

HISTORIC PRESERVATION PLAN

CITY OF COLORADO SPRINGS,
COLORADO

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*Enjoying a Colorado Springs
view of the "Pikes Peak
Environment" from
Palmer Park, circa 1930s.
—courtesy of the Comprehensive
Planning Division*

INTRODUCTION

WHY PRESERVATION

*"City of
Beautiful Homes"*

HISTORIC PRESERVATION IS A CONCEPT THAT INVOLVES the active protection of a community's physical heritage. This includes not only buildings, but statues and landscapes, parks and thoroughfares. Sometimes it involves the public sector, as when public sentiment endorses restoration of a landmark; commonly, it is a consequence of individual action, but most often, it is the result of several people and organizations coordinating their efforts to attain a common goal. While there are national organizations and regional trends, historic preservation is essentially achieved at the local level and goals vary according to local values. These values and the consequent nature of historic preservation in Colorado Springs are well defined, yet they defy easy characterization.

Just over fifty years ago, to use a threshold common for regarding resources as historic, Colorado Springs was a small city of not quite 37,000 people. It had grown little since 1895, the height of the Cripple Creek District gold mining boom, when roughly 30,000 lived here. By 1940, much of the City consisted of substantial homes and solid businesses, crafted by skilled workmen using quality materials. Calling itself the "City of Beautiful Homes," pride was expressed in the spaciousness of the residential lots, customarily 50' x 190', and the dearth of row houses and blocks of apartments common to other cities. Pride was also displayed in the architectural beauty and variety of the residential neighborhoods. Both the Symphony and the Fine Arts Center offered opportunities for culture; the Boys' Club, Day Nursery, Knights of Columbus, and YWCA organizations provided social services to the needy, and tourism had become a significant, if still small, element of the local economy.

In 1940, the City was serviced by six railroads as well as six airline flights departing daily. Coal was still mined in El Paso County for local industry and home heating needs. Sanatoria, developed for the climatological treatment of tuberculosis and other respiratory disorders, were prominent components of the community's medical system. There were over 129 miles of city streets, including 18 miles which were paved. The Police Department employed 36 full-time personnel at an annual cost (in 1939) of \$66,889.65. The Colorado Springs High School, now known as Palmer High, had just opened the doors to its new facility, and the Golden Cycle Mill on the Westside continued to process gold ore and deposit spent tailings on Gold Hill Mesa. Six movie theaters provided popular entertainment. In terms of size, the City covered nearly nine square miles. The combination of quality construction and the absence of natural destruction resulted in a relatively undisturbed urban fabric. Hence, many of the City's buildings never fell into disuse.

This bucolic setting disappeared with the coming of World War II. Tourism disappeared, and the loss of manpower to the military conflict left the City seeking new



economic opportunities. The establishment of Camp Carson in 1942, followed by Ent Air Force Base in 1948, initiated a period of remarkable growth.

By 1970, the City's population had more than tripled; the consequent construction industry combined with the military presence of the area to transform the appearance of the community. Affected by the federal tax laws which encouraged new construction, and a nationwide attitude dismissing old as obsolete and new as desirable, the face of Colorado Springs began to change. One major effort, the Alamo Plaza Urban Renewal project cleared a sizable area in Downtown of dubious uses by demolishing the buildings that housed them. Most of the old downtown theaters were razed during this time. The euphoria of growth continued through the 1970's and into the 1980's. Buildings were destroyed due to insurance costs, difficulties in meeting modern building and fire codes, or because of the opportunity to generate additional income from a larger and more modern building. Now and then, buildings perceived as possessing sentimental value were saved, either publicly, as when the El Paso County Courthouse was transformed into the Pioneers Museum, or privately, as was the case with the YWCA building at the northwest corner of Kiowa Street and Nevada Avenue. Generally speaking, however, a building's preservation was a consequence of its remaining economically viable, where the value of the building exceeded the profit potential of the land beneath it.



Mrs. F.M.P. Taylor's residence at 1238 Wood Avenue, built in 1905 and enlarged in 1916. Mrs. Taylor bestowed numerous gifts to the community including the Fine Arts Center and the Day Nursery.
—courtesy of the Colorado Springs Pioneers Museum, Starsmore Center for Local History

Today, the City spreads over 182 square miles with 281,140 residents reported in the 1990 Census. Coal mining no longer occurs in the City, and the ruins of the Gold Cycle Mill, its smokestack and the eroded mound of tailings are all that remain of the gold refining industry. In the last municipal budget, there is authorization for 627 Police Department employees, with an allocation of \$33,226,000. The fresh air cure for tuberculosis in sanatoria has long been replaced by drug treatments. There remains only one active railroad line, and the number of airline passenger flights using the Colorado Springs Municipal Airport approaches 64 arrivals and departures daily. There are now over 1,100 miles of city streets, most of them paved, and the City's housing stock differs little from other cities of similar age.

Our buildings, sculptures, street patterns and parks are the tangible elements which help to define the individuality of Colorado Springs, and thus provide the context for understanding our heritage. These physical features are unique to our past; they cannot be duplicated. Once they are gone, they are gone forever. This does not mean that everything should be frozen in time; some abandoned rail lines are now linear parks and trails, and the railroad stations are used for restaurants, offices and pottery sales. Church buildings have been converted to other uses. These are examples of historic preservation that locally function according to a number of principles.

Generally, historic preservationists recognize that the uses of buildings evolve over time, and that evolution sometimes requires physical changes. Those changes, however, do not have to carelessly or callously disregard the character of the structures. Museums are invaluable community resources, but few buildings are suitable for that use; perhaps more importantly, there is a limit to the number of museums a community can properly support. Preservation of a resource out of its context can protect only a fraction of its value. Preservation is accomplished primarily by those with a stake in the resource, such as the owners, the congregation, or the members.

In Colorado Springs, there is a public sector role in preserving our heritage, but it best succeeds when it coordinates its efforts with the private sector. In another community, perhaps one with financial incentives for preservation, the public sector role would manifest a different form. Here however, historic preservation may best operate by providing technical assistance, information and guidance for those who wish to engage in historic preservation. It may promote concepts, and recognize the efforts of pioneers in the field. It may seek out the existence of unknown resources or examine the relative significance of known ones. Finally, it can lead by example, preserving those items of public property that belong to all.



PURPOSE OF THE HISTORIC PRESERVATION PLAN

THE PURPOSE OF THE *HISTORIC PRESERVATION PLAN* IS to identify and schedule a program of projects to preserve our significant historic resources and to define the public role in this endeavor. As such, the *Plan* becomes a guideline for action, with projects in subsequent years building upon the information and programs developed in earlier years. It is intended to be flexible, to enable the program to take advantage of unexpected opportunities.

The process to develop the *Plan* began in 1990 with an initial review of other municipal preservation plans and the development of a mission statement. Subsequent to the review of applicable elements in adopted City plans, including the Comprehensive Plan, a program of public outreach was initiated. A presentation utilizing slides was developed, and members of the Historic Preservation Board, with staff, delivered the presentation to 14 local organizations. Both written and verbal responses from the participants were utilized in developing the goals and objectives which follow later in the *Plan*. The intent of the Historic Preservation Board was that this *Plan* proceed with public review by the City Planning Commission and ultimately City Council. On January 12, 1993, the *Historic Preservation Plan* was approved by City Council and adopted, by reference, as a part of the City's Comprehensive Plan.



