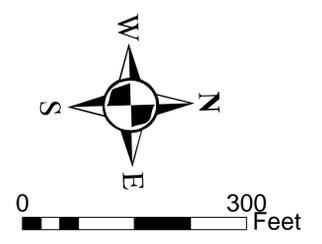


City of Colorado Springs Downtown Historic Walking Tour

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CENTRAL DOWNTOWN HISTORIC RESOURCES

Colorado Springs, Colorado



Pikes Peak Library District
Special Collections

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Central Downtown Historic Resources Walking Tour Introduction

This Colorado Springs walking tour is a self-guided introduction to various historic resources near the very heart of downtown. The tour includes many of the earliest buildings of the city. These structures have associations with commerce, government, religion, culture, education, housing, and lodging. They are the architectural legacy of the forces that shaped the early city, namely the railroads, the early health industry, mining, and tourism. Together they embody the rich history of the community.

The tour begins at the city's central intersection, five miles due east of the summit of Pikes Peak, where the first survey stake of the new settlement was driven on July 31, 1871. Proceeding from the center of the original townsite, the route includes buildings constructed in a variety of architectural styles popular during the last nineteenth and early twentieth centuries. These range from an 1874 church in the Gothic Revival style to a 1940's Modern-style office building. The tour also contains an early residential subdivision. Many of the properties represent the work of the city's most talented and prolific architects and builders, as well as some nationally prominent firms.

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

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

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

Cheyenne Building
2 East Pikes Peak Avenue
Built 1901 / Architect Roberts and Bishoff
No. 1



Constructed as an office building serving the western terminus of the Chicago, Rock Island and Pacific Railroad, the second and third stories of this building contained sleeping rooms with shared bathrooms to house railroad company agents. The Cheyenne Building was used as a hotel between 1909 and 1963, focusing on the business traveler and tourists who preferred accommodations less lavish than the Antlers or Acacia Park hotels.

A commercial application of Classical Revival architecture, the building was developed by the local firm of Roberts and Bishoff, after their work on the Mining Exchange Building (No. 11) and before the construction of the 2nd Antler's Hotel (demolished 1965).

Sporadically used through the 1970's and 1980's, the building was slated for demolition in 1990 to provide yet another parking lot. The building's demise was stalled by the City's first use of its Historic Preservation Overlay Zone. The owner of the Wynkoop Brewing Company, John Hickenlooper (later elected as Denver's mayor), purchased the building in 1991, restored it and opened the Phantom Canyon Brewing Company brewpub in 1993. State Register eligible.

Exchange Bank Building
2 South Tejon Street
Built 1909 / Architect Shepley, Rutan & Coolidge
No. 2



Located at the intersection known for the convergence of several major street trolley lines, the Exchange Bank was initially established in 1888. The Board of Directors was composed of prominent figures, including W. S. Stratton, Verner Z. Reed and E. W. Giddings. Fueled by gold extracted from the Cripple Creek Mining District, this 8-story building was constructed at a cost of \$350,000. It was one of the first in the city to use a steel skeleton, and contained two elevators and a three-story high bank vault.

The bank was designed by the Boston firm of Shepley, Rutan & Coolidge, and represents the Commercial style developed during the late 19th and early 20th centuries. The drive-in canopy to the west occupies the site of the Burns Theater, an opera house that represented the fabulous wealth of the Cripple Creek gold mining era that was demolished in 1976. National Register eligible.

Bennett Brothers Building / Carlton Building
13 South Tejon Street
Built 1910-11 / Architect T. E. Linn
No. 3



The Bennett Brothers, Edwin and Lorenzo, left their native Ohio due to Edwin's poor health, and arrived in Colorado Springs in 1876. In 1889, they began a real estate and loan business that led them to become known as prosperous businessmen in the city. This building was designed for a retail storefront and offices in the upper floors. Popular with realtors, attorneys and physicians, this building is associated with the commercial development of downtown. In 1943, the Leslie G. Carlton estate purchased the building, renamed it and moved their offices into it.

Designed by T. E. Linn (also the architect of the Mining Exchange, No. 11, the Giddings Building, No. 19 and the Odd Fellows Hall, No. 28), the building is a good example of the commercial style of the late 19th and early 20th centuries. The storefront has been replaced, but the upper floors remain intact. State Register eligible.

Hibbard and Co. Department Store
17 South Tejon Street
Built 1914 / Architect Thomas Barber
No. 4



Hibbard's was not the first, but it was the last independent department store in downtown when it closed its doors in 1996. Founded in 1892, the business carried complete lines of women's ready-to-wear, cosmetics, notions and accessories, men and boys' apparel and home furnishings.

Thomas Barber designed this 1914 building, in Classical Revival style. Barber also designed the Acacia Park Bandshell (No. 27), and as a member of the firm Pease and Barker, participated in the design of St. Mary's Church (No. 23). With Frederick Hastings, he planned the El Paso Club 1891 renovations (No. 32) and the 1897 DeGraff Building (No. 48). Barber and then partner Thomas MacLaren designed City Hall in 1904 (No. 15).

Rehabilitated for restaurant and office use in 2001, the storefront is modern, as are all the windows. State Register eligible.

