

**United States Department of the Interior
National Park Service**

For NPS use only **JAN 10 1985**

**National Register of Historic Places
Inventory—Nomination Form**

received
date entered **FEB 8 1985**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic North Weber Street-Wahsatch Avenue Historic Residential District

and/or common North Weber Street-Wahsatch Avenue Historic Residential District

2. Location

North Weber Street between Boulder & Del Norte Street,
street & number North Wahsatch Avenue between St. Vrain & Columbia St. n/a not for publication

city, town Colorado Springs n/a vicinity of

state Colorado code 08 county El Paso code 041

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<u>n/a</u> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>n/a</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple (see continuation sheets)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. El Paso County Clerk & Records Office

street & number 200 South Cascade Avenue

city, town Colorado Springs state Colorado 80903

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

Ongoing
date federal state county local

depository for survey records Colorado Preservation Office, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The North Weber Street - Wahsatch Avenue Historic District is located just north of downtown Colorado Springs. It includes the 400 through the 1600 block of North Weber and the 500 through the 1300 block of North Wahsatch. There are 531 structures in the district including 32 non-contributing sites. The district is residential in character, although some of the historic homes are now used as offices or commercial establishments. Interspersed among the older houses are two historic churches, a landmark school, a handsome 1896 fire-station and one-half dozen commercial buildings dating from the turn-of-the-century.

There are many distinctive features of the district. One of the most notable is the street layout. North Weber Street and North Wahsatch Avenue are exceptionally wide, boulevard-style thoroughfares. Wahsatch Avenue and Willamette, a cross street, are further distinguished by large median strips that have been planted with trees, shrubs and seasonal flowers since the early twentieth century (see photograph #1). The east-west streets are narrower than the north-south ones. They cross Weber and Wahsatch to form the gridiron pattern commonly found in Western cities. A break in this traditional pattern is made by Cheyenne Avenue which forms the southern boundary of the district. Cheyenne Avenue is one of the two diagonal streets which were laid out to intersect with the first two parks established in Colorado Springs. As such, it is an important remnant of the original townsite.

Another noteworthy element of the district is the size and scale of buildings. Early maps of the city show that the blocks along North Weber Street and North Wahsatch Avenue were platted in fairly uniform lots. As evidence of the middle-class origins of the neighborhood, the predominant lot size is smaller than those upon which the nearby North End mansions were built, but larger than those found in the historic working-class neighborhoods to the east, south and west of the downtown. The majority of the buildings along the north-south streets are large two or two and a half story houses constructed during the turn-of-the century. Within each block these structures are placed on their lots in a similar fashion. (See photograph #2). Although varied in their architectural style, almost every building contains a porch. It is this uniformity of scale, density and placement punctuated by the consistent lines of the first floor porches which gives the district a visual cohesiveness. It should be noted that there are some minor differences in scale within the area. On some of the cross streets, smaller one and two story houses and cottages can be found (See photograph #3). Additionally, there are several distinct collections of early 20th century bungalows in the district. However, the overall pattern remains the same as buildings of similar size and alignments are grouped together. The changes which do occur, do so gradually. Porch lines, as the predominant visual features of the homes, serve to mitigate the variation in the building forms and give the district a sense of continuity.

The setting of the historic buildings is also a feature of the North Weber Street-Wahsatch Avenue Historic District which contributes to its distinctive character. Because of the early community planning efforts and historic landscaping practices, the area contains an abundance of mature vegetation. Yards are frequently set off by wood, stone or iron fences and planted with deciduous and coniferous trees and shrubbery. This vegetation gives the district an almost rural or parklike setting (See photograph #4). While the foliage is not unique to the district and is found in most historic neighborhoods of Colorado Springs, it does contribute to the visual cohesiveness of the area. Set against the backdrop of the diverse Victorian architecture, the orderly placement of the trees along the streets link the blocks together. The vegetation integrates the buildings with their environment to create a harmonious image of the neighborhood. This continuity gives the district much of its character and sets it apart from other areas of the city.