Residence of William Hassell, owner of the Hassell Iron Works, at 1424 Wood Avenue was built in 1895. His daughter, Julia (left) and a friend play in front of his fence.—courtesy of the Local History Collection, Pikes Peak Library District



...detail is offered to provide a sense of our history

HISTORICAL CONTEXT

IN PART TO IDENTIFY THE MAJOR FACTORS WHICH HAVE contributed to the formation of the City, the following five essays have been written to describe several development trends that played significant roles. These pieces provide a context for understanding why certain projects have been selected for inclusion in this *Plan*. The first provides an introduction to the region, involving the initial exploration of the area by Anglo-Americans. Lieutenant Pike is mentioned, as well as Kit Carson; while their legacy may only involve their names, they recur with great frequency. The first permanent settlement of the region, Colorado City, is identified as well. The next essay delves into the role of the railroads, which provide physical evidence of the dynamic energy of the industrialists fueling the growth of American civilization after the Civil War. Railroads were the highways and airports of their day, providing not just cartage but jobs and corridors of development in their wake.

Another describes the health industry. Visitors readily recognized the allure of the fresh dry air, and residents were quick to capitalize on the opportunity to promote the area as a haven of health. Moneyed invalids suffering from respiratory illnesses were the principal targets of widely circulated advertisements, but all classes responded to the promise of improved health. Several of the City's institutions currently occupy buildings which began as centers for the treatment of disease. Mining, beginning with Cherry Creek in the Denver area and continuing with the Cripple Creek district, and coal excavation around the City was another major influence. Grand estates on Millionaire's Row and mercantile establishments in the business center displayed the wealth and vitality of a growing city. Finally, tourism, the product of restless minds creating jobs and industry by promoting the natural wonders of the area, provided the

finishing leg of basic industry in the City. In terms of geology, flora and fauna, the natural environment provides amusement and material for serious study for the resident and visitor alike.

These essays are not intended to be comprehensive in scope, but sufficient detail is offered to provide a sense of our history and support some of the projects identified in the Strategic Plan. Those seeking more information may utilize the Bibliography in the Appendices.



The YWCA Building, circa 1925. The building was used by the Red Cross as a hospital during the influenza epidemic of 1918-1919.—courtesy of the Colorado Springs Pioneers Museum, Starsmore Center for Local History



HISTORIC TRENDS OF COLORADO SPRINGS

Early Exploration

THE CENTRAL INTERSECTION OF THE CITY, THE ONE used to create addresses of our lots, blocks and structures, is formed by Cascade and Pikes Peak Avenues. The site was selected due to the convergence of two physical characteristics; the junction of two waterways, Monument and Fountain Creeks, tributaries to the Arkansas River, and the exact latitude of the summit of Pikes Peak. The massif, named after the lieutenant who was a somewhat better explorer than climber, is the dominant landmark of the Front Range of the Rocky Mountains from the east and south. Prior to the arrival of Europeans, it was a traditional destination of the Ute and various Plains Indians. Fountain Creek indicated the likely presence of a pass through the Front Range, and the striking rocks that form the Garden of the Gods, with the associated mineral springs in what is now Manitou Springs, further distinguished the area. Indeed, Ute Trail, recognized as a historic aboriginal route, connected the Garden of the Gods with South Park that is located on the west side of Ute and Wilkerson Pass. The Ute Indians were respected as fierce defenders of their mountain lands and were traditional enemies of the Plains Indians, whose culture at the beginning of the 19th Century was based on the horse, a remnant of the Spanish incursions into the American Southwest more than two hundred and fifty years earlier, most notably Coronado's expedition of 1540. The Plains Indians in the region included the Arapaho and Cheyenne, and to some extent, the Kiowa.

The first recorded Anglo-American contact in the region was the celebrated Zebulon Montgomery Pike's expedition in 1806. Lieutenant Pike was directed to explore the headwaters of the Arkansas River, acquired in the Louisiana Purchase of 1803. Its acquisition for \$15 million from France was a considerable reversal of political conviction by Thomas Jefferson, who had long advocated limited exercise of federal power. The Purchase included the western headwaters of the Mississippi River system, but its extent and boundaries were wholly unknown. There was even some question as to whether the Red River in Texas was included in the transaction. Meriwether Lewis and William Clark had already been sent by President Jefferson to locate the western extent of the continent in 1803. General James Wilkinson, Commander in Chief of the Western Army and Governor of Louisiana, embroiled in a conspiracy with Aaron Burr, dispatched Lieutenant Pike to locate the source of the Mississippi in the winter of 1805-06. Pike was charged with collecting information on characteristics of the indigenous Indian tribes, ascertaining locations for military outposts, determining navigability of the waterways and assessing the agricultural opportunities of the area.

This trip prepared him as an explorer; however he failed to locate the headwaters of the Mississippi and developed no accurate geographic or scientific information. Upon

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his return, Wilkerson immediately assigned Pike to explore the headwaters of the Arkansas River and the southwestern portions of the Purchase.

Pike first viewed the mountain which bears his name in November, 1806 from the Arkansas River Valley, somewhere between Las Animas and Pueblo. He sought to climb it but misjudged both its proximity and height, to say nothing of the folly of attempting to climb a 14,000 foot mountain during early winter clothed in summer uniforms. He designated it Grand Peak in his journal, which was published three years before the Lewis & Clark expedition records. Although geographically incorrect and muddled in style, it proved internationally popular and was quickly published in French, Dutch and German. A different name for the mountain was championed by Major Stephen Long after his exploration of the region in 1820. He promoted the name James Peak after the party's botanist, Dr. Edwin James, led three others to the top of the mountain. Perhaps wide distribution of the Pike diary and repeated reference to Pikes Peak by John C. Fremont, after his travels in the region in 1842 and 1843, established the current name of the mountain. It was cemented with the discovery of gold in Cherry Creek in the Denver area in 1859. A common slogan of the fortune seekers was "Pikes Peak or Bust," which was sometimes painted on the canvas of the covered wagons traveling west along the South Platte River. Regardless of the origin of the mountain's name, Pike's legacy is reflected in not just the Peak, but in streets, subdivisions, businesses and parks throughout the area.

As mentioned above, the area was visited by Long's party of 1820, and trappers and other adventurers explored the area. The next visitor of note was Kit Carson, who having completed the first western expedition with Fremont, left Ft. Laramie in 1842 and led a group of trappers south along the Front Range of the Rockies to his home near Taos, New Mexico. Known more for his association with Bent's Fort near Las Animas on the wet fork of the Santa Fe Trail, and Taos, his association with the history of the region is immortalized in the designation of Fort Carson, initially Camp Carson, established in the early days of World War II.

The first gold strike of any significance in the United States occurred at Sutter's Mill in California. Prior to 1848, less than \$12 million in gold had been extracted in the entire country; within five years of the 1849 gold rush, \$285 million had been extracted from the California mines alone. Consequently, gold prospectors replaced fur trappers as the principal explorers of the American West.