Hefley-Arcularius Drug Store
21 South Tejon Street
Built pre-1883 / Architect unknown
No. 5



One of the oldest surviving buildings downtown, historic sources indicate this was a dry goods store by 1883. In 1900, Frank Arcularius and Robert Hefley opened a drug store, offering both wholesale and retail drugs and Kodak photographic processing. The three Goodbar brothers purchased the property in 1943, where they operated a men's clothing shop. The building was recently rehabilitated to reveal the Italianate second floor façade and redesign the ground-level storefront as a traditional Irish pub. Locally significant.

Dern Tea and Coffee Building
26 South Tejon Street
Built 1911 / Architect unknown
Rehabilitated 1938 / Architect Harold C. Ferree
No. 6



This two- and three-story commercial building is built in an Italian Renaissance style. Used for a variety of businesses since its construction in 1911, it initially housed the Dern Food Company, which imported tea, roasted coffee and made candy on-site.

In 1938, Kaufman's Department Store redesigned the store inside and out. Founded in 1896, Kaufman's operated in this building until 1948, when it moved across the street to 27 South Tejon St. Locally significant.

Robbins-on-the-Corner
32 South Tejon Street
Built pre-1883 / Architect unknown
No. 7



Portions of this building appear to date to sometime prior to 1883; by 1887, this building was known as the Robbins Corner and housed the Odd Fellows Lodge. Originally containing three stories, the building became the longtime home of the Robbins-on-the-Corner store (lasting until 1959), providing clothing, boots and shoes. A sizeable renovation project in 1925, including the removal of the third story, created much of its current appearance.

The structure displays the Mission Revival style. Locally significant.

Stratton Building
27 South Tejon Street
Built 1914 / Architect Thomas MacLaren
Façade Redesign 1948 / Architect Edward Bunts
No. 8



Winfield Scott Stratton was the Croesus of Cripple Creek, a skilled carpenter who discovered the most lucrative claims in the Mining District. Although he died in 1902, Stratton's estate continued as one of the city's most influential property owners and developers. The building's façade was ornate, and was designed to accommodate up to four additional stories.

Only the alley side of the original building is visible. By 1948, Kaufman's Department store had outgrown its space at 26 South Tejon Street, and negotiated with Stratton's estate (the Myron Stratton Foundation) to modernize this building. The building's owners spent \$250,000 on the exterior and completely redesigned the façade.

Kaufman's continued to operate in this space until 1964, when the company was purchased by Goldring, Inc. of New York. It continues as a retail store.

Modern in style, the building's dominant feature is the two-story window on Tejon Street used to display its merchandise. Locally significant.

Municipal Utilities Building
18 South Nevada Avenue
Built 1931 / Architect Thomas Hetherington
No. 9



Colorado Springs is unusual in that it owns and operates four distinct utility functions – water and wastewater, as is common, but also the natural gas and electric systems. The expansion into power generation and distribution of natural gas principally resulted from a 1924 bond issue that acquired and constructed needed improvements. During the 1924-39 time period, gas and electric rates were lowered for consumers, power production facilities were expanded and the utilities provided nearly \$1.2 million to the city’s general fund revenues.

This building was constructed in 1931 to provide suitable accommodations for the transaction of business and the payment of bills. Strictly “fireproof”, and engineered to accommodate two future additional stories, the Municipal Utilities Building was constructed solely from utility revenues.

The building is regarded as the best example of the Art Deco style in downtown Colorado Springs. National Register eligible.

U. S. Post Office
201 East Pikes Peak Avenue
Built 1910 / Architect James Knox Taylor
No. 10



The two-story granite post office, rigidly symmetrical in its presentation, is another building closely associated with the Cripple Creek Mining District. Constructed on land sold at a discount by W. S. Stratton, the building was renamed in his honor by an act of Congress in 1995. It was the first federal building constructed in Colorado Springs, and reflected the tremendous growth associated with the gold boom, when the city’s population nearly tripled to 29,000 residents during the two decades leading up to 1910.

Characterized as Italian Renaissance style, one of the Beaux-Arts design modes, its architect was involved with the design of over 30 federal buildings in the United States as Supervising Architect of the Department of the Treasury. Listed in the National Register.

Mining Exchange Building
8 South Nevada Avenue
Built 1902 / Architect T. E. Linn
No. 11



This five-story, 1902 building was constructed by Winfield Scott Stratton, the Cripple Creek millionaire and civic benefactor, to house the Colorado Springs Mining Exchange and promote regional mining companies and their stock. It is regarded as the most substantial and intact building associated with Stratton that remains. As mining ebbed in importance to the region, the building became popular with inventors, insurance companies, railroads and accountants, engineers and lawyers, and remains a prominent business building. The first structure in the city to rise above four stories, the Mining Exchange was also the first fully fireproof office building.

The building's Italian Renaissance style compliments the adjacent Independence Building, (No. 12), also erected by Stratton. The original walls at the ground floor were gray granite, but were covered with the existing Italian marble panels in a 1963 remodeling project. National Register eligible.