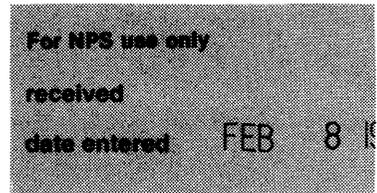
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North Weber Street-Wahsatch
Avenue Historic Residential, El Paso Count, CO
District Item number 7

Continuation sheet

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Determining the dates of construction for the district's buildings was accomplished with the use of the El Paso County Tax Assessor records, historic maps, and photographs, early city directories and literature describing the settlement and growth of the Pikes Peak region and Colorado Springs. The oldest buildings in the district date from the 1880s and account for 3% of the total. (See "Pre-1890 Construction Map"). As would be expected, there is a higher proportion of these houses in the southern portion of the district in what was the original townsite of Colorado Springs. Approximately 78% of the buildings in the North Weber Street-North Wahsatch Historic District were built during the turn-of-the-century, that is, between 1890-1910. (See "Victorian Era Construction Map") Between 1910-1930 an additional 18% of the district's buildings were constructed. (See "Post-Victorian Construction Map") The majority of these houses were bungalows. They are found primarily in clusters along the 800, 1100, and 1300 block of North Wahsatch and the 1500-1600 block of North Weber. The remaining 1% of the structures were constructed after 1930. This infilling is scattered throughout the district.

As the majority of the district's construction occurred during the turn-of-the-century, most of the buildings are characterized by the diversity of architectural styles that were popular during the Victorian era. Additionally, as is typical of Western communities, most of the houses represent vernacular interpretations of the formal architectural traditions of the period.

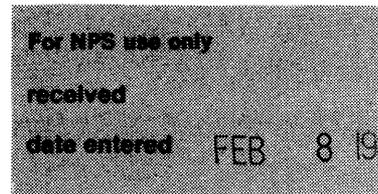
Not surprisingly, the largest percentage of structures in the North Weber Street-North Wahsatch Avenue Historic District, fall in the catch-all category of Victorian Eclectic. This term is applied to the type of construction which combines the elements of different architectural styles in a single structure. Of the district's buildings, 49% are in this category including houses, commercial structures and a church. Most commonly, they appear as a one to two and a half story frame house with a medium to high pitched gable roof. (See photograph #5). Typical roof variations include cross gables and/or the incorporation of dormers. (See photograph #6). Floor plans are in basic shapes, often symmetrical. For the most part, ornamentation is simple. Decorative shingles on the building exteriors are the most frequent form of embellishments. Other types of detailing found include sunburst reliefs, dentil mouldings, brackets, and scroll work. (See photograph #7.)

Porches are the most single distinctive feature of the Victorian Eclectic. Typically, they run the length of the house across the front facade and are supported by simple, classic columns. While there are some variation in the size, placement and decorative treatment, these differences are slight. (See photographs #2-7.) Overall the porches represent a homogenous element amid the diversity of the form and detailing of the Victorian buildings. As noted, the continuity of this architectural element unifies the district and contributes to its distinct visual character.

Queen Anne styling was one of the most popular forms of architecture in Colorado Springs during the turn-of-the-century. Buildings constructed in this style constitute 9% of the structures in the district. Most of the buildings in this category would be considered vernacular interpretations as they tend to be less ornate than typically is found. All are constructed in wood and contain the characteristic features of irregular massing, multiple gables, turrets, decorative porches plus bay and other ornamental windows. (See photographs #8 and #9.)

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During the first decades of the twentieth century, buildings containing elements of the classical architectural styles became widespread. One of the most common of these was the Foursquare. A versatile and relatively simple construction form, it represents 11% of the district's buildings. With little variation, it appears that in the district as a frame two-story with a central front porch. The low pitched hipped roof contains a central dormer. Its broad overhanging eaves are occasionally decorated with modillions. (See photographs #10 and #11.)