Generally, agriculture was the great lure for settlers pressuring the frontier in the 1800's, but the Rocky Mountains were too distant from existing population centers to entice farmers, as well as being on the far side of the notorious Great American

Clipping from the Colorado City Iris, a semi-weekly paper, December 16, 1891.

—courtesy of the Local History

Collection, Pikes Peak Library District

Desert, now more commonly known as Kansas. Gold, of course, or at least the search for it, had drawn the Conquistadors into the American Southwest and rumors persisted of the presence of gold in the mountains.

The first alert of a specific sighting came from a group of Cherokee Indians returning from the California gold fields with a report of placer gold, flakes and small nuggets, in Cherry Creek, a tributary of the South Platte River near current day Denver. This report, in the fall of 1857, coincided with the Panic of 1857, one of a number of business crises that occurred with depressing frequency. The uncertainty of the business cycle, combined with the perceived opportunity to obtain great riches, fueled the gold rush of 1859. Irving Howbert, an early Colorado City settler, accompanied his father from Quincy, Iowa along the South Platte River through Nebraska in 1860, joining wagons displaying the "Pikes Peak or Bust" slogan on the way to the gold fields; the entire Front Range by then was known as the Pikes Peak region. The Cherry Creek deposits quickly proved disappointing with few earning enough to continue mining. Those who rushed for gold, however, took note of the plentiful game and the success of crops if the land was irrigated. As most miners were originally farmers, it did not take long before agricultural claims were made along the Front Range, particularly near the flowing streams of the area including Fountain, Cheyenne and Monument Creeks. Squatters were common; informal "Claim Clubs" arose to locate claims and record transfers of land titles. Claims had to be filed and property improved for these claims to become valid, but no record of payment for initial occupation was apparently needed.

Colorado City came into existence in August 1859, with both the El Paso Claim Club and the Colorado City Town Company created that month. It occupied a spot which early speculators had named "El Dorado," but it had failed to entice a single inhabitant. By March of the following year, there were over 240 residences in Colorado City. Located at the foot of the pass leading to the South Park region, it displayed shops and saloons as well as outfitting stores. However, the declining productivity of mining interests in 1860 and succeeding hardships caused by flooding and a plague of grasshoppers began to drive many to seek their fortunes elsewhere. Tagged as the Territorial Capital by the Colorado Legislature in its first session in Denver in September 1861, the Colorado City founders donated 14 acres for the construction of the State Capitol in the area between 19th and 21st Street, Colorado Avenue and Kiowa Street.

✠ COLORADO CITY. ✠

Her Location and Advantages.

COLORADO CITY is one of the newest, as well as oldest, towns in the great and growing state of Colorado. All have heard how the town went to sleep, Van Winkle like, and slumbered for years but many have not heard how she awoke with the building of the Colorado Midland railway and of her progress in wealth and population since that time.

Colorado City is the only industrial town between Denver and Pueblo, a distance of 115 miles, and its facilities for manufacturing are unexcelled anywhere in the state. Its ample water supply; its location at the mouth of the Ute Pass; its inexhaustible deposits of raw material; its railroads, and the liberality of its real estate owners are a few of the points which commend the town to the capitalist and investor.

Adjoining this town on the east is the beautiful residence city of Colorado Springs, with some 12,000 inhabitants. On the west, at the base of Pike's Peak, is lovely Manitou—the Saratoga of the West—the famous watering place of the Rocky Mountain region—the very spot Ponce de Leon searched earnestly for but never found.

The Colorado Springs Rapid Transit street railway connects the three cities, as do also the Rio Grande and Colorado Midland railways.

The most noted scenic attractions of the Pike's Peak region are very near to Colorado City—in fact, nearer than to any other town. Water for irrigation comes to the city first-handed, also water for domestic use, which is supplied from two separate systems extending the entire length and breadth of the city. Two magnificent drives—Colorado avenue and the new boulevard—connect the city with Colorado Springs and Manitou, the latter road crossing the railroad tracks and Monument creek in the city of Colorado Springs over a magnificent new viaduct.

According to the census of 1890 the city stands second in the state in per cent. of increase of population within the past 10 years, the increase being over 600 per cent. And had the town been accredited with outside territory built up by the operators of her factories, she would easily have held first place. During the past year in Colorado City and that portion of Colorado Springs adjoining on the east have been erected more residences than in all the remainder of Colorado Springs.

To-day the city boasts of three great industrial plants (one of which is the largest of the kind West of the Missouri river), besides several smaller ones, with a monthly pay roll of some \$60,000. It has a population now of 3,000 or more, and is practically free from debt.

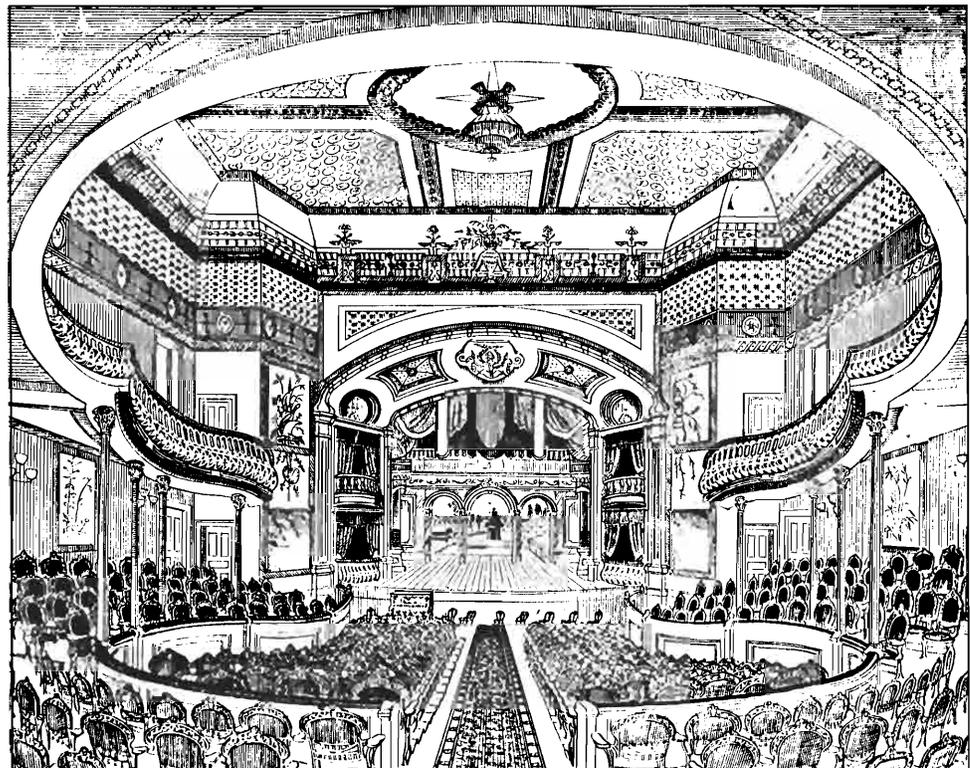
Real estate has never been "boomed" in Colorado City, hence is much cheaper than in either of the adjoining towns. Business lots are worth \$900 to \$2,000, according to location, while residence lots, nicely located, can be secured for from \$200 to \$400 each. These lots are within the water and electric light limits.

