As his retirement began, General Palmer devoted his time, his affection, and a significant portion of his personal fortune to improving Colorado Springs.

Monument Creek runs through Colorado Springs in a north-to-south direction. The creek runs through the center of the city. As it does so, a portion of the creek forms the western boundary of the Old North End.

General Palmer turned Monument Creek and the lands surrounding it into

Monument Valley Park. The good general purchased the necessary acreages. He then had the park landscaped, creating delightful walking paths and comfortable benches on which to sit and enjoy the wonders of nature in an urban park setting.

Monument Valley Park stretched all the way from downtown Colorado Springs, past the Colorado College campus, and then north along the west side of the Old North End to Glockner Hospital. Approximately 50 percent of the new park was immediately adjacent to the Old North End, thus becoming a major addition to the quality of life in the Old North End. Residents of the area could easily walk or bicycle to the park and enjoy its many amenities. As the years went by, many new homes were constructed in the Old North End

on lands that bordered on, and were enhanced by, the beauties and pleasures of Monument Valley Park.

Never a man to do things halfheartedly, General Palmer hired an engineer, Edmond C. Van Diest, to design and create Monument Valley Park.<sup>21</sup> Van Diest produced a park that was famous for its lovely flower gardens and charming pavilions. Eventually there were three rustic log pedestrian bridges over Monument Creek, one of them in the northern part of the park close to the Old North End. That pedestrian bridge was near where West Del Norte Street touches the edge of the park.

The park opened to public use in 1907. It soon became home to a variety of songbirds, as well as a number of other wild animals, including a pair of red foxes in the 1990s.

Similar to many of General Palmer's business associates, Edmond C. Van Diest moved to Colorado Springs. He and his family became social friends of General Palmer. The Van Diests lived in a large home in the Old North End located at the southwest corner of Cascade Avenue and Española Street. The lot for the home was very sizeable, occupying one-quarter of an entire city block. The lot was so large that the home later sported a full-size tennis court in the back yard. The house had exterior walls covered with stucco and a tile roof.

Edmond C. Van Diest joined General Palmer in making charitable gifts to various organizations in Colorado Springs. In 1926 he gave Colorado College funds to rebuild and improve the spectator seating at Washburn Field, the football and baseball field at the College. These were the same spectator stands that had originally been given by Cripple Creek millionaire James F. Burns. Van Diest also paid the cost of converting the playing surface on Washburn Field from packed earth to green grass. When completed, the new facility was promptly named Van Diest Stadium.<sup>22</sup>

A subsequent owner of the Van Diest home on North Cascade Avenue was Richard C. Bradley, a Physics Professor at Colorado College and, during the early

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<sup>21</sup> For material on General Palmer, Edmond C. Van Diest, and Monument Valley Park, see Sprague, *Newport In The Rockies*, pp. 146, 151, 337 note 5, 357 note 5..

<sup>22</sup> Loevy, *Colorado College: A Place Of Learning, 1874-1999*, pp. 121, 148.

1970s, the Dean of the College.

In the spring of 1935, a major flood roared down Monument Creek and washed out many of the ponds, bridges, walkways, gardens, manicured lawns, and other distinguishing features so thoughtfully provided by Edmond C. Van Diest. The park was restored, but minus many of the graceful features of its original incarnation. The renewed park was more natural in atmosphere and appearance, with bikeways and jogging trails providing for more active forms of park enjoyment than mere Victorian-style walking and conversing.

The northern portion of Monument Valley Park is adjacent to the Old North End Neighborhood, but it is an amenity that is enjoyed by people from the entire community of Colorado Springs. Joggers, bicyclists, volleyball players, softball players - they come in large numbers to join North Enders in experiencing the many pleasures of Monument Valley Park.

#### *10. A National Liberal Arts College*

During the decade of the 1890s, there was a radical change in the fortunes of Colorado College. Similar to the city of Colorado Springs, the College was helped considerably by the Cripple Creek and Victor gold boom. As the population of Colorado Springs expanded rapidly, there were more young people available in the local community to attend the College - and many of them did just that.

But other factors were at work in the 1890s to increase the prestige and the student enrollment at Colorado College. It was the decade when business organizations discovered that a good liberal arts education was excellent preparation for a business career. And it became fashionable for young men and women to go "away" to college and university, a trend which resulted in prestige liberal arts colleges and universities drawing students from all over the United States. Colorado College had so many students from New England in the late 19th Century that there was a New England Club on the campus.<sup>23</sup>

The College also was fortunate that, in 1888, it acquired a very competent and successful President. William Frederick Slocum, a Congregational minister from Massachusetts, took firm control of the College's finances and presided over a growing educational institution for the next 29 years, until 1917. Slocum became the great "builder President" of Colorado College.

From 1889 through 1900, under President Slocum's leadership, six new major buildings were constructed at Colorado College. As the campus expanded and student enrollments went up, the College hired more faculty and more administrators. And, as would be expected, many of those faculty and administrators bought homes and moved into the Old North End.

Prominent among them was George Nathaniel Marden. A native of Concord, New Hampshire, Marden was an ordained minister in the Congregational Church. He taught History, Political Science, and Metaphysics at Colorado College from 1881

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<sup>23</sup> For the history of Colorado College during the 1890s, see Loevy, *Colorado College: A Place Of Learning, 1874-1999*, pp. 58-78.

to 1908. He was one of the four professors who, after President Tenney's New Massachusetts development went bankrupt, saw the College through some very difficult years. Marden was described as the "savior and sustainer" of Colorado College.<sup>24</sup>

Professor Marden's home was at 1303 North Cascade Avenue. It is a large residence on a large lot, situated majestically at the northeast corner of Cascade Avenue and San Miguel Street.