A one-story version of the Foursquare, the Classic Cottage was another popular building style in the early 1900s. The Classic Cottage and its modest cousin, the Hipped Cottage make up approximately 6% of the homes in the North Weber Street-Wahsatch Avenue Historic District. Typically the Classic contains an elongated hipped roof with flared eaves, a central dormer and a front porch with simplified Tuscan columns. (See photograph #12.) A number of other small hipped roof cottages are also found scattered throughout the district. Most of these homes lack the ornamentation which distinguish the Classic Cottage. However, they are more distinctive than the Vernacular Hipped Box found in the historic working class neighborhoods of the city. Almost all buildings of this type have some type of decorative treatment such as the shingle, arched entry porch of 1346 North Wahsatch. (See photograph #13.)

The Bungalow, perhaps the most ubiquitous style of building in the early twentieth century, comprises 24% of the district. Typically Bungalows are one-story homes laid out with simple, functional floor plans. Roofs are gabled, broadly pitched with overhanging eaves. Porches are an essential feature of the style. They are frequently covered with an additional gable that reiterates the roof line of the house. (See photograph #14.) A Craftsman-inspired form of building, the exteriors are often covered with natural wood shingles, although stucco versions can also be found. Ornamentation is limited to features which emphasize the structural form of the building such as supporting brackets, tie-beams or exposed rafters. (See photograph #15.)

Isolated examples of miscellaneous architectural styles make up the remaining 1% of the district's structures. In order of the proportion of building which they represent these styles include Dutch Colonial Revival, Italianate, Neo-classical, Mission and English Revival. Also found in the area are a few vernacular buildings which lack distinguishing architectural features or ornamentation.

The following are descriptions of all public and religious buildings included in the district:

Church: 1132 North Wahsatch. The temple-like appearance of this red brick building with its elevated front portico is of Roman derivation. The white entrance is the strongest feature; it consists of two sets of tall, doubled columns which support a traditional classical entablature and pediment. The building sits close to the sidewalk on a corner lot, and the exposed length features multi-paned windows, not uniform in size but grouped in units of like size. The windows are topped with light-colored masonry lintels, while light-colored brick trim runs down each side. Additional color contrast is provided by a white wooden coursing which separates the parapeted roof from the lower body of the church, completely encircling the building.

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Victory Chapel: 403 North Weber. This white stucco building is set on a raised foundation of native red stone. The shape of the church proper (additions are attached to the rear) is a Greek cross which has been created by four broad, intersecting gables; each facade is nearly identical. Massing effect is enhanced by the exposure afforded by the building's corner site. The angle at the exposed corner is filled by a Norman tower. A distinctive decorative feature of each facade is a round window centered under each gable; the wall above the window projects slightly from the facade, creating a narrow overhang in the form of an arch which frames the window.

Firestation No. 2: 314 E. San Miguel. The general appearance of the building is Tudor; it is constructed of red brick laid in common bond and uses light-colored masonry for trim. Two large segmental arched openings accommodate the fire engines; however, the rest of the street facade looks more like a private residence. A small, porched entrance is at the opposite front corner, and in the center is an unusual one and a half-story hexagonal bay window.

Garfield School: 330 E. Willamette. This eclectic, two-story brick building has the conventional "blocky" massing of late 19th century school design. Its distinctive features are in details; for example, the corbelling is unusually long. Second-story windows are round arched, the first story are lintel-topped, and basement windows are above ground out of a pinkish, rough-faced ashlar masonry foundation. Particular attention has been given to the treatment of the main entrance and the center bay up to the roof. A pedimented front porch leads to a large arch, which precedes the actual door opening. Above the porch the facade projects forward, displaying decorative, patterned areas of brick, a Diocletian window, and a gabled roof. The rest of the roof is hipped.

All structures within the district have been rated as contributing, non-contributing, or intrusive. The non-contributing and intrusive structures account for only 6% of the total structures and are distributed throughout the area. (See "Non-Contributing Map") Eleven buildings are rated as intrusive as they detract from the historic character of the area because of their style, proportions or setting. (See photographs #16-18). Fortunately, the heights of these structures are similar to the historic buildings which serve to mitigate their negative effect upon the district.

Non-contributing structures are those constructed after 1935 or those built during the district's period of significance but substantially altered. These structures make up 4% of the district's buildings. They are similar in scale, massing, and proportions to the contributing buildings. However their style or materials are modern. (See photograph #19.)