Enquiries concerning real estate will be cheerfully answered by addressing either of the following parties:

J. M. JACKSON, MCCOACH & HUNT,
ANTHONY BOTT,
CUNNINGHAM & WATT,
Colorado City, Colorado.

...surpassed in quality the rude pitched shacks common to most mining towns...

In July, 1862, the second Territorial Legislature opened in Colorado City, but appalled at the inadequacy of lodging, voted to reconvene in Denver and subsequently established that city as the Territorial Capitol. Despite the lack of accommodations, a number of storefronts had been constructed that surpassed in quality the rude pitched shacks common to most mining towns, and the town subsequently had sufficient means to survive this economic setback. Denver prospered as the principal entry to the Rockies during the Civil War, but Colorado City remained as another entry to South Park. Its agricultural industry and function as a distribution center for goods and services in the area, combined with its role as the county seat of El Paso County, helped the community to survive.



Interior of the Colorado Springs Opera House, 1881. During its first year of operation, it showcased the Pirates of Penzance Company, the Wallace Sisters, a production of Uncle Tom's Cabin and Oscar Wilde.—courtesy of the Local History Collection, Pikes Peak Library District



The Role of Railroads

IN 1869, AN EX-CIVIL WAR GENERAL NAMED WILLIAM Jackson Palmer, then superintendent of construction on the Kansas Pacific Railroad as it was pushing west, traveled by stagecoach from Pueblo to Denver, with a stopover in Colorado City for breakfast and a taste of the local soda springs. He was familiar with the region due to his 1867 survey of the southern Rockies which had identified four separate possible track routes from Kansas to San Francisco. Railroads were a burgeoning industry after the Civil War, providing the highways that made land available for settlement and drove the native Indian population into progressively smaller territories. Competition among different companies to open desirable areas for commerce was merciless. Businessmen sought monopolies and land grants from the federal government to help capitalize the construction of the railroad, and bribes, betrayal and sometimes bullets were acceptable tactics in advancing the company's interests. Palmer favored a southern route for the Kansas Pacific from Kansas City to Pueblo with a spur northward to Denver. He was convinced by both the agricultural promise of southern Colorado and the opportunity to monopolize the traditional Santa Fe trade routes to and from Mexico that this route was preferable to the Denver line.

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Days after his visit to Colorado City, Palmer wrote a letter to his future wife in which he contemplated purchase of several thousand acres of land near Monument Creek to create a "grand estate" to be shared with personal friends. He noted the healthy air, blue sky, mountain vistas and rugged canyons as the inspiration for a grand society. Shortly after the first of the next year, perhaps prompted by the Kansas Pacific's decision to push a railroad line from Kansas City at the mouth of the Kaw River to Denver instead of Pueblo, Palmer again wrote to Queen Mellon but the dream this time was of his own rail company which would band his trusted friends and associates, as well as members of his old military regiment into an ideal enterprise, incorporating such radical concepts as employee stock ownership and mutual interests between the capitalists and laborers. The idea of a company town where all would reside no doubt was derived from his upbringing in Pennsylvania, where coal companies ran the communities of their workers. However, the concept of creating a "little family," with libraries and lecturers, would have undoubtedly disturbed his eventual stockholders as promoting dangerous philosophies.

This new railroad was intended to run along the Front Range, linking the Kansas Pacific and the Union Pacific, as well as other anticipated east/west routes. The most significant aspect of this new line was the proposal that this be a narrow gauge railroad, which is 36" wide, instead of the 50.5" standard gauge railroad. A north/south connection would have eliminated access to the rolling stock of his competitors and necessitated off loading of freight, thus monopolizing the rail traffic along the

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Front Range. An added benefit would be an anticipated 37% savings in construction costs, particularly through the steep passes of the Rockies. Palmer dared to contemplate routing his narrow gauge to Mexico City, and eventually spent considerable time persuading the Mexican Government of the suitability of the narrow gauge line. He completed the Kansas Pacific line to Denver on August 15, 1870 and turned south to pursue his dreams.

The purchase of the town site of Colorado Springs occurred as part of Palmer's plans for a railroad and a grand estate for his associates. Land acquisition was to be financed with agricultural script, which was a financing device used by the federal government to aid in the development of agricultural colleges. Some states, those which contained substantial amounts of federal land, were given land grants by Washington D. C. then were sold to raise needed capital to establish the schools. States lacking a surplus of federal land received script that they could sell for cash to individuals. Individuals could then use the script to purchase any unoccupied federal land. The desirability of this mechanism to the private investor was that agricultural script was in such great supply, it was being sold at a discount. Howbert, who was County Clerk at the time, assisted Palmer's partner, A. Cameron Hunt, the ex-Governor of Colorado, in assembling the town site purchase. Howbert reported the script, which held a face value of \$1.25 per acre, was obtained for \$.80 an acre, a savings of 36%. He helped purchase the claims of legitimate homesteaders, who included himself, using cash raised by Palmer. Plus, there were squatters claims that had to be obtained. Once all claims were settled, ownership was returned to the federal government where it was promptly purchased by Governor Hunt using agricultural script. Roughly 10,500 acres were obtained in this fashion. The town site was a natural spot for a railroad town; it had plenty of water and good sources of coal for the steam engines and wood in the Pinery (now Black Forest) for the track and trestles.

Palmer's Denver and Rio Grande Railway Company was incorporated on October 27, 1870. Four basic reasons for its formation cited by General Palmer in his first annual report of the Board of Directors to its stockholders were:

- 1) the route along the Front Range could not be paralleled for hundreds of miles to the east or west;
- 2) the region promised significant agricultural wealth, as well as gold, silver, coal, and timber;
- 3) the climate would attract health seekers and tourists to the region; and
- 4) the opportunity for settlers and consequent transport of people and goods to the region would cross at least seven transcontinental routes and consequently generate sizable amounts of business.



Construction of the first section of the Denver and Rio Grande Railway began early in 1871. Known as the Baby Road, it was both the first significant narrow gauge railroad in the country, and the first railroad west of the Mississippi River to be constructed without the aid of federal land grants. Previously, rail companies obtained land grants in a checkerboard pattern, commonly on both sides of the rail line, which were either used as collateral for bond offerings or sold for cash. The fledgling company obtained merely a 200-foot wide right-of-way and 20-acres of land every 10 miles for watering stations. Colorado Springs was to have been one of these stations. The road between Colorado Springs and Denver opened for members of the press on October 26 and 27, 1871.

The town site, in the meantime had been staked out in a modest ceremony on July 31, 1871, while General Palmer was investigating likely mountain passes for his narrow gauge to access the headwaters of the Arkansas River. Most of the celebrants were members of the Colorado Springs Company who were also members of the Denver and Rio Grande Railway Company. Purportedly, the only building standing at the time in the area was the Log Cabin, probably at the current site of the Denver and Rio Grande Depot. One of the initial buildings constructed after the driving of the first stake was an office for Palmer on the east side of Tejon Street, south of Huerfano (now Colorado Avenue) which was also used as the offices for the Denver and Rio Grande Railway.