An important Colorado College administrator who lived in the Old North End was J. Juan Reid. A graduate of the College, Juan Reid served as the Dean of Men and then as the Alumni Director. In the mid-1970s he wrote *Colorado College: The First Century, 1874-1974*, the 100th anniversary history of the College. His home was at 216 East Caramillo Street, between Nevada Avenue and Weber Street.

A partial list of the Colorado College professors who lived in the Old North End over the years includes Wallace Boyce, French; Robert Ormes, English; Wilbur Wright, Physics; Neil Reinitz, English; Bernard Arnest, Art; Thomas Ross, English; George Simmons, Mathematics; Fred Sondermann, Political Science; Kenneth Burton, Religion; J. Glenn Gray, Philosophy; L. Christopher Griffiths, Economics; Thomas Mauch, English; Robert Lee, Political Science; James Trissel, Art; James Yaffe, English; Walt Hecox, Economics; Val Veirs, Physics; Daniel Tynan, English; Susan Ashley, History; Mark Stavig, English; Robert McJimsey, History; Joseph Pickle, Religion; Richard Koc, German; Libby Rittenberg, Economics; Ruth Kolarik, Art; Esther Redmount, Economics; and Doug Monroy, History.

Two late 20th Century residents of the Old North End served as Dean of Colorado College. David Finley, a Political Scientist, was Dean from 1987 to 1992. He and his wife Judy, a 1959 graduate of the College, resided at 1503 Culebra Avenue in one of the newer sections of the Old North End. Timothy Fuller, also from the Political Science Department, served as Dean from 1992 to 1999. He lived in a classic wood Victorian home at 115 East San Miguel Street. His wife, Kalah Fuller, was instrumental in forming a neighborhood group that prevented the City of Colorado Springs from turning East San Miguel Street into a one-way major arterial street.

### *11. Doctor, Lawyer, Downtown Businessman, College Professor - The Economic Base Of The Old North End*

By the early 20th Century, the Old North End had a clearly established economic base made up of three principal components:

The first component was downtown Colorado Springs, which is only one mile from the southern edge of the Old North End. Downtown lawyers and businesspersons wishing to live close to where they worked quite naturally settled in the Old North End. Because downtown Colorado Springs was the location of the El Paso County Court House, and in later years the El Paso County Judicial Building,

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<sup>24</sup> Loevy, *Colorado College: A Place Of Learning, 1874-1999*, pp. 38, 43, 45, 50.

lawyers were particularly attracted to the Old North End.

The second component in the Old North End economic base was Colorado College. The College grew steadily in size and importance from 1888 to 1918, with the number of faculty members and administrators increasing with each passing year. This produced a steady stream of buyers of Old North End housing during the neighborhood's early development years.

The third component was Glockner-Penrose Hospital, which steadily and successfully evolved into Penrose Hospital, one of the largest and most important hospitals in the city. Many of the biggest names in the medical history of Colorado Springs made their homes in the Old North End. Some of the prominent physicians who have lived in the Old North End over the years are Dr. Douglas Lain, Dr. John Strong, Dr. Frank Barry, Dr. Edward Fitzgerald, Dr. Michael Crissey, Dr. Harry Townsley, Dr. James Carris, and Dr. Craig Carris.

The Old North End Neighborhood has been fortunate that all three components of its economic base have thrived throughout the later years of the 20th Century. Downtown Colorado Springs, Colorado College, and Penrose Hospital have all grown in size over the years and continued to be important and attractive activity centers. The success of all three of these economic base components has contributed mightily to the continuing success of the Old North End as a vital and viable inner city residential neighborhood.

That is not to say that everyone in the Old North End is a doctor, lawyer, downtown businessperson, or college professor. One finds the occasional realtor, church minister, construction company owner, computer engineer, and almost any other profession one could name. But it is also true, as a person walks down any block in the Old North End, that the homes of doctors, lawyers, downtown businesspersons, and college professors are visible in all directions.<sup>25</sup>

### *12. Of Trolley Cars And North Tejon Street*

Electric street cars came to Colorado Springs toward the end of the 19th Century. One street car company operated on North Tejon Street and proposed building its tracks right through the middle of Colorado College. President William Frederick Slocum at the College was appalled at the prospect of trolley cars clanging their way through the very center of the campus. President Slocum prevailed on General Palmer to join him in opposing the plan of the street car company to bisect the Colorado College campus with trolley tracks and noisy trolley cars.

The City Council of Colorado Springs sided with President Slocum and General Palmer. The trolley company was forced to route its trolley cars around the Colorado College campus. The trolley went east to Nevada Avenue on Cache La Poudre Street, then turned North on Nevada Avenue to Uintah Street. Next the trolley turned west on Uintah Street before resuming its northward trip up Tejon

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<sup>25</sup> For example, in the year 2000, the following were the professions of the principal breadwinners in six homes in a row on the west side of the 1700 block of North Tejon Street: doctor, lawyer, college professor, retired doctor, lawyer, and doctor.

Street, running northward through the Old North End.

To make certain that Tejon Street and its trolley cars could never, ever run through the College campus, the College proceeded to construct Palmer Hall, a major classroom and laboratory building. The new building was located right at the spot where Tejon Street would come through the campus. There was speculation, never substantiated, that General Palmer made an anonymous contribution of \$100,000 for the construction of Palmer Hall so that Tejon Street would be permanently blocked.<sup>26</sup>

The closing of Tejon Street at the Colorado College campus had an important effect on the development of the Old North End. It prevented Tejon Street, where it runs through the Old North End, from becoming a heavily trafficked street. Automobile drivers could not use Tejon Street to drive from the northern part of Colorado Springs into the downtown area. The result was that Tejon Street, despite having the street car line, became one of the quieter streets in the Old North End where automobile noise and congestion was concerned.