Post Office / Independence Building
121 East Pikes Peak Avenue
Built 1898 / Architect Roberts & Bishoff
No. 12



This is the third building in the vicinity associated with Winfield Scott Stratton, whose statue figures prominently in the median just west of Nevada Avenue. Designed and built by the firm of Roberts and Bishoff in an Italian Renaissance Revival style, the first floor use of the building was that of a post office, which continued until the erection of the new post office across the Nevada Avenue in 1910. Offices in the upper stories were popular with physicians, real estate firms and accountants.

The structure was renamed the Independence Building in 1910 in honor of Stratton's flagship Independence Mine, which had been discovered on the Fourth of July 1891. Operated by the Stratton estate, the profits from the building benefited the Myron Stratton Home, an institution created through Stratton's will to provide for poor children and the elderly on an estate on Nevada Avenue, south of downtown. State Register eligible.

Peak Theater

113 East Pikes Peak Avenue

Built 1937 / Architect unknown

Remodeled 1949 / Architect Earle A. Deits and Boller Brothers

No. 13



The last of the six movie theaters that operated in downtown in its heyday, the 1937 construction of the Peak Theater demonstrated the importance of this popular form of entertainment at the nadir of the Great Depression. Fragments of an earlier bank building were incorporated into the theater, which cost \$10,000 and was capable of seating 500. In 1949, the theater was modernized inside and out, nearly doubling in size.

The modernistic style building once stretched beyond its current configuration an additional fifty feet to the east. Interior murals depicting the area's scenic attractions, painted by German-born Frank Lackner, glow under black lights. The theater's most notable feature is the pie-shaped marquee, originally designed to illuminate with zeon, deemed more vibrant than common neon.

The theater closed in the late 1980's, but was reconfigured into two theaters, a wine bar and upstairs offices in the early 1990's. National Register eligible.

City Auditorium

231 East Kiowa Street

Built 1923 / Architects Charles Thomas and MacLaren and Hetherington

No. 14



The most recent of the city's Classical Revival government buildings, the 1923 City Auditorium was built with the proceeds of a \$360,000 voter-approved bond issue. The building contains several spaces hosting a multitude of uses, including the Lon Cheney Theater (honoring the native son who found fame in Hollywood as the Man of a Thousand Faces), a restaurant, check rooms, dressing rooms and a large interior arena. The lobby displays two WPA-era murals, painted by local artists Tabor Utley and Archie Musick. The building also houses the 1928 Mighty Wurlitzer Theater Organ, salvaged from the Burns Theater before its demolition in 1975.

Impetus for the building originated with architect Charles Thomas, elected to City Council in 1917 and selected by fellow council members as mayor for a four-year term. Following his service, he collaborated with members of the Chamber of Commerce to introduce and pass the bond issue. However, residual tensions from his political tenure divided design responsibilities between Thomas and Thomas MacLaren. Estranged partners of a once-prolific firm, Thomas crafted the working drawings and construction specifications, and MacLaren and Hetherington supervised construction. Listed in the National Register.

City Hall
107 North Nevada Avenue
Built 1904 / Architect Barber and MacLaren
No. 15



This imposing, formal building served as the center of municipal government from its construction in 1904 until 1980. A major rehabilitation project in 2000-01 restored the building as City Hall, which once again contains the City Council chambers, as well as offices for the Mayor, City Council and the City Manager. Part of the civic complex that includes the City Auditorium and the 1998 Robert M. Isaac Municipal Court to the east, the building has a traditional entry which has been complimented with a new entry facing southeast which leads to accessible restrooms, and an elevator.

The \$140,000 building reflected the prestige and affluence generated by the Cripple Creek mining district. This is the earliest of the Classical Revival public buildings downtown, and reflects the influence of the City Beautiful Movement. The name of the building, carved into the frieze in 1921, may have been added to identify and distinguish this building from the City Auditorium located south across Kiowa Street (No. 14). Listed in the National Register.

YWCA Building
130 East Kiowa Street
Built 1912 / Architect Nicholas van den Arend
No. 16



This building represents the culmination of the efforts of the Young Women's Christian Association, which was initiated locally in 1899. A fundraising campaign began in 1909 and by 1912, this building emerged to provide classrooms, a gymnasium, and dining area, private rooms and space for religious, social and cultural activities. Used as a hospital by the Red Cross during the influenza epidemic of 1918-19, the building also served as the USO center during World War II.

Eclectic in design, the building's architect was Nicholas van den Arend (also the architect for the Van Briggles Pottery Works, 231 West Uintah Street). Representatives from the Van Briggles Art Pottery confirmed that the building's tile was produced by their company. Continuing in its cultural mission until 1971, the building was threatened with demolition until the William A. Simpsons, a local family involved in banking, purchased and rehabilitated it for commercial use. Listed in the National Register.

Mountain States Telephone and Telegraph Building
122 East Kiowa Street
Built 1936 / Architect unknown
No. 17



This site was the longtime location of the offices of the local telephone company. Following issuance of a franchise by the city in 1897, a building constructed for exchange purposes and offices was built on this site. The telephone company erected this building in 1936. Originally a one-story building, the second story was added in 1942 to meet the additional demands on phone service associated with the growth of the U. S. Army's Camp Carson (now Fort Carson). Vacated in 1953 when the telephone company moved to 17 North Weber Street, the building was more recently used as a retail florist shop.