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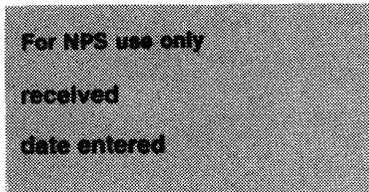
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Various types of building alterations, some more severe than others, can be found throughout the district. Historical alterations, that is changes made before 1935, are not unusual and are considered a part of the natural evolution of the neighborhood. An example of this would be the application of stucco to frame buildings and/or enclosing porches, a practice common in the twenties. (See photograph #20) Recently, the revival of interest in Victorian era architecture has resulted in several rehabilitation efforts which includes the use of ornamentation that was not originally part of the building. These buildings certainly do not detract from the surrounding neighborhood, and, in fact, are compatible in scale, materials and setting. (See photograph #21) However, for the purposes of the National Register nomination they are considered non-contributing as they represent essentially a modern form of architecture.

DISTRICT BOUNDARIES

<u>Street Addresses (District Limits)</u>		<u>District Ownership Code Number</u>	
Weber Street	east side	423 to 1633	1-98 East side of North Weber
	west side	430 to 1632	99-175 West side of North Weber
Wahsatch Street	east side	412 to 1345	176 Cheyenne Avenue
	west side	510 to 1346	177-229 West side of North Wahsatch
Cheyenne Avenue	northwest side	226	230-307 East side of North Wahsatch
St. Vrain Street	south side	219 to 415	308-311 South side of St. Vrain Street
	north side	218 to 414	312-320 North side of St. Vrain Street
Willamette Avenue	south side	219 to 415	321-333 South side of Willamette Avenue
	north side	218 to 414	334-343 North side of Willamette Avenue
Monument Street	south side	219 to 321	344-350 South side of Monument Street
	north side	220 to 330	351-362 North side of Monument Street
Dale Street	south side	219 to 415	363-371 South side of Dale Street
	north side	218 to 414	372-379 North side of Dale Street
Cache La Poudre	south side	217 to 415	380-389 South side of Cache La Poudre Street
	north side	218 to 416	390-402 North side of Cache La Poudre Street
Yampa Street	south side	219 to 415	403-410 South side of Yampa Street
	north side	220 to 328	411-420 North side of Yampa Street
San Rafael Street	south side	217 to 415	421-428 South side of San Rafael Street
	north side	220 to 416	429-440 North side of San Rafael Street
Uintah Street	south side	219 to 415	441-449 South side of Uintah Street
	north side	218 to 416	450-464 North side of Uintah Street
San Miguel Street	south side	219 to 413	465-472 South side of San Miguel Street
	north side	220 to 416	473-485 North side of San Miguel Street
Columbia Street	south side	217 to 415	486-494 South side of Columbia Street
	north side	218 to 314	495-499 North side of Columbia Street
Caramillo Street	south side	219 to 313	500-501 South side of Caramillo Street
	north side	218 to 314	502-507 North side of Caramillo Street
Del Norte Street	south side	217 to 316	508-510 South side of Del Norte Street

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1880-1935 **Builder/Architect** Multiple---See Form

Statement of Significance (in one paragraph)

The North Weber Street — Wahstach Avenue Historic District is significant as the best intact historic middle-class neighborhood of Colorado Springs. Additionally, the area's design and setting reflect the early planning principles and philosophies which guided the initial development of the community, as well as the popular cultural practices of the late nineteenth and early twentieth centuries. The majority of the buildings along North Weber Street, North Wahsatch Avenue and the cross streets of the district were constructed during the turn-of-the-century in response to the population growth created by the Cripple Creek gold boom. As a result, the district contains one of the city's finest collections of Victorian era and early twentieth century residential architecture. Also within the district are many excellent examples of historic boardinghouses, a rapidly disappearing form of housing which proliferated in the late 1800s and early 1900s with the development of the local health industry and tourist trade.

