



**Florence L. Rossbach's home built in 1898.  
These pictures were taken in 2010.**



# Application for Plaque 1

**Please take as many pages as you need to complete the following fields.**

**Your Name:** [REDACTED]

**House Address:** 1503 N Nevada Avenue, Colorado Springs, CO 80907

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Name of property's first owner, first owner to live in house, and any historically significant owners:**

Florence L. Rossbach was the person who had our home built. She was born in Storlinghusk, Africa. Her parents were from England. Apparently her father was designing a cross-county railroad in South Africa. Florence met and worked with Louis F. Rossbach at J & T Palmer Dry Goods & Notions where he was the manager. Florence and Louis were married in April, 1891. Her husband became ill with tuberculosis and passed away on September 6, 1895, approximately 5 years after they were married. Around 1896 Mrs. Rossbach accepted a position as an abstract clerk at the El Paso County Abstract Company.

Florence purchased shares in the May B and Summit Lode Mines in 1896 or 1897 in Cripple Creek. She purchased the land for our home from Edward W. Davis on October 20, 1897. We do not know the exact date she started construction, however we found newspapers under our front porch dated December 1897 and January 1898.

The Assessors Books show Edward W. Davis owning our land in 1897. Florence Rossbach's name appears in the Assessors Books in 1898 and 1899. Our first address was 1443 N. Nevada Avenue. Our house does not appear in the City Directory in 1898, most likely because it was being built at the time. They did not make a City Directory in 1899, however in the 1900 City Directory it shows Florence L. Rossbach living at 1443 N. Nevada Avenue. Our address was still 1443 N. Nevada Avenue in 1901. The 1902 City Directory showed our address had changed to 1503 N. Nevada Avenue. In 1954 the house was made into two apartments and the addresses were 1503 and 1505 N. Nevada Avenue.

**Year house was built:** 1898

**Name of architect (if known):** Not known

**Name of builder (if known):** Not known

**Significant architectural features of your home:** Our home is a 1 ½ story home. It has a total of approximately 1900 square feet. It is a single family home. It has two (2) bay windows on the main floor with four (4) dormer windows upstairs. Also there is an eyebrow window above the staircase on the north side. On the east side upstairs there is a sunroom which serves as a bedroom with windows and screens. This room was most likely used as a bedroom for someone with tuberculosis. In 1951 a downstairs bedroom was added onto the east side of the house. Florence's home was turned into two apartments in 1954. In 1994 our home was returned to a single family home. To our knowledge the home never had an outhouse or a well. Through our research, we learned city water main pipes were put down in our alley in 1891. This would have been seven (7) years prior to the house being built, meaning she had city water and never had a well.

**Other comments:**

**Please send your completed applications with supporting documents and Photos to ONEN, P.O. Box 8185, Colorado Springs, CO 80933-8185 or Contact Pat Doyle at 473-8108 or patdoyle@mac.com.**

**Be sure to keep a copy of all application materials for yourself.**

## Application for Plaque 2

Please take as many pages as you need to complete the following fields.

Your Name: [REDACTED]

House Address: 1503 N Nevada Avenue, Colorado Springs, CO 80907

Email Address: [REDACTED]

Phone Number: [REDACTED]

Names of all your home's owners and residents as found in the public record and their dates of ownership and residency:

### Home Owners and Tenants of 1503 N Nevada Avenue

Date	Names	El Paso County Records		Reception Number	Instruction
		Book	Page		
10/28/1897 - 1902	Rossbach, Florence L <b>OWNED 10/28/1897-07/29/1908</b>	266	288		<b>Owner</b>
1/1/1902 - 1904	Adams, Evert W. & Anna P				Tenant
1/1/1904	Durkee, Charles C				Tenant
1/1/1905 - 1908	Harvey, Percy P & Sallie F				Tenant
1/1/1908	Thomas, Sophia R				Tenant
07/29/1908 - 1915	Frock, Edwin D & Maria P <b>OWNED 07/29/1908 - 04/14/1920</b>	448	214	155791	<b>Owner</b>
1/1/1916 - 1918	Terry, Elwood T & Fradelia				Tenant
1/1/1919	No one listed in directory				
1/1/1920	No one listed in directory				
04/14/1920 - 1928	Rundquist, Jennie C <b>OWNED 04/14/1920 - 11/04/1938</b>	626	538	282237	<b>Owner</b>
1/1/1928 - 1931	Dummer, Jerome E & Vivian E.				Tenant
1/1/1932 - 1933	Jones, Jas D & Margaret F (K?)				Tenant
1/1/1934 - 1936	Barr, Ralph D. & M. Louise				Tenant
1/1/1937 - 1938	Hauser, Harry D & Jeanette A				Tenant
11/04/1938 - 06/02/1939	Paoli, Peter J. <b>OWNED 11/04/1938 - 06/02/1939</b>	964	191	602812	<b>Owner</b>
1/1/1939	Freyschlag, Carman P & Willa G				Tenant
06/02/1939 - 02/28/1940	Brown, Franklin G & Chere J <b>OWNED 06/02/1939 - 02/28/1940</b>	964	477	613421	<b>Owner</b>
02/28/1940 - 01/06/1943	Merchants Investment Company <b>OWNED 02/28/1940 - 01/06/1943</b>	983	249	626890	<b>Owner</b>
1/1/1941	Rasmussen, Clarence C & Allie				Tenant
01/06/1943 - 02/03/1944	Herndon, T.A. <b>OWNED 01/06/1943 - 02/03/1944</b>	804	456	676228	<b>Owner</b>
1/1/1943	Kramer, Peter A				Tenant
02/03/1944 - 11/02/1944	Burgess, Ralph B. & Virginia B. <b>OWNED 02/03/1944 - 11/02/1944</b>	1057	199	692810	<b>Owner</b>
11/02/1944 - 09/17/1945	Gilbert, Leo F. & Mary E. <b>OWNED 11/02/1944 - 09/17/1945</b>	1068	320	704704	<b>Owner</b>
1/1/1945	VACANT				
09/17/1945 - 12/30/1947	Kershaw, W.R. & Kay <b>OWNED 09/17/1945 - 12/30/1947</b>	1085	171	719355	<b>Owner</b>
12/30/1947 - 05/18/1949	Hecox, Roy C., Jr & Marybelle (Keene) <b>OWNED 12/30/1947 - 05/18/1949</b>	1149	539	776123	<b>Owner</b>
05/18/1949 - 10/25/1951	Dexter, Frank S & Fritz M. <b>OWNED 05/18/1949 - 10/25/1951</b>	1212	642 - 643	812143	<b>Owner</b>

## Home Owners and Tenants of 1503 N Nevada Avenue

Date	Names	El Paso County Records		Reception Number	Instruction
		Book	Page		
10/25/1951 - 11/04/1954	Griffin, John H & Elizabeth S(Marsden) <b>OWNED 10/25/1951 - 11/04/1954</b>	1316	71-75	836870	<b>Owner</b>
11/04/1954 - 09/09/1960	Olson, Esther Louise <b>OWNED 11/04/1954 - 09/09/1960</b>	1462	35-41	940511	<b>Owner</b>
1/1/1955	McKinley, O. Wayne				Tenant
1/1/1956 - 1957	Mahan, John B & June M				Tenant
1/1/1958	VACANT (Mahan's not in directory)				Tenant
1/1/1959	Barlow, Jas L & Sandra				Tenant
09/09/1960 - 10/01/1982	Thompson, Virgil T & R. Elizabeth <b>OWNED 09/09/1960 - 10/01/1982</b>	1823	441	166424	<b>Owner</b>
1/1/1960	Boyce, Aaron D & Wanda				Tenant
1/1/1961	VACANT				Tenant
1/1/1962 - 1963	Walker, S H, Sr				Tenant
1/1/1964 - 1967	Herche, Lynn R & Townsend, Blaine				Tenant
1/1/1968 - 1969	Rice, James E				Tenant
1/1/1970 - 1982	Norton, Virginia M				Tenant
10/01/1982 - 04/12/1991	Slaughter, Rex S & Melissa J <b>OWNED 10/01/1982 - 04/12/1991</b>	3617	567-571	906596	<b>Owner</b>
1/1/1983 - 1984	Thorne, Randy & Cheryl				Tenant
1/1/1985	Lowan, Laura Ann				Tenant
1/1/1985 - 1986	Wagstaff, Robert A & Norma C				Tenant
1/1/1987 - 1991	Slaughter, Mary K				Tenant
1/1/1992	Casassa, Ruth T				Tenant
10/05/1992 - 03/03/1994	Durmon, Rick L <b>OWNED 10/05/1992 - 03/03/1994</b>	6051	918	2206442	<b>Owner</b>
03/03/1994 - Present	Moeller, Thomas W & Kristene E <b>OWNED 1/1/1994 - Present</b>	6392	1248	94029128	<b>Owner</b>