This building reflects the modernism of the 1930's. Locally significant.

Giddings Brothers & Co. Building
101 North Tejon Street
Built 1898 / Architect T. E. Linn
No. 18



This building is associated with one of the most successful and longest operating businesses in the city's history. Mr. and Mrs. Edwin W. Giddings left Michigan for Denver in 1869, and by 1874 opened a dry goods store on Tejon Street. When Giddings Brothers & Co. needed more space, lots at this site were acquired. The first section of the building was erected with the dry goods store occupying the first floor and offices on the remaining three floors. At the time of its construction, this was the tallest building in the city. Eventually the store absorbed the entire space and in 1899 a four-story addition costing \$20,000 extended the building east to the alley. In 1950, Giddings sold the business to Daniels and Fisher, which became May D&F stores in 1957.

This large, rectangular, brick commercial building is an example of Romanesque Revival style. The wrought iron balconies are modern additions reflecting current use of the upper stories as residences. Listed in the National Register.

Hagerman Block
Built 1889-1890 / Architect Brunt and Howe
31 North Tejon Street
No. 19



This building is associated with the investments of mining and railroad tycoon James J. Hagerman. Born in Canada in 1833 and an 1861 graduate of the University of Michigan, Hagerman entered the iron business, eventually heading the Milwaukee Iron Co. and amassing a fortune. After developing tuberculosis, Hagerman left the Midwest and eventually moved to Colorado Springs in 1884. Here his health improved, and he began investing in various Colorado ventures. Hagerman is most famous for his association with the Colorado Midland Railway, a project that stagnated until his involvement in 1885. He became president of the railroad, and raised \$1.3 million in eastern capital for the line's construction, which began in 1886. The Midland reached Leadville in 1887 and Aspen in 1888.

The Hagerman building was designed by the Kansas City architectural firm of Brunt and Howe and was erected at a cost of \$100,000. Locally significant.

Perkins-Shearer Company Building
102 North Tejon Street
Built 1928 / Architect Charles Thomas
No. 20



This building is associated with one of the city's longest operating clothing stores. The Perkins family began its clothing business in Colorado City in the 1860's relocating to Colorado Springs in 1872. In 1889 James P. Shearer entered the business. Perkins-Shearer occupied several buildings until erecting its own building here in 1928. Charles Thomas, who served one term as mayor of Colorado Springs, designed the building, which cost \$150,000. Perkins and Shearer sold their firm in 1944, but a professional partnership they formed continues to own the building.

The building is an example the Classical Revival style and is little changed from its original appearance. The building was set back further than usual from the sidewalk to give prospective customers room to view the display windows. National Register eligible.

Carnegie Library
21 West Kiowa Street
Built 1905 / Architect Calvin Kiessling
No. 21



This is one of two Carnegie Libraries in Colorado Springs. General William Jackson Palmer, the town's founder, donated the site, atop a hill looking west toward Pikes Peak. Andrew Carnegie provided \$60,000 for construction costs. Calvin Kiessling, associated with the Boston firm of Shepley, Rutan and Coolidge, was selected following a competition, surpassing local architect Thomas MacLaren.

Following the dominant architectural style of Carnegie libraries, this is in Classical Revival style with Roman influences. The windows provide optimum light, as well as views toward the Front Range. The building was embellished with ornate wrought iron provided by the local Hassell Iron Works

Used continuously as a library since its completion in 1905, the building acquired a 60,000 square foot addition facing Cascade Avenue in 1968. Subsequently, the Carnegie Building was renamed the Palmer Wing and now houses the Library's special collections and Local History resources, including the records of General Palmer's Colorado Springs Company and the papers of local architect Thomas MacLaren. Listed in the National Register.

Knights of Columbus Building
25 West Kiowa Street
Built 1928 / Architect Thomas MacLaren
No. 22



From its 1928 construction until its sale in 1937, this building served as the lodge hall for the Knights of Columbus, Colorado Springs Council 582. The organization was formed to “develop a practical Catholicity among its members, to promote Catholic education and charity, and through its insurance department, furnish at least temporary financial aid to the families of deceased members.” Chartered with 25 members in 1901, it was the first Council in Colorado. The fraternal organization met in various buildings until a 1924 fundraising drive produced this building.

This was one of the last commissions of the acclaimed architect Thomas MacLaren (1863-1928). The structure was constructed in a Mission Revival style.

In 1937, the Colorado Springs Pioneer Association deposited its historical collection in this structure. The City Council then purchased the building for \$13,000 and established a Board of Directors, which prompted the Association to donate its collection to the City. This collection formed the foundation of the Colorado Springs Pioneers Museum, now located in the 1903 El Paso County Courthouse at 205 S. Tejon Street. State Register eligible.

St. Mary's Catholic Church
22 West Kiowa Street
Built 1898-1902 / Architect Pease and Barber
No. 23



St. Mary's Catholic Church is significant for both its architecture and its history. The congregation held its first mass in the region in 1860, celebrated by Father Joseph Machebeuf. This site was purchased in 1888, and construction proceeded incrementally with dedication in 1898 and completion of the bell towers in 1902.