The Standard Mill, circa 1900. The caption on the back of this photograph reads: Standard Mill #2 in operation on the west side of residences, north side of Fountain Creek at about 19th Street eastward to 14th or 15th Street. Note the box car in extreme right corner is marked Midland Terminal Railway and Cripple Creek Short Line. This was the beginning of the bitter fight between the Midland Terminal Railway and the Colorado Springs and Cripple Creek District Railway, then building into the camp and which called itself "The Short Line" and was always known and accepted in Colorado Springs as such.
—courtesy of the Local History Collection, Pikes Peak Library District



Leadership in the rail industry of Colorado Springs in the next decade passed to Irving Howbert and Benjamin Crowell, and later J.J. Hagerman with the construction of the Midland Railroad. Contemplated by both Howbert and Crowell in 1883 to access the silver mines in Aspen while Palmer's railroad was busy attempting to survive the stock manipulations of Wall Street magnate Jay Gould, little was done until Hagerman developed an interest in 1885. A consumptive who arrived in Colorado Springs in 1884 expecting to die, he was not a rail man, having made his fortune in the iron mines of Michigan.

However, Hagerman enlisted the assistance and money of Jerome Wheeler and other Aspen investors to build the first standard gauge railroad across the Colorado Continental Divide. The Midland was surveyed to cross Ute Pass and proceed to South Park, then up the Arkansas River to Leadville before crossing the Divide near Mount Massive; the point of crossing retains its name of Hagerman Pass. The Denver and Rio Grande, however, proceeded south to Pueblo, along the Arkansas River through the Royal Gorge to Salida, along the Arkansas River to Leadville, and across Red Cliff west of Tennessee Pass to Aspen. Racing against each other, the Midland lost the contest by only six weeks. The Denver and Rio Grande, which by then having passed from Palmer's ownership, had gone bankrupt before being reorganized under Will Jackson, President of El Paso County Bank and husband of Helen Hunt Jackson. It reached Aspen first in November of 1887.

Other standard gauge lines approaching Colorado Springs were under construction in the late 1880's, with the Atchison, Topeka and Santa Fe arriving in 1887 and the Chicago, Rock Island and Pacific the following year. The Santa Fe's principal legacy is the Passenger Depot, opened in 1917, at the junction of Pikes Peak and Colorado Avenues, and the Shooks Run Linear Park which follows the old right-of-way north



W.S. Stratton constructed this trolley car barn in 1901 for his Colorado Springs & Interurban Railway Company on the west side of Tejon Street south of Cimarron Street.— courtesy of the Local History Collection, Pikes Peak Library District

from the depot. The Chicago, Rock Island and Pacific initially located its offices in the Cheyenne Building, located at the intersection of Pikes Peak and Cascade Avenues.

The Colorado Midland built its railroad roundhouse near Colorado City in 1889, and proceeded to push its lines west toward Salt Lake City. Although its second place arrival in Aspen in 1887 was cited as evidence of the efficiency of the narrow gauge, the standard gauge line did allow greater power to haul more freight, was more than one hundred miles shorter, did not have to transfer cargo to access other railways of the country, and finally, was poised to capitalize on the discovery of gold in a little cow pasture called Cripple Creek.

In 1891, cowboy and ever hopeful prospector Bob Womack finally managed to convince others he had found gold on the south side of Pikes Peak. Two years later, Cripple Creek was well on its way to becoming the self-proclaimed “Greatest Gold Camp on Earth,” and a spur rail line called the Midland Terminal, traveled south from the Colorado Midland station at Divide, Colorado to the gold fields. The Midland Terminal was not the first to service the mining district; that was achieved by the Florence and Cripple Creek Railroad, but the Midland Terminal was the first standard gauge line to reach the area.

However, in a era of unregulated monopolies, the freight rates for hauling ore to the processing mills on the west side of Colorado Springs grew so exorbitant, that Irving Howbert motivated mine owners Jimmie Burns, W. S. Stratton and others to fund, design and build a new railroad to the gold fields on the old stage road around the south side of Pikes Peak. Formally titled as the Colorado Springs and Cripple Creek District Railroad, it was commonly known as the Short Line, and opened in 1901. It only competed for four years before falling into the hands of Bert Carlton and Harry Blackmer, who attempted to monopolize transport to and from the District. The Short Line continued to run until 1923, when production of Cripple Creek could no longer support two rail lines. The Short Line did achieve a degree of immortality in 1901, when then Vice-President Teddy Roosevelt used it to visit Cripple Creek and proclaimed of the journey, “This is the trip that bankrupts the English language.”

The last passenger train on the Colorado Midland journeyed from Grand Junction to Colorado Springs in 1918, the line, a victim of war shortages of travelers and materials, as well as a decline in mining activity. However, ore from the District continued to be hauled to the Golden Cycle Mill until 1949. The ruins and old smokestack of that mill are still visible adjacent to Gold Hill Mesa, constructed from the spent tailings of the Cripple Creek District ore.

*“This is the trip that
bankrupts the
English language.”*



Health Industry Influence

*...one of seven
deaths was
attributed to it.*



AS HAS BEEN IDENTIFIED, THE GENERAL CLIMATE OF Colorado Springs was quickly deemed beneficial by early visitors. Some of this was attributable to the presence of the numerous natural springs in present day Manitou Springs; the variety of waters resulted in different prescriptions for different ailments. The demeanor of the times, however, pushed people to healthy climates as much as they were pulled. America in the 1870's had largely recovered from the physical ravages of the Civil War, but the emotional scars remained. Immigrants were pouring into the cities, primarily along the Atlantic seaboard, and the newcomers quickly pushed westward. Many of the Northern European immigrants were urban dwellers, and settled into manufacturing centers such as Pittsburgh, Chicago and Detroit. Zoning had yet to be developed, and workers tended to live either within walking distance of their jobs, or along streetcar lines. Landowners built housing in dense concentrations to enable the highest return on their investment, and eventually tenement districts developed. Mud, smoke, noise, odors and refuse were ordinary characteristics of life; to this was added the specter of tuberculosis, tagged the Great White Plague.