The street car line, which probably was not all that noisy, added to the ambiance of the Old North End in the early years of the 20th Century. Because the Old North End runs predominantly on a north-south axis rather than an east-west axis, most of the homes were within easy walking distance of the Tejon Street trolley cars. Residents who were employed downtown could ride the trolley to and from work. The trolley could also be used for shopping trips downtown and for high school students to ride to Colorado Springs High School, which was located downtown at Platte and Nevada avenues. On weekends and holidays, it was very pleasant to ride the trolley on an excursion to the picnic grounds and hiking trails in Cheyenne Canyon on the southwest side of Colorado Springs.

The Tejon Street trolley was a busy line. The northern terminus was at Tejon and Harrison streets. A separate trolley car, a "feeder" line, connected with the Tejon Street trolley at Harrison Street and went to Roswell, a working-class suburb north of the Rock Island railroad tracks. Another "feeder" line met the Tejon Street trolley at Tejon and Fontanero streets and ran eastward along Fontanero Street to the Town and Gown Golf Club, now the Patty Jewett municipal golf course. And a third Old North End trolley line came from downtown and served North Weber Street as far as Fontanero Street.<sup>27</sup>

The Great Depression of the early 1930s put an end to streetcar service in

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<sup>26</sup> The blocking of Tejon Street with Palmer Hall is one of the most famous stories in the history of Colorado College and Colorado Springs. See: Hershey, *Colorado College: 1874-1949*, pp. 147-148. Reid, *Colorado College: The First Century, 1874-1974*, pp. 59-60. Loevy, *Colorado College: A Place Of Learning, 1874-1999*, pp. 82-83.

<sup>27</sup> For information on the trolley system in the Old North End of Colorado Springs, see Morris Cafky and John A. Haney, *Pike's Peak Trolleys* (Colorado Springs, CO: Century One Press, 1983), pp. 2, 3, 5-6, 17, 27, 41, 42, 58.



Colorado Springs. The trolleys were replaced by buses. The North Tejon Street bus faithfully followed the route of the old trolley cars, bypassing Colorado College by jogging over to Nevada Avenue. In the early 1970s, after the City of Colorado Springs took over the bus service, the buses were removed from Tejon Street and began running straight through to downtown on North Cascade Avenue.

Tejon Street, where it runs through the Old North End, is closed at the north end near Harrison Street as well as at the south end at Colorado College. At one time there was a Tejon Street bridge over the Rock Island Railroad tracks, which is the northern boundary of the Old North End, but the Tejon Street bridge was removed years ago. The closing of Tejon Street at the north end at Harrison Street and at the south end at Colorado College had the effect of making Tejon Street one of the quieter north-south streets in the Old North End.

But Tejon Street is not the only north-south street in the Old North End that benefits from being closed at Colorado College. Wood Avenue extends northward only from Uintah Street. General Palmer gave Colorado College all the land west of Cascade Avenue, extending clear over to Monument Creek. That made it impossible for Wood Avenue to be connected to downtown Colorado Springs, with a corresponding reduction in the amount of automobile traffic being carried on Wood Avenue.

One last point, and a humorous one, about the trolley cars and the Old North End. Perhaps the greatest student prank in the history of Colorado College took place on a trolley car in the Old North End.

When it was announced in 1932 that the streetcars in Colorado Springs would be replaced with buses, a group of male students at Colorado College decided that one of the trolley cars should be removed from the tracks and placed at the front door of Palmer Hall. On the last day of streetcar service, April 30, 1932, the students hijacked the final car as it rolled down Tejon Street from San Miguel Street to Uintah Street, just inside the southern boundary of the Old North End.

The motorman and one passenger were removed from the streetcar, after which it was lifted by brute student strength from the rails. The streetcar was then pushed, steel wheels rolling on asphalt street, across Uintah Street and down Tejon Street toward Palmer Hall.

But, sadly for the students, the prank ended at that point. Someone called the Colorado Springs Police, and a bevy of police officers in speeding police cars headed for Tejon Street just to the north of the Colorado College campus. The students were warned the police were coming, however, and the playful youngsters removed themselves from the scene before the police arrived. All the police found was a lonely, derailed trolley car sitting in the middle of Tejon Street, about a block south of where the street car tracks turned over Uintah Street toward Nevada Avenue. And poor old Palmer Hall never got to have a trolley car displayed in front of it.<sup>28</sup>

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<sup>28</sup> Reid, *Colorado College: The First Century, 1874-1974*, pp. 115-116.

### *13. Landscaped Medians*

One of the most significant and important developments in the history of the Old North End was the building and planting of the landscaped street medians in the center of Wood, Cascade, Nevada, and Wahsatch avenues. Many persons in Colorado Springs believe that General Palmer put in the landscaped medians, but that is not quite the case. General Palmer provided the wide main streets in which the landscaped medians are located, but the raised and planted medians were the result of the City Beautiful movement of the early 20th Century.

The City Beautiful movement, as its name implies, was a national effort to improve and beautify the appearance of cities, both major and minor, throughout the United States. The movement resulted in the creation of heavily landscaped parks in American cities and the construction of a large number of public buildings, such as art museums, which were often fashioned in white marble to look like Greek and Roman buildings of antiquity. It was inevitable that the City Beautiful movement would reach Colorado Springs.

City leaders hired a Chicago architect to come to Colorado Springs, survey the city, and make recommendations for civic beautification. The principal recommendation in the report was to raise the medians in the major streets and landscape them with trees, shrubbery, flowers, and green grass. The recommendation was implemented, and almost one-third of the landscaped street medians created were in the Old North End.

A variety of landscaping styles were used in the new medians, thereby differentiating the look of one street from another. North Nevada Avenue was planted with a long, stately, double-row of leaf trees (deciduous trees), giving the street a particularly verdant look in the summertime when the trees are fully leafed out. Such precision planting of expensive trees suggests the old saw: "It's nice to see how Mother Nature would have done it - if she'd had the money."