The local firm of Pease and Barber designed the structure in a Gothic Revival style. The two towers reach 80' and 148' in height, with a functional belfry. Originally containing three front entries, one in each tower and one to the center of the narthex, the steep stairs were replaced with a ramp in a 1960's renovation. In 2002-03, the ramp was removed during a renovation and expansion of the building. Listed in the National Register.

Majestic Block
7-15 East Bijou Street
Built 1900 / Architect unknown
No. 24



This building is representative of the multi-purpose commercial blocks erected in downtown Colorado Springs during the early twentieth century. The building reflects Late Victorian architectural influences. In 1910, the structure was listed as the home of the Workers of the World Hall, and an additional lodge hall on the upper floor provided facilities for the Elks Club in the 1950's. In the 1960's a new owner of the building rehabilitated the structure to contain ten stores on the ground floor and 20 offices upstairs. Locally significant.

Caledonian Hall
20 East Bijou Street
Built circa 1902 / Architect unknown
East Addition late 1930's / Architect unknown
No. 25



This is a two-part, two-story Late Victorian commercial building that consists of a circa 1902 brick façade to the west and a narrower stuccoed section to the east (constructed perhaps in the late 1930's). Its first recorded use was as a Caledonian Hall, organized to promote camaraderie "...among persons of Scottish birth and descent, and propagate of love for the music, literature and ancient games of Scotland." Other fraternal societies, including the Soldiers and Sailors Club, also used this Hall.

George Wright, a local contractor and proprietor of the Hall may have been the builder, but the name of the architect is undiscovered. Artists, carpenters and contractors also rented space here. The eastern portion of the building provided residential apartments upstairs, and retail space and offices for a variety of tenants on the ground floor. Locally significant.

Everhart Building
17 East Bijou Street
Built 1897 / Architect Thomas MacLaren
No. 26



This was originally erected as an early mixed-use building. Prominent residents, including Spencer Penrose, founder of the Broadmoor Hotel and the El Pomar Foundation, occupied apartments on the second floor. Storefronts housed a drugstore, grocery, china shop, tailor's shop and offices in 1910. State Register eligible.

North Park / Acacia Park
120 East Bijou Street
Platted 1871 / Landscaped by John Blair
No. 27



North Park was the first of two platted parks in the Original Townsite of Colorado Springs. Reflecting a formal, symmetrical pattern, it measures 400 feet on each side. It was initially landscaped by John Blair, a Scots landscaper who also designed the grounds for General Palmer's home, Glen Eyrie. By 1901, its name had changed to Acacia Park; South Park was renamed Alamo Park and contained the El Paso County Courthouse by 1903.

The bandshell, located at the southern end of the park was added in 1914, replacing a wood frame bandstand constructed in 1888. Thomas P. Barber, associated with several downtown buildings, designed the bandshell, which by itself is eligible for listing in the State Register.

At the northern end of the park, the concrete shuffleboard courts and horseshoe pits were added in 1940, transforming the park into an area popular with GI's from Camp Carson during WWII. The shuffleboard shelter is now used as a police service center, but shuffleboard courts are available during summer months. Locally significant.

Odd Fellows Hall
118-30 North Nevada Avenue
Built 1909-1910 / Architect T. E. Linn
No. 28



The Odd Fellows Hall is a two-story red brick building built with storefronts on the first story and a fraternal lodge on the second. The building was constructed for the Pikes Peak Lodge No. 38, International Order of Odd Fellows.

The Independent Order of Odd Fellows, imported to this country in 1819 from England, was organized for the purpose of giving aid to those in need and of pursuing projects for the benefit of all mankind. This was regarded as an uncommon practice in 17th century England, which resulted in the name; the moniker of Odd Fellows was reinforced by their groundbreaking decision to admit women via the Rebekah Charter in 1851. Retail stores and offices have traditionally occupied the ground floor of this building. The Odd Fellows Hall illustrates the importance of fraternal activities in the lives of Colorado Springs' men in the early 20th century. State Register eligible.

William Jackson Palmer Equestrian Statue
Intersection of North Nevada and East Platte Avenues.
Erected 1929 / Designers Nathan Potter and Chester French
No. 29



This bronze equestrian statue portrays General William Jackson Palmer, the city's founder, astride his favorite horse, Diablo. The initial proposal to erect a monument to honor the General was suggested by the Chamber of Commerce following Palmer's death in 1909, but it was not until April 1923 that city voters approved the site by a vote of 3,151 to 871. At that time, Nevada and Platte Avenues were the major north-south and east-west highways through the city. The selection of the site sparked a controversy regarding automobile safety that continues to prompt periodic calls for the statue's relocation. Designed by sculptor Nathan Potter, with his prominent associate Chester French, it was formally dedicated on September 2, 1929.

General Palmer (1836-1909) was a Delaware native and member of the Religious Society of Friends (Quakers) who fought for the Union in the Civil War and subsequently organized the Denver and Rio Grande Railroad. In addition to founding the City of Colorado Springs in 1871, he was active in creating and funding improvements to the park system and numerous other enterprises to develop the city.

The General, in civilian attire, faces southwest towards Pikes Peak. Critics have noticed the saddle lacks a cinch; regardless, the General has remained in his saddle since 1929. The cost of the \$32,000 statue was raised privately. National Register eligible.