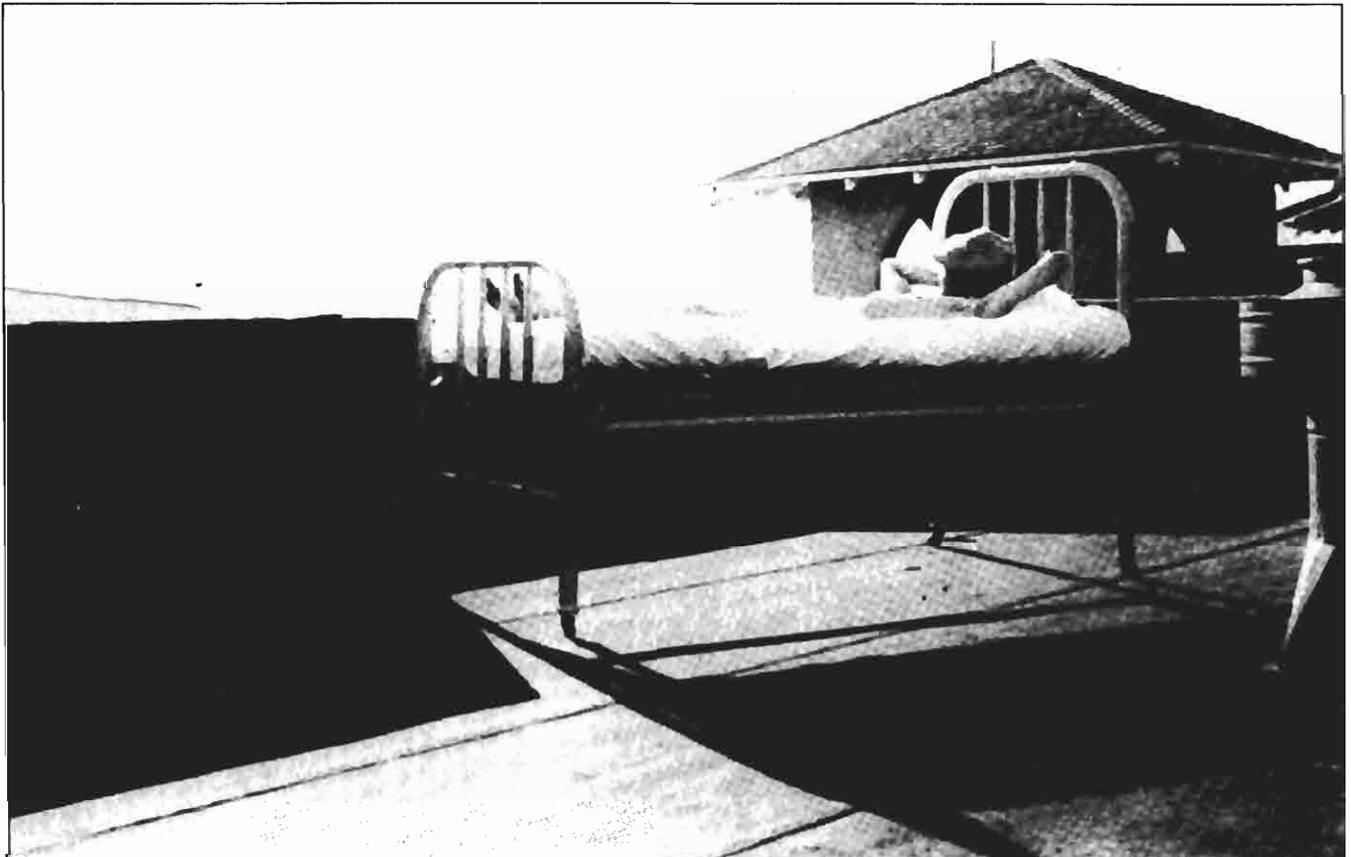
Tuberculosis, or TB for short, is an ancient disease that is currently experiencing a resurgence, particularly in the United States as an opportunistic infection associated with the HIV virus or AIDS. Also known in the last century as consumption, for the manner in which the disease appeared to consume the body without destroying the mind, it was a common cause of death in the 19th century, with one of seven deaths attributed to it. Robert Koch, a German scientist had established its contagious nature in 1865, and in light of the success of Louis Pasteur, his colleagues and competitors in conquering smallpox, anthrax and other diseases, it was thought the cure for TB would not be long in following.

However, the morphology of the tuberculosis bacteria, *Mycobacterium tuberculosis humanis*, effectively resisted the solutions of scientists. Consequently, the effort against TB was a dual attack, with medical scientists on one hand seeking its weaknesses and a permanent cure and physicians on the other investigating methods of restoring a patient's ability to fight off the infection. Commonly regarded as a disease of the lungs, it actually is a disease of the blood and the bacterium needs oxygen to survive, which explains why lungs are most commonly afflicted. It has a slow reproductive cycle, which probably helps it survive exposure to direct sunlight for relatively long periods. There are different strains, some more virulent than others, and it is possible that some individuals are genetically more susceptible to infection than others; regardless, TB was a great equalizer. It respected neither age nor gender, urban or rural residence, and while slums encouraged contagion, wealthy persons were also afflicted. Infection occurs through breathing bacteria on a speck of dust or on a water

droplet. Since TB commonly attacked the lungs, the consequent coughing made respiratory infection an unfortunately efficient mode of contagion.

Estimates vary, of course, but speculation has occurred that up to 90% of Americans were exposed to TB as late as 1940. Even today, up to 15% of the American population still test positive to exposure. However, exposure does not inevitably result in the disease. Human white blood cells recognize the bacterium as an infection and destroy it. However, if ingested yet not destroyed, the bacterium can reproduce with immunity. Eventually the body recognizes the infection and attempts to wall off, or encapsulate the infectious sites with tubercles. If successful, the bacterium may survive for years and later break out to re-infect the body. If the infection is widespread, the construction of the tubercles begins to constrict the nutrients flowing to healthy tissue, and portions of the body begin to die. If the infection is in the lungs, the only outlet for this tissue is coughing, resulting in the derogatory term “lungers,” or the more pejorative epithet “pukers.”

Chasing the Cure, circa 1920. A Cragmor patient with TB enjoys the benefits of the Colorado Springs sun from his bed on the rooftop.—Photo by Harry Standley, courtesy of the Local History Collection, Pikes Peak Library District



Magic elixirs were popular, as well as eating onions or radishes...

Symptoms begin with an intermittent cough, followed by sputum streaked with blood, hemorrhages, intermittent fever, night sweats, weight loss and, although perhaps more attributable to the imagination of romantic novelists than reality, an increasing paleness of the skin, to the point that it is almost translucent.

The incidence of TB was noticeably waning when effective antibiotics were finally discovered in the 1940's. The scientific cure brought to an end the national obsession against tuberculosis that found expression in the principles of Social Darwinism debated in the 1870's. Victims of tuberculosis were often regarded as defective or culpable for their disease. Society profited when rid of those incapable of warding off the infection. Slums were obvious breeding grounds for all types of disease, as well as moral turpitude, prompting a concern for adequate sunlight and fresh air that finds reference in today's zoning codes.

Normally, TB was regarded as a death sentence that possibly could be postponed through bed rest. Folk cures inevitably arose, and it was in the pursuit of these remedies that Colorado Springs was populated by those chasing the Cure. Magic elixirs were popular, as well as eating onions or radishes, which surprisingly may have provided some benefit. The mind cure, which postulated that the power of positive thinking could overcome physical ailments, was popularized in the 1870's. Finally, physical regimens, such as cold water plunges, exercise or eating bouts were promoted. And if slums were the breeding ground for disease, the opposite, rustic areas unsullied by development, were regarded as exhibiting curative powers.

The era of the sanatoriums began with the case of Dr. Livingston Trudeau, a consumptive who in 1872 visited Saranac Lake, New York for what he regarded as a last hunting trip. To his surprise, he regained a portion of his health, and moved his family to the region. In 1879, a fellow physician described the phenomenon in the Medical Record which initiated a surge of health-seekers to the area. In 1883, Trudeau began construction of the first sanatorium in the United States to house this population. It is somewhat surprising that the movement came so late to the Americas. As early as the 1840's, an eastern European physician named Brehmer noticed that TB was rare in altitudes above 1600 feet. He opened his sanatorium above that altitude involving a regimen of exercise, overeating and hydrotherapy, but also a substantial amount of rest, in 1859. Initially greeted with contempt, his facility was quickly imitated throughout the continent. As a rule, these facilities attended to the wealthy, who could afford to travel for their health and pay for treatment while recuperating. These were the model for the greatest proponent of sanatoriums in Colorado Springs, an English physician named Dr. Samuel Edwin Solly, who had trained at the Royal College of Surgeons.