### Synopsis of significant events in the history of the house and property, such as additions, remodeling or destructive events (add pages as necessary):

The original address on the Florence Rossbach home was 1443 N. Nevada Avenue. The 1902 City Directory showed an address change to 1503 N. Nevada Avenue. On May 10, 1920 Jennie C. Rundquist took out a permit to build a garage back by the alley. In 1951 a downstairs bedroom was added onto the east side of the house; however we were unable to locate a building permit for that improvement. In 1954 the Florence Rossbach house was made into two apartments. Each apartment had individual addresses which were 1503 and 1505 N. Nevada Avenue.

When we purchased the Florence Rossbach house on March 3, 1994 we returned to a single family home and the address is now just 1503 N Nevada Avenue again. Since we have moved in we have put up a beautiful white fence in the back yard. We have personally replaced every shingle on the house and installed insulation. We made custom decorative shingles and painted the house in Victorian colors as well we put on a new roof. We are doing the majority of the work ourselves and are still in the process of working on our restoration. We were able to locate original wallpaper in the front room and had it reproduced. We also found original wallpaper from our upstairs bathroom but did not reproduce it.

**Historic highlights of the owners or residents of the house with emphasis on their significance to Colorado Springs. Include a detailed discussion of at least one owner, resident, or event involving the house (add pages as necessary):**

There have been many interesting people with various types of occupations who have lived in the Florence Rossbach house, however no one famous. Some of the occupations of residents and owners are Abstract Clerk, Deputy County Assessor, Captain-City Fire Dept, Assistant Fire Chief, Chief clerk with CS & CCD Railway, Chief Agricultural Aide, Teachers at Colorado College, Dentist, nurses, Colorado Springs Sightseeing Co and Real Estate, bookkeepers, salesmen, butcher, A/USMA, USN, USAF, several USAF cadets, Electrician, Dog trainer for Dog Race Track, Dental Assistant, Transmission Builder, Medical Secretary

One discussion we have is about a resident who owned and lived in the Florence Rossbach is about Jennie C. Rundquist; however this story happened to her here in Colorado Springs before she had moved in. Jennie married her second husband, Rolla S. Zimmerman on June 4<sup>th</sup>, 1903. Obviously the marriage did not turn out as expected and Rolla Zimmerman filed for divorce in May 1905. Jennie asked for \$3,000 dollars for alimony on May 16<sup>th</sup>, 1905. While having a friendly talk with Jennie's attorney George Gardner, Rolla broke the attorney's arm. Rolla hurriedly left the attorney's office but was later was arrested and charged with mayhem and a bond was set at \$1000.

On a humorous note, one Sunday afternoon this car kept circling by our house. After several trips past the house, I waited at the curb to see if they needed help. They said they thought they use to live here. I asked them their names (Blaine Townsend and Mr & Mrs Lynn Herche) and the year they thought they had lived here, I then went in the house to look at my research information and indeed they had lived here. Lynn Herche had rented the house with Blaine Townsend until Lynn married his wife, and then Blaine moved out. They rented the house from 1964 to 1967. We had a nice to visit and invited them to come in to see if the house looked the same.

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FLORENCE L. ROSSBACH HOUSE

1898

OLD NORTH END NEIGHBORHOOD

FLORENCE L. ROSSBACH WAS BORN IN 1862 TO ARTHUR AND SARAH GARD IN STORLINGHUSK, AFRICA. ARTHUR GARD WORKED FOR A BRITISH FIRM DESIGNING A CROSS-COUNTRY RAILROAD IN SOUTH AFRICA.