Colorado Springs High School / Palmer High School
301 North Nevada Avenue
Built 1939-1940 / Architect Edward Bunts
No. 30



The Colorado Springs High School, now known as Palmer High School, replaced an unsound 1892 school building on the same site. It was financed in part by a Public Works Administration (PWA) grant. The building's construction provided needed jobs and is representative of Depression-era public works spending. The building opened in September of 1940 as the city's only high school. After a second high school was completed in 1959, this building's name was changed to Palmer High School in honor of the city's founder, General William Jackson Palmer.

The school is a good example of the Moderne style. When built, the magazine *Architectural Forum* praised the building for its lack of ornamentation. Burnham Hoyt of Denver, who served as consulting architect, also played a significant, perhaps predominant role in the design.

There have been several additions. In 1954, four classrooms were added east of the Nevada Avenue wing. A detached Vocational and Industrial Arts Building was built in the northeast corner of the block in 1955. A new library wing was opened in 1999-2000. National Register eligible.

Acacia Park Hotel
104 East Platte Avenue
Built 1907 / Architect Thomas MacLaren
No. 31



The Acacia Park Hotel was built to cater to tourists and business travelers visiting the Pike Peak region. When a fourth story was added in 1910, the 150-room building was called “one of few stylish hotels” in Colorado Springs. The upscale Acacia, with its roughly H-shaped design on the upper stories, boasted “all outside rooms,” as well as electric lights, steam heat, telephones, music in the evenings, a café, ballroom, beautiful furnishings, and sample rooms for travelling salesmen.

The building is an example of the Renaissance Revival architectural style. The hotel was acquired by the Colorado Springs Housing Authority in 1973 and converted to a senior center and apartments. In 1989 a \$1.6 million renovation of the building was undertaken, resulting in a total of 61 living units for senior citizens. National Register eligible.

El Paso Club
30 East Platte Avenue
Built 1883 / Architect James E. Ellis, Jr.
Rehabilitated 1890-1891 / Barber and Hastings
No. 32



This house was originally built for Colorado College professor James H. Kerr. In 1890, the El Paso Club purchased the house and began remodeling it for its clubhouse. By January of 1891 the new clubhouse was ready for members, and a large ball the following month celebrated its opening.

The El Paso Club, purportedly the oldest men’s social club west of Chicago, was organized in Colorado Springs in 1877 and incorporated in 1880. The club quickly attracted a power elite of prominent business and professional men and ranchers from the surrounding area, achieving a national reputation by 1890.

A bowling alley was added in 1900. Thomas MacLaren, another prominent local architect, designed the last major addition in 1910, which replaced the bowling alley with a dining room.

The building is notable for its Queen Anne style features. The dragon design of the finial topping the round tower was produced by the local Hassell Ironworks. National Register eligible.

First Christian Church
16 East Platte Avenue
Built 1935 / Architect Edward Bunts
No. 33



This building has served the congregation of the First Christian Church since its construction in 1935. The church, founded in 1878, met in various homes and other churches until it built its first structure in 1891 on North Nevada Avenue, across from Acacia Park. The growing congregation purchased this site in 1926 and erected this church after the earlier building was damaged by fire.

The building was one of the largest construction projects of the Great Depression era. Despite undertaking the project during the economic downturn, the congregation was able to hold its mortgage burning ceremony in 1943. The 1929 Alden Manor Apartments, attached to the north, was acquired in 1953 to serve as an Education Building.

Appropriate for a town once known as “Little London,” the church displays an English Gothic style. State Register eligible.

Gladstone Apartments
10 Boulder Crescent Street
Built 1909 / Architect Frank E. Johnson
No. 34



This building is significant for its representation of the rarely built Prairie style in Colorado Springs. The building may also be a precursor of Pueblo Deco style buildings, which featured ornamentation from Pueblo and Navajo tribal motifs used in Native American artwork, as well as angular forms in construction.

Built in 1909, this is the larger of two apartment buildings erected in this style on Boulder Crescent by Frank E. Johnson, a prominent real estate developer in the city. About 1913, Johnson built a nearby apartment building known as the Crescent Apartments at 2 Boulder Crescent (No. 36). National Register eligible.

Waugh Residence
6 Boulder Crescent Street
Built circa 1902 / Architect unknown
No. 35



Major Robert S. Waugh was a Civil War veteran who participated in the creation of a provisional government for West Virginia in 1861. Later, President Harrison appointed him as Indian Agent in Utah. In 1910, the Waugh family shared this building with five roomers, indicating that the residence was probably originally designed to serve as a rooming house as well as a residence. Daughter Clara Waugh eventually become owner of the property and offered furnished rooms. She lived here until her death in 1971.

There were several subsequent owners, and the building was used as apartments, attorneys' offices, and as a private residence. In 1995 the property was converted to a bed and breakfast inn.

This house is significant for its representation of the later Queen Anne style dwellings erected in Colorado Springs. National Register eligible.

The Crescent
2 Boulder Crescent
Built circa 1914 / Architect Frank E. Johnson
No. 36



This long, rectangular apartment building is significant for its representation of the rare Prairie style in Colorado Springs. The building's design anticipates the Pueblo Deco style, which featured Native American ornamental motifs and angular construction. The Ute Theater (demolished) was the city's best example of the style.