On Wood, Cascade, and Wahsatch avenues, however, a more varied approach was taken, with evergreen trees (coniferous trees) alternating with leaf trees and more emphasis on shrubbery and flower beds. A number of crabapple trees, with lovely pink flowers, and lilac trees, with purple hues, help to make Wood, Cascade, and Wahsatch avenues a riot of blossoming color during the early springtime.

Wood Avenue presents something of an unusual case. Only two blocks of Wood Avenue, from Uintah Street to Columbia Street, have a landscaped median. One charming feature in those two blocks is the presence of ornate, cast iron street lights with a distinctly Victorian look. These two blocks are the old Millionaires' Row created by the Cripple Creek and Victor gold boom.

North of Columbia Street, Wood Avenue loses its landscaped medians but gains a feature almost as valuable. Large areas filled with trees and grass have been placed between the sidewalk and the street curb, giving the street almost as lush a look in the summertime as if it had a landscaped median. On close inspection, one can see the remains on Wood Avenue of an old irrigation system that carried water to the lawns, trees, and shrubs.

In the Old North End, the landscaped medians are the perfect compliment to

the old Victorian homes found on the major avenues that traverse the neighborhood. Residents are as committed to preserving those landscaped medians as they are to maintaining the historical appearance of the homes.

#### *14. The Typical Old North End Victorian Home*

The Old North End is frequently praised for the fact that "the old Victorian homes don't all look alike." On closer inspection, however, there is a typical Old North End Victorian housing style with frequently repeated floor plans and many common touches, such as elaborate exterior woodwork and cut-glass and beveled-glass windows.

On the north-south streets, there was a tendency in the Old North End to orient the more frequently used living spaces in the house to the southern, or sunny side, of the property. Thus living rooms, dining rooms, and master bedrooms were placed on the south side of the structure, where they would absorb a great deal of that wonderful Colorado sunshine. Often the sunny aspect of these rooms would be emphasized by equipping them with large bay windows.

Less used parts of the house, such as hallways, stairways, children's bedrooms, kitchens, and bathrooms tended to be placed on the northern, or darker side, of the structure. An interesting effect of this method of planning houses was that homes on opposite sides of the street often were mirror-images of each other. In order for the most used living spaces to always be on the south side, the various rooms had to be switched from one side of the house to the other if the house was being built on the west side of the street rather than the east side of the street.

Most of the Victorian houses in the Old North End were constructed two-and-one-half stories high. That last half-story was important, because a high pitched roof coupled with dormer windows enabled most of these half-stories to become full attics containing two or three additional full-sized bedrooms. These large and comfortable attic rooms frequently were used as children's playrooms.

It was also the custom to build full stairways up to these attics, thereby making them pleasantly and easily accessible. The pull down ladders or trap door entrances to attics used in more modern homes are not generally found in Old North End Victorians.

Another common feature was the elaborate, covered, wrap around front porch. Sometimes referred to as verandas, these front porches were often decorated with elaborate wooden pillars and square-spindled railings. These homes, when they were constructed, were more oriented to front porch sitting and socializing rather than the more private life of the contemporary backyard patio.

The exterior wall coverings of Victorian homes in the Old North End show great variety, but it is variety within a context of the same materials being used over and over again. Wood siding was frequently employed, as were wooden shingles. One of the most charming touches was the use of differing wooden shingle types on the same house. Thus the first story of the house might have a standard square wooden shingle, the second story a V-shaped pointed wooden shingle, and the one-half story a rounded wooden shingle.

Most Old North End Victorian homes sported elaborate front doorways

decorated with glass windows. In addition to a large window in the front door itself, there often were fanlights (a semi-circular glass window above the doorway) and sidelights (vertical glass windows placed on each side of the doorway).

The doorway customarily opened up into a large and commodious front hall. These front halls seem particularly generous in size when compared with the smaller front halls in most modern homes. The front hall contained the main staircase, which more often than not went up to the second floor in two sections with a large landing. The landing on the front stair case usually was lighted with a large and ornate window, and these landing windows were popular places to install cut-glass or beveled glass windows.

Many of the more typical Old North End Victorian houses had two living rooms, often referred to as the front parlor and the rear parlor. Sliding "pocket" doors usually separated one living room from the other, allowing different activities to be carried on in the two parlors at the same time. As previously noted, the parlors tended to be on the sunny, south side of the house.

One of the most charming aspects of these homes was the liberal use of cut-glass and beveled-glass windows. These were made from small pieces of glass bonded one-to-the-other with strips of gray lead. These windows are sometimes referred to as leaded windows. These windows often had elaborate decorations designed into the glass, or they gained their attractiveness from repeating the same shape and size of cut-glass over and over again. Nevada Avenue and Tejon Street are particularly rich in cut-glass and beveled-glass windows.

As for beveled-glass windows, they took their name from having their edges beveled off, which had an unusual effect when light came through the window. The beveled glass creates a prismatic effect, which causes small rainbows to appear on the interior walls of the home. Particularly desirable were "teardrop" beveled-glass windows, which were fashioned from pieces of beveled glass shaped like teardrops and arranged in elaborate designs.

Cut-glass and beveled-glass windows were often installed at the top of clear glass windows in the Old North End Victorian home. They can particularly be found decorating bay windows and, occasionally, a front doorway. Most of the cut-glass and beveled-glass windows in the Old North End were manufactured far away from Colorado Springs, ordered from a catalog, and shipped to the city by railroad.

One of the great pleasures of going for a walk in the Old North End is to be able to study the old Victorian homes and note both the uniqueness of each home as well as the common design themes from one home to another. The general layout of the homes, the exterior wall coverings (sidings and shingles), the variety of front porches, the presence of cut-glass or beveled-glass windows - all these classic Victorian touches are visible from the sidewalk and are great fun to view and compare.