Colorado Springs, Colorado was founded in 1871 by William Jackson Palmer, the Denver & Rio Grande Railroad tycoon. Although the town was to be one of many along his planned north-south railroad line, Palmer envisioned Colorado Springs as a city of refinement for people of means, social standing and high moral character. During the 1870s and 1880s, the clean air, healthy climate and majestic mountain views of the region were extensively promoted in the eastern United States and Europe. As the new community intended to compete with Saratoga and Newport as a luxury resort for the nation's elite, a conscious effort was made to make the form and building in the town similar to those found in Eastern and European cities. To assist Palmer and his town company, the Colorado Springs Company, in creating an attractive settlement, a number of experienced town builders were involved such as Robert Cameron and E.S. Nettleton who helped build Greeley, Colorado. Although the European "Garden City" concept and the City Beautiful Movement had not yet developed in the United States, the initial design of the community contained many elements of these popular planning philosophies.

In the late 1800s, much of the urban design was intended to create open spaces and park-like settings within the crowded, industrialized cities of that period. Even though the circumstances were very different, an effort was made to duplicate the fashionable form of Eastern cities in the plan for Colorado Springs. Consequently the original townsite was laid out on the barren plains along Monument Creek with expansive thoroughfares of varying widths, diagonal avenues and plans for numerous parks. The El Paso Canal and an elaborate system of irrigation ditches were constructed to provide water for the planned vegetation. In the spring of 1872 there were 6,000 cottonwoods planted throughout the city. Palmer hired a landscape gardener from Chicago and appointed a forester to plan and care for the vegetation along the streets and in the parks. An experimental garden was also created to help the new settlers determine the best types of flowers, lawns, and shrubs for their properties.

North Weber Street and North Wahsatch Avenue were laid out as the easternmost north-south thoroughfares of the original townsite. In 1873 the Colorado Springs Company extended the streets northward to Columbia Street as part of Addition #1 to Colorado Springs. The design of 100 feet widths for streets and 140 feet widths for avenues was continued, however, as was the practice of naming east-west streets after streams and rivers that distinguished the initial layout of the town.

9. Major Bibliographical References

(see continuation sheet)

10. Geographical Data

Acreeage of nominated property 128.6

Quadrangle name Colorado Springs

Quadrangle scale 7.5 minute series

UTM References

A

1	3	5	1	5	8	6	0	4	3	0	0	7	6	0
Zone			Easting				Northing							

B

1	3	5	1	5	9	9	0	4	3	0	0	3	2	0
Zone			Easting				Northing							

C

1	3	5	1	5	9	6	0	4	2	9	8	9	0	0
Zone			Easting				Northing							

D

1	3	5	1	5	7	1	0	4	2	9	8	7	7	5
Zone			Easting				Northing							

E

1	3	5	1	5	6	4	0	4	2	9	8	8	5	5
Zone			Easting				Northing							

F

1	3	5	1	5	7	2	0	4	3	0	0	7	7	0
Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Deborah Abele, Priscilla Kaufmann, Donna Urbanowski, Jean Messinger

organization Historic Property Alliance

date August, 1984

street & number 614 North Nevada Avenue

telephone (303) 636-2067

city or town Colorado Springs

state Colorado 80903

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Barbara Sudler

title State Historic Preservation Officer

date 12-21-84

For NPS use only

I hereby certify that this property is included in the National Register

John Melvyn Byer

date

2-8-85

Keeper of the National Register

Attest:

date

Chief of Registration

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By the late 1880s, the specialized recruitment practices of the Colorado Springs Company had created a community composed primarily of wealthy capitalists and professionals. The residential development of the North Weber Street and North Wahsatch Avenue began during this period to provide homes for well-to-do families. A good example of the type of building which occurred at this time can be found at 630 North Wahsatch (See photograph #22). Although somewhat simple in appearance, this house is a large, two-storey structure with elements of the Italianate style including a low-pitched, hipped roof with wide overhanging eaves supported by paired brackets.