Both Solly and his wife suffered from TB; they arrived in Colorado Springs in 1874, and upon his recovery, Solly became the region's most ardent promoter of its health giving environment by writing papers and articles, and traveling extensively. By 1880, he estimated that at least one third of the area's population had been drawn to the area seeking a cure for TB, either for themselves or for a member of their family. Solly became a longtime president of the El Paso Club and was an early advocate of quality lodging in the city, to the point of convincing General Palmer to assist in the development of the first Antlers Hotel.

*...North Nevada
Avenue became
known as
'Lungers Row.'*

By the end of the 1870's, promotional flyers and pamphlets were being distributed in the east heralding cures derived from drinking from the various waters in Manitou Springs. Famous health seekers, such as Helen Hunt who arrived in 1873, and the Canon of Westminster Abbey, Charles Kingsley, the next year, yielded great opportunities for promotion. Those suffering from the disease were regarded by local residents as business opportunities, particularly those who could afford to travel for their health. If they survived, they could settle in the area and, if not, their families were equally welcome to stay. But the promotions worked too well, and crowds of consumptives of modest means flocked to the fledgling city in a desperate last hope for survival. Boarding houses became crowded and tent neighborhoods developed, and the healthy townspeople, well aware of the contagious nature of the disease, began agitating against the health-seekers. The wealthy could and did build substantial homes with unheated sleeping porches in the North End, with the result that North Nevada Avenue became known as Lungers Row. However, the solution to the presence of those less affluent was to be a series of sanatoriums, built to house the wealthy but also provide for those of modest means.

Development of the sanatoria coincided with the late 19th century theories of the planned ideal community that first found its expression in Colorado with the Union Colony at Greeley. Communal living in self-sustained groups enabled control over much of the patient's behavior. Treatment was performed according to rigid schedules. Individuals occupied their own rooms, but wings were separated by gender and the display of personal possessions was discouraged, both for reasons of cleanliness and to reinforce the concept of the group. Communal dining and socializing, as well as group treatment sessions, including sunbathes and cold plunges were seen as a way of nurturing a healthy mind and spirit. Farms for growing of vegetables, herds of livestock for fertilizer, meat, milk and eggs reinforced the idea of unity. But the regimen of the sanatorium cure encouraged many to reside in town and fight the disease in their own homes, many of which today display sleeping porches on the south and west facades.

The first of the sanatoria, Glockner (now Penrose) Hospital, was not built until 1890; it was named after industrialist Albert Glockner of Pittsburgh who arrived in 1885 but survived only three years. His widow built the hospital in his memory for the treatment of invalids. The Union Printers Home was established in 1892, and treated great numbers of consumptives, but its use was not restricted to treatment of that condition. St. Francis Hospital resulted from the need for a hospital to care for those injured in the construction of the Colorado Midland Railroad. The initial facility was located on West Colorado Avenue and the Sisters of St. Francis of Perpetual Adoration in Denver were requested to provide nursing services. A new hospital east of Shooks Run located between Colorado and Pikes Peak Avenues was subsequently planned and constructed in 1888. This hospital was then called St. Francis instead of Midland Hospital; injured workers from both the Santa Fe and the Rock Island railroads were also treated there. The Nordrach Ranch opened in 1901 just south of the Austin Bluffs; it was named after a German physician who practiced the open air treatment of TB in that country's Black Forest. It was a closed sanatorium, meaning that only the resident physician could admit and treat patients. The largest TB center operated by a Labor Society, the Modern Woodmen of America (now the home of the Sisters of St. Francis), followed in 1909.

Cragmor Sanatorium, now the campus of the University of Colorado at Colorado Springs, was designed in 1905 by Thomas MacLaren, the City's most noteworthy architect.—courtesy of the Local History Collection, Pikes Peak Library District



The crown jewel of local TB facilities was Cragmor (now the campus of the University of Colorado at Colorado Springs), built on the site of Dr. Solly's private cabin where he obtained his own cure from consumption. Cragmor was an open sanatorium, which meant that private physicians in the city could have their patients admitted for treatment, thus providing a significant resource for the local medical community. Built as a self-contained community, with its own laundry, dairy, greenhouses and stables, it initially conformed to the concept of total control over the daily life of the patient, but was at odds with the expectations of the privileged elite who were accustomed to social independence, and eventually yielded to them. General Palmer assisted the enterprise by providing land and matching funds, and insured an adjacent area would remain undeveloped through his gift of 10,000 acres of the Austin Bluffs to the Colorado Springs City Council in 1902. That land is now known as Palmer Park.

...the National Tuberculosis Association had designated it the most desirable sanatorium in the world.

Thomas MacLaren, the city's premier architect, was himself a TB patient when he arrived in 1894. He was hired to design the Cragmor facility, and later did the same for the Woodmen Sanatorium. Cragmor, opened in 1905 to house wealthy patients and also provide for some indigent patients, initially experienced start-up problems, complicated by the ensuing death of Dr. Solly. However, it gradually recovered, and by 1925, the National Tuberculosis Association had designated it the most desirable sanatorium in the world. Constance Pulitzer, daughter of the famed publisher was treated there, as well as Marshall Sprague, chronologist of the Pikes Peak region. Henry Chase Stone, who was cured there of intestinal tuberculosis, was another famous patient.

Others arrived to make their mark on the city. Julie Villiers Lewis McMillan brought her ailing husband to Colorado Springs after he contracted TB during the Spanish-American War. After his demise, she stayed to eventually marry Spencer Penrose and become a central figure in the evolution of Colorado Springs society. William Hassell, whose foundry manufactured ironwork gracing residences throughout Colorado Springs, arrived in 1885 seeking a cure from tuberculosis. (See photo of Hassell residence on page 7.) Henry Sachs, a Jewish stockbroker in Boston, arrived in 1903 also suffering from tuberculosis, and upon his recovery, began brokering stocks and investing in real estate. He developed friendships with several black families in the city, and his sponsorship of Ms. Effie Stroud while she attended The Colorado College led to the creation of the Sachs Foundation that continues to provide college scholarships to black Colorado high school graduates. Artis Van Briggie, discoverer of a lost art of Chinese-style pottery glazing, arrived here in the late 1890's to attempt to recover from TB contracted in Paris. Although he succumbed to his illness, his wife remained in the city to run the pottery

*...his mansion on
North Cascade
Avenue was built
to rival Palmer's
Glen Eyrie.*

company and build the kilns now used by The Colorado College for its maintenance buildings.

Other notable buildings remain from that era; the Colorado Springs Day Nursery is one. Beginning with a meeting in the Unitarian Church, the Colorado Springs Day Nursery Association was formed in 1897 to provide boarding facilities for the children of working mothers. Commonly, the father was an invalid suffering from TB. Various facilities were used until 1923, when the current structure at the northeast corner of Rio Grande and Tejon Streets was built. The funds for construction were donated by Alice Bemis Taylor as a memorial to her mother, Alice Cogswell Bemis, who had suffered from respiratory problems; her father had moved the family to Colorado Springs in 1881. The Bemis family built a residence to suit their social standing. That building remains as part of the Hearthstone Inn on North Cascade Avenue.