### *15. Goodbye To The Gold Boom*

By the early 1920s, the great gold boom at Cripple Creek and Victor had begun to come to an end. There was still plenty of gold in the ground. The problem was that the U.S. Government would not pay enough for the gold to make it

worthwhile to dig it out of the earth. The market price of gold slowly dropped to the point where it cost more to mine the gold than it could be sold for. But the Cripple Creek and Victor gold boom died slowly rather than quickly. The gold mines went out of business one-by-one over a period of years, not all at once.

The end of gold mining at Cripple and Victor had a depressing economic effect on Colorado Springs. The glory days were over, and the big money that helped to build those beautiful Victorian homes in the Old North End was no longer flowing into the city. During the 1920s and the 1930s, Colorado Springs and the Old North End became relatively quiet places. There was very little population growth in the city and a greatly reduced rate of housing construction. The 30-year era - 1890 to 1920 - of building large Victorian homes in the Old North End had come to an end.

The lack of boisterous economic activity in Colorado Springs during the two decades of the 1920s and the 1930s actually helped to preserve the Victorian character of the Old North End. If the city had continued to grow in population, automobile traffic would have increased on Cascade, Nevada, Weber, and Wahsatch avenues. That in turn would have increased the pressure to convert the larger houses on those streets to apartments and, perhaps, commercial businesses. And this would have occurred at a time when there was no Old North End Neighborhood association to oppose and resist such conversions to multi-family dwellings and street-front shops and stores.

#### *15. "The Growth That Nobody Saw"*

In the late 1930s, as the United States economy began to pull out of the Great Depression, there were substantial increases in student enrollment and faculty employment at Colorado College. Instead of constructing new buildings to house all this additional activity, however, the College administration began a slow-but-steady process of buying private homes immediately adjacent to the campus. These houses then were converted to College uses such as dormitories, faculty offices, and classroom space.

Many of these structures were of the classic Victorian style for which the Old North End is famous. The College was particularly aggressive about buying private homes in the area just to the north of the campus between San Rafael Street and Uintah Street. The process took place slowly. It was not generally noticeable when a house changed from private ownership to College ownership. Insiders at Colorado College began to refer to this process as "The Growth That Nobody Saw."

As the years went by, the College gained ownership of virtually all the property and housing north of the campus between San Rafael Street and Uintah Street. It had become obvious, therefore, that the southern boundary of the Old North End had moved northward one block from San Rafael Street to Uintah Street. The College preserved a number of the beautiful Victorian homes that it acquired as it expanded into the Old North End. But quite a number of these quaint and irreplaceable structures were dismantled to make way for new College buildings, such as Boettcher Health Center, Loomis Hall (a women's dormitory), and Mathias Hall (a men

dormitory).<sup>29</sup>

### *16. World War Two And The Old North End*

The outbreak of World War Two completely changed the economic situation in Colorado Springs. The United States Government began building and operating a number of major military facilities in and near the city. One was Fort Carson, a large U.S. Army training facility for mechanized warfare. Another was Peterson Field, an Army Air Corps base for training bomber pilots.

After World War Two, during the lengthy Cold War with the Soviet Union, Colorado Springs was the site of NORAD, the North American Air Defense Command, which managed U.S. and Canadian air defenses from caves dug deep into nearby Cheyenne Mountain. After the Army Air Corps was separated from the U.S. Army in the 1950s, the Air Force Academy was constructed north of Colorado Springs to train future Air Force officers.

During World War Two, there was an acute housing shortage in Colorado Springs. One result was the creation of a number of basement and garage apartments in some of the larger homes in the Old North End. In some cases, entire Victorian homes were converted to apartments to help house the large numbers of military personnel who had come to Colorado Springs to help win the war.

Once World War II was over, housing construction resumed in Colorado Springs. A process called "in-filling" began to accelerate in the Old North End. Modern homes were built on the vacant lots that still remained in the Old North End. This was particularly true in the western portion of the Old North End down near Monument Valley Park. A number of newer and more modern homes, some of them one-story ranch houses, were constructed in the area around Alamo Street and Culebra Street. The Old North End began to take on somewhat more of an eclectic look where architectural styles were concerned.

### *17. A Neighborhood Association*

In 1955, Penrose Hospital announced plans to build a 12-story (or higher) hospital building on North Cascade Avenue between Madison Street and Jackson Street. The building was proposed to be the highest building constructed in Colorado Springs up to that time. Although most Old North End residents considered themselves friends and supporters of Penrose Hospital, a number of them questioned the wisdom of putting such a tall building in one of the most beautiful Victorian neighborhoods in Colorado Springs. It was a neighborhood in which no other building was more than two-and-a-half stories high.

Two North End residents, Jean Szymanski and Ruth Shaw, organized their neighbors to oppose the erection of the new hospital building. In April of 1955, Szymanski and Shaw appeared before the City Planning Commission and both testified against the project. Sister Marie Charles, the administrator of Penrose Hospital at the time, heard about the opposition to the hospital high-rise building and

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<sup>29</sup> Loevy, *Colorado College: A Place Of Learning, 1874-1999*, pp. 124-125.

mustered the “power structure” of Colorado Springs to support it. Jean Szymanski later recalled:

“When we got to City Hall, we found such a mass of people that the meeting had to be immediately moved to the Little Theater in the City Auditorium.”

“The proponents of the plan included, I think, every doctor... who wasn’t busy in his office, a very large number of the hospital staff, [and] many bankers [and] prominent business people.... A great deal of time, of course, was taken at this hearing to present the plan that the hospital was proposing. Everybody involved in it explained with charts and pictures the wonderful advantages of what they had in mind.”<sup>30</sup>

According to Jean Szymanski, a man named Richard Blythe, who lived across the street from the hospital in the 2300 block of North Tejon Street, added a note of levity as he spoke against the proposed hospital building. She said:

“He stood up, looked around the audience [at all the doctors present] and said: ‘I wonder who’s tending the patients at the hospital today?’ And then he made another amusing remark: ‘It seems to me that we are all being led down the Penrose path.’”