The Garfield School, 332 East Willamette Street, provides another excellent example of the early building in Colorado Springs (See photograph #23). This handsome, masonry structure was constructed in 1886 by the Gillis Brothers, prominent Manitou Springs contractors, who were responsible for much of the Pikes Peak region's significant historic architecture. Typical of the high standards demanded by Archie and Angus Gillis, the building's workmanship is outstanding. The high quality of its design, construction and materials is representative of most of the building which occurred in Colorado Springs in the 1880s.

The 1891 discovery of gold in the Cripple Creek district brought many changes to Colorado Springs. During the decade following the gold strike, the city's population tripled and diversified socially and economically. With the growth, the residential development of the city proceeded rapidly. The Ensign and Edwards Additions to Colorado Springs which extended Weber Street north to Fontanero Street, is typical of the many small developments which expanded the city's limits during this time. With the community's new-found prosperity, the area around North Weber Street and North Wahsatch Avenue became one of the most desirable neighborhoods for the "comfortable middle-class." Early census data and turn-of-the-century city directories provide evidence of this phenomenon. In the 1900 census, over 60% of the heads of households in the district were employed in business or professional occupations. The 1902 and 1903 Giles City Directories show that many of these businessmen were principals in the mining, investment and railroad companies which developed in response to the Cripple Creek gold boom. Others, like David DeGraff who built 515 No. Weber, were involved in the real estate and development industries that provided homes and workplaces for the burgeoning Springs' population. Professionals included several leading physicians, notable judges, attorneys, accountants and engineers. Also numbered among the area's residents at this time were many of the city's prominent merchants such as Cassius Hibbard of Hibbard & Co. Department Store, Fred Crissey of Crissey & Fowler Lumber Company and Lucius Perkins of Perkins & Shearer clothing store. Finally, due to the proximity of Colorado College, the area attracted many professors and other educators and administrators with the college.

As would befit families of the middle and upper income levels, most of the homes constructed along North Weber Street and North Wahsatch Avenue during the turn of the century were substantial. (See photographs #24 & 25) Many were designed by architects. The local firm of Barber & Hastings was one of the most active in the area. Other homes were constructed by well known contractors such as L.S. Atkinson, builder of the historic Steele School. One of the most distinctive homes in the area is 720 No. Wahsatch which was constructed by Lewis Whipple, builder of Palmer's mansion, Glen Eyrie. (See photograph #26) Although this home was moved to its location in 1921 from 21 No. Nevada, the avenue directly west of Weber Street, it is representative of the craftsmanship of many of the contractors who worked within the area.

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Typical of the Victorian era in which they were constructed, the style of building in the area was extremely diverse. During the turn-of-the-century various building shapes were combined with different architectural elements and ornamentation to create an individualized appearance for each home. (See photographs #2 & 27.) Considerable attention was also paid to the setting in which these turn-of-the-century homes were placed. In the late 1800s, large expanses of lawn were popular as it was thought that this provided a "grand" entrance to the dwelling similar to those found on the stately homes of the nation's wealthy. As a consequence, many of the Victorian homes along North Weber Street and Wahsatch Avenue were set back quite a distance from the street to create large front yards (see photograph #28). During this time, social activities, particularly for the middle class, were oriented towards the porch and front yard. As a result, this area of the lot was often extensively landscaped. Flowers, shrubbery and shade trees were planted to frame and cool the front porch. In the tradition of English gardens, front yards were enclosed with wood, stone or ornamental iron fences. Colorado Springs was home to Hassell Iron Works, a major producer of decorative iron works in the late 1800s. Consequently, the early residential areas, including North Weber Street and North Wahsatch Avenue, contain many fine examples of this attractive fencing.

Although the large, two-storey, single-family home was the predominate type of building along North Weber Street and Wahsatch Avenue, the turn-of-the-century residential development in the area took many different forms. A number of smaller houses, one and one-and-a-half storey, plus cottages were also constructed during this time (see photograph #29). While smaller in size, these homes were constructed with the same high quality materials and workmanship found in their larger counterparts (see photograph #30).