Owner and builder Frank E. Johnson was likely the designer. Johnson was the president and manager of the Newton Lumber and Manufacturing Company, serving area residents from 1887 to 1915. Johnson also built the Gladstone Apartments (No. 35), along with about fifty houses. National Register eligible.

Salisch Residence

306 North Cascade Avenue

Built between 1900-1907 / Architect unknown

No. 37



David S. and Elizabeth Salisch, occupants in 1910, earned their living as tailors with their own shop. By 1931 the building was being used as a rooming house. It was later converted to apartments, and in 1965, contained 19 apartment units. The house has a large two-story addition at the rear, as well as a one-story addition. The exact date of these additions is unknown, but they were completed before 1962.

This building is one of the early 20th century dwellings in the Boulder Crescent Park neighborhood that quickly converted to multi-family uses, serving first as a rooming house and then as apartments. The house, although altered, displays features of Edwardian design. Locally significant.

Hudson Residence

318 North Cascade Avenue

Built 1901 / Architect unknown

No. 38



This house is an excellent example of the Dutch Colonial Revival style with a side gambrel roof, pedimented dormers and classical detailing. Built in 1901, the initial occupant of the house was Mrs. Caroline Hudson. Listed in the National Register.

Mathewson Boarding House
320 North Cascade Avenue
Built 1894 / Architect unknown
No. 39



Set diagonally on the lot, the placement of this dwelling enhances its imposing size and character. Built in 1894, this is the oldest property in the Boulder Crescent Historic District.

In use as a boarding house by 1900 under the management of Miss Sarah Mathewson, the property was later owned by Billy Nations, who also owned and operated the Nation's Hotel for many years. The house narrowly survived a deadly fire in 1982, which led to the placement of the fire escapes, and subsequently was restored as an apartment building. Listed in the National Register.

Shepard's Citations
420 North Cascade Avenue
Built 1947 / Architect Thomas and Sweet
No. 40



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

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

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

First Church of Christ Scientist
325 North Cascade Avenue
Built 1908 / Architect Solon Spencer Beman
Addition 1959 / Architect Campbell Alden Scott
No. 41



This brick church was built in two stages: the first section facing Boulder Street in 1908, and a second wing facing Cascade Avenue in 1959. Although the Christian Science Church in Colorado Springs began in 1887 and formally organized in 1892, it was not until 1907-08, that the congregation constructed its own church building.

The 1908 section was designed in the then-popular Classical Revival style. The 1959 addition, with its glass front providing a panorama of Pikes Peak, is in the Modern style. The original building was remodeled at the same time to create a separate Sunday school. At the time of completion of the new wing, this church was one of more than 3,200 branch churches of the First Church of Christ, Scientist mother church in Boston. Locally significant.

Half Way House
12 East Boulder Street
Built 1929 / Architect unknown
No. 42



This building is significant for its association with the history of health care in Colorado Springs. After World War I, many veterans suffering from respiratory afflictions arrived “chasing the cure.” During the early decades of the 20th century, occupational therapy was considered a major component of treatment, particularly for those suffering from tuberculosis. The Half Way House was established to provide this therapy for those “half way” back to health.

Constructed by Mrs. Augusta B. Evans, this was initially a residence but was donated to the Community Chest in memory of her husband, William, for use as a rehabilitation center. Mrs. Evans also provided a sizeable endowment. It remained in this use until 1960 when it was sold for use as offices.

The building exhibits the English Norman Cottage style. National Register eligible.

Pearl Laundry
333 North Tejon Street
Built 1914 / Architect unknown
No. 43



Constructed in 1914, this building was the longtime home of the Pearl Laundry Company, a steam cleaning business. In 1972, the building was converted into retail shops and restaurant spaces and known as the Agora Mall. It continues to house restaurants, retail shops, and offices.

The building's original use is reflected in its large footprint and the north wall windows that provide light to the spacious interior. The building is an example of the early 20th century commercial style. Locally significant.

Swan Mortuary
316 North Tejon Street
Built pre-1895, converted 1919 / Architects unknown
No. 44



This building was the longtime site of the Swan Mortuary, one of the city's oldest funeral houses. The structure is designed in the Mediterranean Revival style with a central arched entrance that served as a pass-through for funeral vehicles.

In 1895, a pair of two-story houses was located on this site. When the Swan family converted the property to a mortuary in 1919, one of the houses was incorporated into the funeral building, and a new unifying front was added. The roof of the old house is still visible on the north. In 1932 a new chapel was added to the south.

The Swan Funeral Home remained in this building until its 1970 merger with Law Mortuary and their subsequent relocation to a building on North Cascade Avenue. Locally significant.