Jean Szymanski and Ruth Shaw lost their battle to stop the building of a 12-stories-plus hospital building by Penrose Hospital. Construction began almost immediately after the City of Colorado Springs granted the zoning variance to build a high-rise building in a residential zone.

Then Jean Szymanski and Ruth Shaw faced a second threat to their beloved Old North End. Jean Szymanski later explained:

“Two very prominent Colorado Springs physicians, Drs. Services and Vanderhoof, bought a vacant lot on the southeast corner of [North] Tejon and Madison streets. They wanted a zone change for an office building for, I think, about six doctors. We...realized that this large building in the midst of our homes was going to have a tremendous impact, and we wanted to avoid as much of it as we could.”

Although Jean Szymanski and Ruth Shaw succeeded in defeating the zone change before the City Planning Commission and the City Council, the district court in Colorado Springs ruled in favor of the two doctors on a legal technicality. The zone change was granted by court order and the two doctors’ office building was erected on the site. The building was of a modern design that clashed sharply with the Victorian character of the surrounding Old North End homes.

Fifty years later, in the early 2000s, the ugly office building at the corner of North Tejon and Madison streets was torn down. With the full approval of the neighbors, a Ronald McDonald House designed in Victorian style was constructed in its place. The Ronald McDonald House provided a place to stay for the families of children being treated at Penrose Hospital.

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<sup>30</sup> This and subsequent quotes from Jean Szymanski are from: Oral History Interview, Jean Szymanski, 2012 North Tejon Street, Colorado Springs, Colorado, July 21, 1978, Penrose Library, Pike’s Peak Regional Library District, Colorado Springs, Colorado.

Losing the struggle against both the high-rise hospital building and the doctors' office building convinced Jean Szymanski and Ruth Shaw that a more "tightly-formed" neighborhood association would be required to stop down-grading zone changes and zone variances in the Old North End. Jean Szymanski recalled:

"It was Mrs. Ruth Shaw's idea that we form an organization, which we might call the North End Homeowner's Association. We went through the procedure of incorporating ourselves at the state level as a non-profit corporation. The applicants were Ruth H. Shaw, John W. Schmale, and Jean Burns Szymanski. The application was prepared and notarized by Betty Marie Ashley, our attorney. On February 25, 1957, we were accredited as a non-profit corporation in the state of Colorado."

February 25, 1957, thus became the official birth date of the Old North End Neighborhood.

Ruth Shaw was made temporary chairperson of the new organization. Jean Szymanski became temporary secretary. Under the newly-adopted bylaws, "John Arnest was elected the first president." He served one year, from 1957 to 1958.

In 1958, Jean Szymanski was chosen as the second president of the association. She served ten years until 1968. She said of those early times:

"We were under extreme pressure during the years from the organization's beginning ...for commercial intrusions into the area.... These were all asking for zone changes to put in some kind of commercial enterprise which was considered to be somehow hospital-related...."

"We were bitter fighters.... In the years between 1957 and 1968, we handled 22 cases and lost two. This was achieved only by eternal and constant vigilance on the part of the association as a whole. [It was] the people who live in this area who wanted to preserve what we have. I think I can say we have been extraordinarily successful. We have saved the North End."

### *18. Traffic Problems*

The rapid population growth in Colorado Springs during and following World War Two put a variety of new economic pressures on the Old North End. Traffic increased substantially on Cascade and Nevada avenues. With all those automobiles driving by, some property owners in the Old North End felt the urge to convert their houses into commercial usages, such as arts-and-crafts stores or sidewalk-cafe-style restaurants.

Beverly Reinitz succeeded Jean Szymanski as president of the neighborhood association, serving from 1968 to 1975. Reinitz summarized the situation this way:

"Traffic is a problem of any growing neighborhood, particularly an old neighborhood which is close to downtown. If you look at a map of Colorado Springs, you will see that Cascade and Nevada avenues are main north-south streets. [The people in] all the new developments to the north and the northeast of the North End [have to drive through the North End] to go downtown or to those cultural or business places which are near the North End, such as the Fine Arts Center and Colorado



College.”<sup>31</sup>

### *19. Fontanero Street*

One of Beverly Reinitz’s major struggles with traffic concerned Fontanero Street, which is a major east-west street running right through the middle of the Old North End. Fontanero Street dead ends at Culebra Place at the eastern edge of Monument Valley Park. That dead end prevents Fontanero Street from being a heavily-trafficked automobile route between the eastside and westside of Colorado Springs.

In 1970, the Pike’s Peak Area Council of Governments (PPACG) was the major long-range planning agency for the Colorado Springs metropolitan area. That organization recommended a Regional Land Use Plan that included an extension of Fontanero Street through Monument Valley Park and on to an interchange with U.S. Interstate Highway 25 (I-25). The proposed roadway would have included a major bridge over Monument Creek, which runs through Monument Valley Park.<sup>32</sup>

When the Regional Land Use Plan came before the Colorado Springs City Planning Commission, Beverly Reinitz, in her role as president of the North End homeowners’ association, submitted the signatures of 195 residents who opposed the extension of Fontanero Street. She described the intrusion of the road into Monument Valley Park as “illegal” because the parklands, given to Colorado Springs by city-founder William Jackson Palmer, were required by covenant to only be used for parks.

Beverly Reinitz summed up the neighborhood’s position dramatically: “We wish [the Fontanero Street extension] to be removed as a dotted line running eastward from I-25 to Fontanero Street.”<sup>33</sup>

She was supported by other area residents who said the “Fontanero Street thoroughway would disrupt a pleasant old neighborhood, bring commercialization and gas stations into a purely residential area, and deplete property values.”