A variety of rental housing was also constructed in the area. During the late nineteenth and early twentieth centuries, a sizable portion of the population was transient. That is, people came to Colorado Springs not to settle, but as visiting tourists or health-seekers. A variety of housing types developed to meet the demand for temporary lodging. One of the most common was the boardinghouse. During the decades before and after 1900, several hundred boardinghouses were established in Colorado Springs in the downtown and its surrounding neighborhoods. Approximately twenty of these establishments were located along North Weber Street and North Wahsatch Avenue. Many of the boardinghouses catered to the well-to-do, as only the wealthy could afford to travel for their health or pleasure at that time. Consequently, most of the buildings housing these establishments were large and well appointed, hardly distinguishable from the upper and middle-class homes nearby. A typical example was Miss Ann Douglas' boardinghouse which began operation in 1903 at 730 No. Weber Street (see photograph #31). Another good illustration of the early boardinghouses is located at 616 No. Weber. This structure is noteworthy because it contains a prominent sleeping porch (see photograph #32). Most of the health seekers who came to Colorado Springs were tuberculars. As the most common prescription for the malady was fresh air and bed rest, many of the boardinghouses as well as a large number of early homes contain some type of a sleeping porch. Most of these porches were enclosed, however, in later decades to provide year-round living space. As the popularity of this type of lodging waned during the twentieth century, many other alterations were made to boardinghouses to allow their conversion to other uses. Because of their location in and around the downtown, a large percentage of the boardinghouses were torn down to make way for modern buildings. Today, the North Weber Street -Wahsatch Avenue Historic District is one of the few areas of Colorado Springs where examples of this once common housing can be found.

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Other kinds of rental housing as well as several different types of buildings also were constructed in the area during the turn-of-the-century. A number of dwellings were constructed as duplexes such as the house located at 709-711 No. Wahsatch. These structures closely resemble the single-family homes in the area as they were built in similar sizes and styles (see photograph #33). Also scattered throughout the area are various forms of multi-family housing. Although somewhat atypical for the North Weber-Wahsatch Historic District, an interesting example is the block of simple, row houses constructed on the 400 block of Yampa in 1900. (see photograph #34). These dwellings are most likely related to the extension of the street car line along nearby North Tejon Street and North Nevada Avenue during this period, as similar housing is found near the public transportation in other historic neighborhoods of the city. Also interspersed among the homes are various establishments which were constructed to serve the growing turn-of-the-century population. In August 1896, Company No. 2 of the City Fire Department was established to replace the volunteer college hose company. A handsome brick and stone station was constructed to provide fire protection for northern Colorado Springs (see photograph #35). Two years later the Cumberland Presbyterian congregation completed the construction of a new church at the intersection of North Weber Street and Cheyenne Avenue. Its grand scale, dramatic tower and picturesque massing are characteristic of ecclesiastical architecture during the Victorian era (see photograph #36). Also during this time approximately one-half dozen commercial buildings were constructed along North Weber Street and North Wahsatch Avenue. Primarily located at the corner of blocks, the commercial structures are small, one- and two-storey buildings with flat roofs and traditional storefronts (see photograph #37). Most likely, these buildings originally housed grocery stores, drug-stores or neighborhood service businesses.

The rapid population growth and expansion of the city during the turn-of-the-century concerned many of the citizens of Colorado Springs. As a result, a variety of groups were organized during the first decade of the twentieth century to address the problems of the unplanned growth. One of the most influential was the Civic League. As part of their efforts to improve the municipal conditions in the city, the League successfully lobbied the city council to prepare a comprehensive plan for the community. Charles Mulford Robinson, a nationally known planning consultant and author of two books, The Improvement of Towns and Cities and Modern Civic Art, was hired by the city in the spring of 1912 to prepare the plan. The plan, titled "Colorado Springs, The City Beautiful," provided numerous recommendations for improvements for the community. Although the plan was formally adopted by the City Council in January 1913, few of the recommendations were acted upon. One of the suggestions which did appeal to Council, however, was the construction of raised dividers along selected streets of the city to reduce the maintenance costs of these wide thoroughfares. Consequently during the second decade of the twentieth century, Wahsatch Avenue and Willamette Street were "center parked." That is, median strips were constructed down their center and planted with grass and other vegetation.