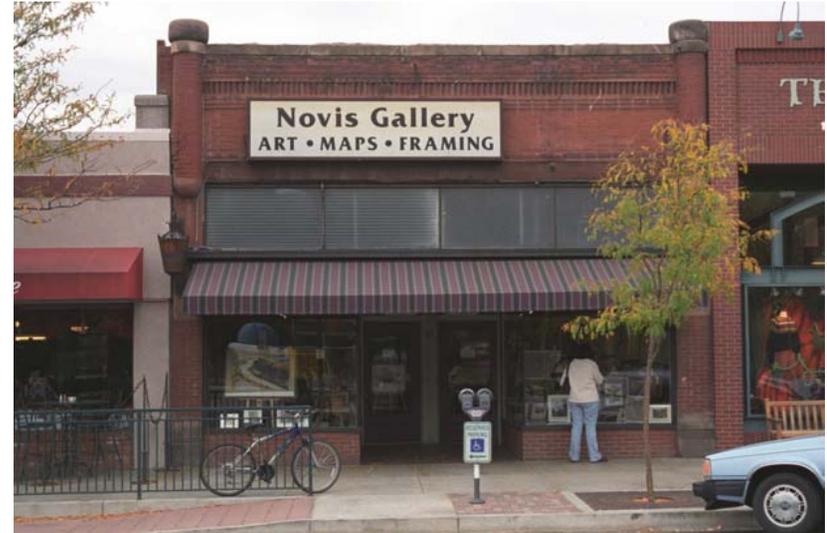
The Lennox
226 North Tejon Street
Built 1902 / Architect Thomas MacLaren
No. 45



This 1902 building is a very good example of a non-public variation of the Classical Revival style. The building is also associated with the commercial growth of downtown Colorado Springs in the first years of the 20th century. It was erected by William Lennox to provide furnished rooms on the upper floors and storefronts on the first story. Lennox was one of the many millionaires created by the Cripple Creek gold mining bonanza.

The lodging aspect of the building was intended to cater to tourists. By 1921 the upper stories of the building were known as the Albany Hotel. The upper floors remain in use as single-room occupancy (SRO) apartment units, and the ground floor house retail storefronts. National Register eligible.

St. John Brothers Plumbing
206 North Tejon Street
Built between 1895 and 1899 / Architect Unknown
No. 46



The origin of this building is uncertain. The earliest known occupant was St. John Brothers Plumbing in 1899. Since that time, this small one-story commercial building has been used by a succession of plumbing companies and various retail concerns. It is representative of the many small retail buildings constructed along Tejon Street and retains a number of its historic features.

On the south end of the building, next to the cloth awning, sits an antique lamp that displays the name “Handy’s,” a longtime candy store that once occupied this building. Locally significant.

DeGraff Building
118 North Tejon Street
Built 1897 / Architect Barber & Hastings
No. 47

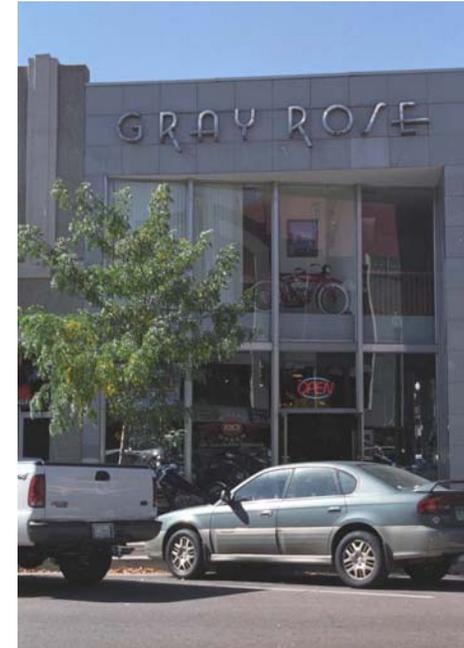


The DeGraff building is one of the few remaining masonry commercial buildings that date from the Cripple Creek boom days. Constructed by David DeGraff, a veteran of the California gold rush, who owned the entire block face, this building was located in the middle of the block. The first floor contained retail shops and office tenants occupied the upper floors.

Following World War II, the building was converted into apartments, then was transformed back to office space in 1967. The curved parapet at the top of the facade was removed, and a rock aggregate veneer was applied to the front. In 1982, the veneer was stripped, the parapet was recreated and the detailing was reformed.

Designed by the local firm of Barber and Hastings (the firm also designed the El Paso Club renovations, No. 32), the DeGraff Building displays the commercial style architecture of the late 19th century National Register listed.

Gray Rose Building
24 North Tejon Street
Built pre-1883 / Architect Unknown
Façade Redesign 1947 / Architect Earle A. Deits
No. 48



This building was constructed prior to 1883 and housed a succession of businesses until 1938, when the Gray Rose era began. In that year, a new storefront of Vitrolite and glass brick was installed for the Gray Rose Beauty Shop. In 1947, the façade and interior were further remodeled, with the front two-thirds of the building occupied by women's apparel and the rear one-third devoted to the beauty salon.

The Gray Rose building is significant as an example of Modern specialty store architecture in Colorado Springs. The building is also significant for the elegant, sophisticated, and forward-looking method of merchandising and presenting women's fashions – the creation of a “shopping experience” – employed by the Gray Rose apparel shop in the immediate post-World War II period. National Register eligible.

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The City of Colorado Springs Historic Preservation Board, appointed by City Council, assists the City in implementing the Historic Preservation Ordinance.

Information for this Walking Tour Brochure was generated by the Historical and Architectural Survey of Downtown Colorado Springs, 2003-04, nominations to the National Register of Historic Places and city records.

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