The City Planning Commission approved the Regional Land Use Plan by a vote of 7 to 2 without deleting the “dotted line” that connected Fontanero Street to I-25. Voting against the land use plan was Planning Commissioner E. J. Sprague, a resident of Wood Avenue in the Old North End, who said she was “getting tired of sneaking

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<sup>31</sup> Oral History Interview, Beverly Reinitz, 1928 North Nevada Avenue, Colorado Springs, Colorado, July 21, 1978, Penrose Library, Pike’s Peak Regional Library District, Colorado Springs, Colorado.

<sup>32</sup> “Planners To Study Urban Renewal, Land-Use Plan,” Colorado Springs Sun, September 10, 1970, p. 11.

<sup>33</sup> Philip S. Arkow, “Land Use Plan: Extension Of Fontanero Spurs Loud Opposition,” Colorado Springs Sun, September 11, 1970, p. 1.

around Fontanero Street.”<sup>34</sup>

Because extending Fontanero Street to I-25 involved crossing Monument Valley Park, Beverly Reinitz and the Old North End gained some powerful allies in their struggle. The League of Women Voters and the Springs Area Beautiful Association joined the Old North End in opposing all proposed violations of city parklands in order to construct roads or highways. A suit was filed against the city that eventually resulted in the city attorney issuing a memorandum to the effect that General Palmer’s gifts of parklands to the city could not be used for roads or any other commercial purpose.<sup>35</sup>

Beverly Reinitz thus triumphed in her long struggle to prevent the extension of Fontanero Street from the Old North End to I-25. Fontanero Street remains a dead end street terminating at the eastern edge of Monument Valley Park.

### *20. Zoning Changes*

As the automobile traffic increased, the homeowner’s association mainly employed the zoning laws of Colorado Springs to stop the incursion of commercial uses into the neighborhood. Virtually all of the Old North End was zoned residential, so lobbying the Colorado Springs City Council to strictly enforce the residential zoning codes became the first line of defense for the neighborhood. “We had a great deal of respect from City Council,” Beverly Reinitz said, “because we did our homework and had our act together, and they respected us for it. In some circles we’re known as ‘the North End mafia’ [because of success at winning zoning fights]. I’ve considered that a compliment.”<sup>36</sup>

One commercial use in the Old North End which took a great deal of Beverly Reinitz’s time was the “Macrame Lady” on North Nevada Avenue. This woman insisted on using the glassed-in front porch of her home as a store for selling her macrame to passing motorists. She refused to obey repeated orders from the City Planning Department to cease and desist from conducting a commercial enterprise in a residential zone. The matter was not successfully resolved until the Macrame Lady

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<sup>34</sup> Philip S. Arkow, “Land Use Plan: Extension Of Fontanero Spurs Loud Opposition,” Colorado Springs Sun, September 11, 1970, p. 1.

<sup>35</sup> “Long, Slow Look,” Colorado Springs Sun, September 16, 1970, p. 20. See also Declaratory Judgement, Mary Kyer, Ruth Shaw, et. al., vs. City Of Colorado Springs, February 19, 1974. See also Inter-Office Memorandum, (Colorado Springs) City Attorney’s Office, “Palmer Reversionary Interest Acquisition,” January 20, 1977. See also Stipulation, Mary Kyer, Ruth Shaw, et. al., vs. City Of Colorado Springs, March 23, 1977.

<sup>36</sup> Oral History Interview, Beverly Reinitz, 1928 North Nevada Avenue, Colorado Springs, Colorado, July 21, 1978, Penrose Library, Pike’s Peak Regional Library District, Colorado Springs, Colorado.

moved out of the neighborhood.

### *21. Group Homes*

Another problem facing Beverly Reinitz during her presidency of the Old North End neighborhood association was so-called “group homes.” Colorado law in the late 1960s and early 1970s stipulated that group homes for wayward juveniles and developmentally-disabled adults could be located in residential areas. The larger Victorian homes in the Old North End, with spacious living rooms and dining rooms downstairs and lots of extra bedrooms upstairs, were very attractive targets for conversion into group homes. Beverly Reinitz noted:

“What we were concerned about was, because of our proximity to downtown and social service buildings, we would have been impacted with foster care homes and other children’s [institutional facilities].... This neighborhood would have been carrying the total burden [of group homes] for the entire city.”

Beverly Reinitz and her North End neighbors succeeded in getting the Colorado Springs City Council to pass a law requiring that there be a half-mile distance between any two group homes. Since the Old North End comprises less than one square mile in area, the new law effectively limited the neighborhood to only one or two group homes. Reinitz concluded:

“That way the [group homes] had to be spread around [the city,] and that was better for them and the [Old North End] neighborhood. Every neighborhood can absorb a certain amount of non-family groupings.”<sup>37</sup>

### *22. The “Urban Village” Concept*

It was in the late 1970s that the Old North End began to develop a strong sense of neighborhood identity and neighborhood cohesion. The homeowner’s association had been in existence for almost 20 years, and the constant battle to ward off commercial zoning changes had given the community a common cause that built neighborhood spirit. In 1978, Beverly Reinitz summed up the idea of the Old North End being an “urban village” existing in the center of a growing metropolitan area:

“People respond to old neighborhoods.... [Old neighborhoods] have continuity, and they weren’t built just yesterday.... They appeal to people who react to the remnants of a small town, which we have in this neighborhood.... Colorado Springs has grown four times in [population] since 1978. But the North End still retains that small-town kind of life.... There is a very strong feeling of unity. We live in Colorado Springs, but the North End is our village.”<sup>38</sup>

### *23. The Old North End National Historic District*

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<sup>37</sup> Oral History Interview, Beverly Reinitz, 1928 North Nevada Avenue, Colorado Springs, Colorado, July 21, 1978, Penrose Library, Pike’s Peak Regional Library District, Colorado Springs, Colorado.

<sup>38</sup> Oral History Interview, Beverly Reinitz, 1928 North Nevada Avenue, Colorado Springs, Colorado, July 21, 1978, Penrose Library, Pike’s Peak Regional Library District, Colorado Springs, Colorado.