The North Weber Street - Wahsatch Avenue neighborhood remained a desirable residential area throughout the first half of the twentieth century. As over 75% of the lots in the area had been built upon by 1910, construction in the area was limited. The building that did occur, however, was similar in quality to the earlier construction. The church constructed at the southwest corner of Uintah Street and Wahsatch Avenue in 1924 provides evidence of this fact. Built at a cost of over \$35,000 by the Calvary Evangelical congregation, the church is a substantial, masonry structure distinguished by an imposing portico, supported by massive Corinthian columns. Its classically influenced design, fine materials and many examples of quality workmanship make the building a neighborhood landmark as well as an important representation of the area's character (see photograph #38).

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Bungalows account for most of the residential development which occurred in the area during the period 1910-1935. A popular building form, most of these houses were constructed by contractors from mail order plans and pattern books. For the most part, the bungalows were built as part of small developments of 3-6 lots. Some, however, were sandwiched in between the Victorian era homes, as side yards of the older, larger houses were subdivided and sold. Although the bungalows were arranged in a standard fashion upon their lots, there were variations in the orientation and relationship of the roof and porch gables which gave each building in the cluster and individualized look (see photographs #14 & #39).

While the newer construction in the area blended with older homes because of the continued predominance of the porch, there were subtle differences between the two. The horizontal lines of the bungalows provide a contrast with the verticality of the Victorian era construction. Additionally the placement of the twentieth century homes on their lots differed from the early houses, reflecting changes in technology and the cultural practices of the community. With the advent of the automobile and more informal lifestyles of the twentieth century, the early orientation to the front of the house disappeared. As outdoor entertaining became popular, the back yard became the focus for social activities and family gathering. As a result, houses constructed later in the 1900s were moved closer to the street to allow room for an ample backyard. Front yard gardens were replaced by landscaped rear yards and patios. The bungalows in the North Weber Street-Wahsatch Avenue Historic District reflect these changes in popular tastes very well. Most of them have front yards considerably smaller than those found typically on the Victorian era homes (see photograph #39).

With the growth of Colorado Springs following World War II, the desirability of the Weber-Wahsatch area as a neighborhood for the middle and upper class began to change. Many of the larger homes in the area were converted to multi-family dwellings. Due to the proximity to the expanding downtown, a number of the residences in the southern portion of the district were converted to commercial uses. As part of these changes in use, alterations were made to many of the older buildings which were less than sympathetic. Additionally, many well-meaning attempts to modernize the homes resulted in the application of siding or the removal of ornamentation. The changes in the neighborhood population and uses of the buildings were compounded as deferred maintenance practices became more prevalent. By the late 1970s the future of the area as a nice, residential area seemed doubtful. Fortunately, there has been a resurgence of interest in the older homes and areas of Colorado Springs. Currently the area is experiencing an influx of new households and a substantial reinvestment in the area's buildings. Not only has there been a reversal of the trend of property deterioration, but there has been a great interest in returning the homes to their original appearance. Due to these efforts and the fact that the majority of the area's housing escaped major changes, the North Weber Street - Wahsatch Avenue Historic District appears much the same today as it did early in the community's history. Historic and current photographs of Mrs. Curd's 1898 dwelling at 649 No. Wahsatch Avenue illustrate this well (see photographs #40 & #41). Because of its intact condition, the physical evidence it provides of the community's early history and population and its distinct sense of time and place, the North Weber Street - North Wahsatch Avenue area deserves the recognition the National Register listing bestows. It is hoped that this will lead to the preservation of this historic neighborhood for future generations to enjoy!

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The district is bounded on the north by the south side of Del Norte Street; on the east between Del Norte and Columbia by the rear property lines of those properties facing Weber Street, and between Columbia and St.Vrain by the west side of the alley dividing Wahsatch Avenue and Corona; on the west by the east side of the alley between Weber Street and Nevada Avenue; and on the south roughly by St. Vrain Street and Cheyenne Avenue.(See Map 4 for exact boundaries.)

The boundaries were drawn to include buildings similar in their period of development, size, scale, style and setting.

Proposed North Weber/Wahsatch Historic District