In 1976, Robert D. Loevy, the president of the neighborhood association, drove to Denver and met with officials of the Colorado Historical Society. After listening to a verbal description of the Victorian character of the neighborhood, state officials agreed to consider the Old North End for classification as a National Historic District. Following a tour of the Old North End by state officials, the application for National Historic District status moved forward with official support from the State of Colorado.

An architectural analysis and evaluation of the Old North End was prepared by Elaine Freed, a Colorado Springs historical consultant and a longtime resident of the Old North End. Photographs of the significant Victorian homes in the neighborhood were taken by Barbara Sparks, also an Old North End resident. The process was a lengthy one, but in the early 1980s the Old North End was officially declared a National Historic District. The Old North End was the first residential neighborhood in Colorado Springs to be designated as a National Historic District.

It was at this point in time that people began referring to the neighborhood as the “*Old North End*” rather than just the “North End.”

The certification of the Old North End as a National Historic District did not limit in any way each individual homeowner's right to alter or remodel his or her property. The real goal of achieving National Historic District status was to change the neighborhood's attitude toward itself. It was to inspire residents of the Old North End to think of their property and their neighborhood as historically significant and well worth preserving close to its existing form.

Other programs adopted by the Old North End in the 1970s included the drawing up of the first Old North End master plan, which included ideas such as closing streets to reduce traffic and putting up historic-looking streetlights. A fund drive was started to raise money in the neighborhood to pay for planting additional pine trees in Monument Valley Park. A traffic-signal with walk lights was installed at North Nevada Avenue and Del Norte Street to protect neighborhood children as they walked home from Steele Elementary School.

In addition, a soccer field was built in an abandoned reservoir in Monument Valley Park on Wood Avenue. An underpass was constructed under the Uintah Street bridge so that trail users in Monument Valley Park would not have to cross Uintah Street at grade level and face the danger of the heavy traffic. The neighborhood began the custom of having children decorate their bicycles for the Fourth of July and holding an Old North End bicycle parade on that patriotic holiday.

#### *24. Accommodation With Neighboring Institutions*

During the 1960s and 1970s, the neighborhood association in the Old North End reached an unwritten understanding with Colorado College that the College would not expand its campus north of Uintah Street. The College continued to own three major structures in the Old North End - the Second President's House, Stewart House, and Tutt Alumni House - but all three were used for residential, social, and office purposes and not as student dormitories or teaching facilities.

In the late 1970s, a similar accommodation was reached with Penrose Hospital. There had been indications that the Hospital administration intended to expand into

various residential sections of the Old North End with the particular intention of building new parking lots. At the urging of President Robert D. Loevy of the neighborhood association, Penrose Hospital agreed to adopt a master plan for future development that restricted Hospital buildings and activities to the area north of Madison Avenue. The adoption of this master plan greatly reduced, in fact almost eliminated, conflict between the Hospital administration and residents of the Old North End.

### *25. Steele School Park*

One of the great assets of the Old North End is Steele Elementary School, located at the southwest corner of Weber Street and Española Street. The school mainly draws its students from the Old North End, but a number of the students commute to the school from other neighborhoods throughout Colorado Springs.

Sadly, the original Steele School building was torn down in the early 1970s and replaced with a modern structure designed virtually without windows. Strong protests from the Old North End neighborhood inspired school officials to cut a number of windows into the brick walls of the new building. James Trissel, a Professor of Art at Colorado College who lived in the 1700 block of North Tejon Street, led the fight to let a little sunshine and daylight into the new Steele School.

Because it was one of the older elementary schools in Colorado Springs, Steele School had limited playground space surrounding the school building. In the mid-1990s, the Old North End neighborhood and the parents at Steele School inaugurated a campaign to close Del Norte Street on the south side of the school property and create a neighborhood park in the old street's place.

Following approval by the Colorado Springs City Council, Del Norte Street was blocked off from Weber Street to the alley between Weber Street and Nevada Avenue. The area was planted with grass and a gazebo was planned for this new park area. A successful fund-raising campaign, among both the neighborhood and the Steele School parents, netted sufficient funds to pay for the new park and the gazebo.

The successful completion of Steele School Park represented but one more example of the determination of the residents of the Old North End to preserve and enhance their unique and attractive neighborhood.

### *26. Street Trees*

Contributing to the charm of the Old North End is the large number of mature trees in the neighborhood, many of them “street trees” planted between the sidewalk and the curb in front of residents’ homes. In the fall of 2005, two Old North Enders, Nancy Lippincott and Steve Rodemer, launched a program to plant new trees, particularly where old trees had been removed due to disease or old age.

Steve Rodemer summed up the rationale for the tree-planting project: “Sure, we’ve got the ambience many people even passing through love, but if we do not start replacing trees, we’ll never be able to keep up. We need to do something for our

future generations, and hopefully that sense of pride will be passed on.”<sup>39</sup>

A major donation to the Old North End street tree program came from Communications Workers of America Union Local 7708. The City of Colorado Springs matched that money and bought trees for the neighborhood. Coordinating the program with the Communication Workers and contributing much of his own time and money was Victor Appugliese of San Miguel Street in the Old North End. He was ably aided in his tree planting by his two daughters, Alysia and Leya.

From 2005 to 2010, Vic Appugliese estimated that over 700 new street trees had been planted in the Old North End. The program was expanded to include giving trees to Old North end residents to plant in their yards as well as along the street. A local newspaper described Victor Appugliese as “the tree champion from the Old North End.”<sup>40</sup>

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<sup>39</sup> Scott Prater, “Planting Grows In Old North End,” Colorado Springs Gazette, June 7, 2006, Slice (Northwest/Central) p. 2.

<sup>40</sup> Darrel Pearson, “Tree City, USA,” Colorado Springs Gazette, April 23, 2009, Your Hub (Central, etc.) p. 1.