The Halfway House, opened June, 1926 on the northeast corner of Tejon and Boulder Streets, was developed as a workshop utilizing trained craftsmen to instruct TB patients on various skills, such as light carpentry, leather working, toy making and weaving. The name derived from the concept that individuals sufficiently recovered to engage in such occupational therapy were "halfway" back to health and employment.

The role of J. J. Hagerman in the development of Colorado Springs was already discussed in the previous essay on railroads; his mansion on North Cascade Avenue was built to rival Palmer's Glen Eyrie. Other structures built specifically for the purpose of treating TB were the Gardiner Sanitary Tent Cottages. Initially constructed of canvas but later clad with shingles and wood siding, these octagonal buildings were designed to insure a continuous exposure to fresh and, in the winter, numbingly cold air. Use of these facilities was widespread at a number of sanatoria, and all were unheated, save those at the Woodmen Sanatorium which used a system of underground pipes to provide central steam heating. A number of these cottages are still visible, used as storage sheds throughout the region.

Although gram-negative antibiotics capable of killing the tuberculin bacillus were not developed until after the Second World War, the natural incidence of tuberculosis was clearly on the wane; some assert that mortality from the disease peaked as early as 1840. Around 1900, TB caused nearly 185 deaths per 100,000 people, but this rate had declined to less than 100 deaths per 100,000 people 25 years later. There certainly were no fewer slums, nor less people residing in them, despite the diligence of the Anti-Tuberculosis League, so it is likely the virulence of the different strains was subsiding, or those of certain gene pools susceptible to the disease had already perished.



Regardless, the era of the sanatoriums had also begun to pass at the beginning of the Depression. Great fortunes had been lost and traveling to seek a cure that, once demonstrated, could be replicated anywhere diminished the urge to travel to faraway places to recover one's health.

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OR THE
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Nichette		Miss Lillian Joyce
Madame Prudence		Mrs. Necla Robinson
Olimpe		Miss Tessie Deagle
Nanine		Miss Ada Rutledge
Armand Duval		Mr. Ogden Stevens
Count de Varville		Mr. Wright Huntington
Mons. Duval		Mr. Charles Thompson
Caston		Mr. J. H. Hazleton
Custave		Mr. King Hedley
Messenger		Wm. R. Eldredge

Act 1st—March	The Supper Scene
Act 2d—April	The Pledge of Love
Act 3d—August	The Sacrifice
Act 4th—October	The Fete
Act 5th—Winter	The Eleventh Hour

Playbill of the opening production of the Colorado Springs Opera House in 1881. The tragic opera was uncomfortably familiar to many in the audience.—courtesy of the Local History Collection, Pikes Peak Library District



Mining Metamorphosis

*Womack
unfortunately sold
his claim...*



ALTHOUGH MINING WAS DIRECTLY CONNECTED TO THE initial settlement of the Pikes Peak region in Colorado City, with the gold rush in the Cherry Creek area and the subsequent supply of provisions and materials to the mining camps of Leadville and South Park, no evidence of precious metals surfaced in the Colorado Springs area for the first few years. Prospectors had combed the Front Range searching for the characteristic outcrops of quartz that indicated the presence of gold veins, but with no success. There were, of course, false hopes and at least one celebrated hoax in 1884 involving a salted mine near Mt. Pisgah on the southwest slope of Pikes Peak. But the region did include some amateur prospectors who spent their summer months searching for a hidden lode. One such character was Bob Womack, a congenial cowpuncher who worked a ranch owned by the Denver real estate firm of Bennett and Myers, which ran some cattle and entertained notions of using the land as a hunting retreat. Womack uncovered a float of gold in a feature he called “Poverty Gulch” and proclaimed his find throughout various taverns and gambling houses.

By 1889, a few hundred prospectors had staked out claims in the region, but Bennett, after a brief visit, was satisfied that there was no gold rush, or even a hoax; the phenomenon was simply a result of Womack’s tall tales.

In January 1891, the cowboy rode into Colorado Springs with an ore sample confirming that a rich vein of gold had been discovered. Unique to the Rocky Mountains, the ore was in an old volcanic vent and mixed with silver and tellurium, forming a substance named sylvanite. A dull gray, the ore needed extensive processing before the precious metals could be obtained. Womack unfortunately sold his claim in a drunken celebration, and purportedly never touched another drop of alcohol again. Others made good, however; two Colorado Springs plumbers, Jimmie Burns and James Doyle, detected an overlooked triangle of land, staked a claim that became the Portland Mine, and carried out ore in sacks on their backs in secret for processing in Pueblo, earning enough money to successfully defend their claim when it was inevitably challenged in court. Burns went on to occupy one of the finer structures on Millionaires Row which was on Wood Avenue, built the Burns Theater on Pikes Peak Avenue, and participated in the financing the construction of the Short Line to break the monopoly of the Midland Terminal Railroad.

Another local construction worker who made his fortune in the gold fields was William Scott Stratton, a skilled carpenter who had crafted woodwork in J. J. Hagerman’s mansion on Cascade Avenue. Having tramped the Rockies during his summers for many years, Stratton staked two claims on July 4, 1891, in present day Victor. In honor of the day, he named them the Independence and the Washington, and after two years



of digging, he hit an incredibly rich vein of gold that yielded \$7 million in gold before being sold in 1899 for \$10 million. Verner Z. Reed, to become later known as the “Developer of the West” represented Stratton in the sale, earning a \$1 million commission.

Immune to the temptation to revel in his wealth, Stratton instead spent his fortune on a variety of public improvements. He took over a failing trolley line and invested \$2 million to create a 43-mile system of street railways which charged only a nickel per ride. He donated the use of his Independence Building to the U. S. Mail service while the current post office was being constructed on land he provided at the southeast corner of Nevada and Pikes Peak Avenues. With Burns, he helped to finance the construction of the Short Line Railroad. In 1902, he donated the land on North Nevada Avenue to the city for the construction of the City Hall, partially to placate surrounding property owners who had speculated that the new El Paso County Courthouse (now the Colorado Springs Pioneers Museum) was to be located on the southwest corner of Kiowa Street and Nevada Avenue.

He built Stratton Park, at the terminus of his trolley line in the southwest portion of the city, to provide recreation for families and even developed Boulevard Park with

In the Cripple Creek “Boom Days.” Office of the Cripple Creek Sampling & Ore Company, owned by Tutt and Penrose in the Gold Camp. The picture, taken in March of 1894 shows, from left to right: Bella Kadish, Spencer Penrose, Edward Newhouse, and Charles L. Tutt, Sr. Note the wooden platform to the left of the building, where wagon loads of ore were weighed before going to the reduction plant.—courtesy of the Local History Collection, Pikes Peak Library District



The Mining Exchange Building, at the corner of Nevada and Pikes Peak Avenues, 1895. It was built by W.S. Stratton for the exclusive occupancy of the Mining Stock Association.—
courtesy of the Colorado Springs Pioneers Museum, Starsmore Center for Local History



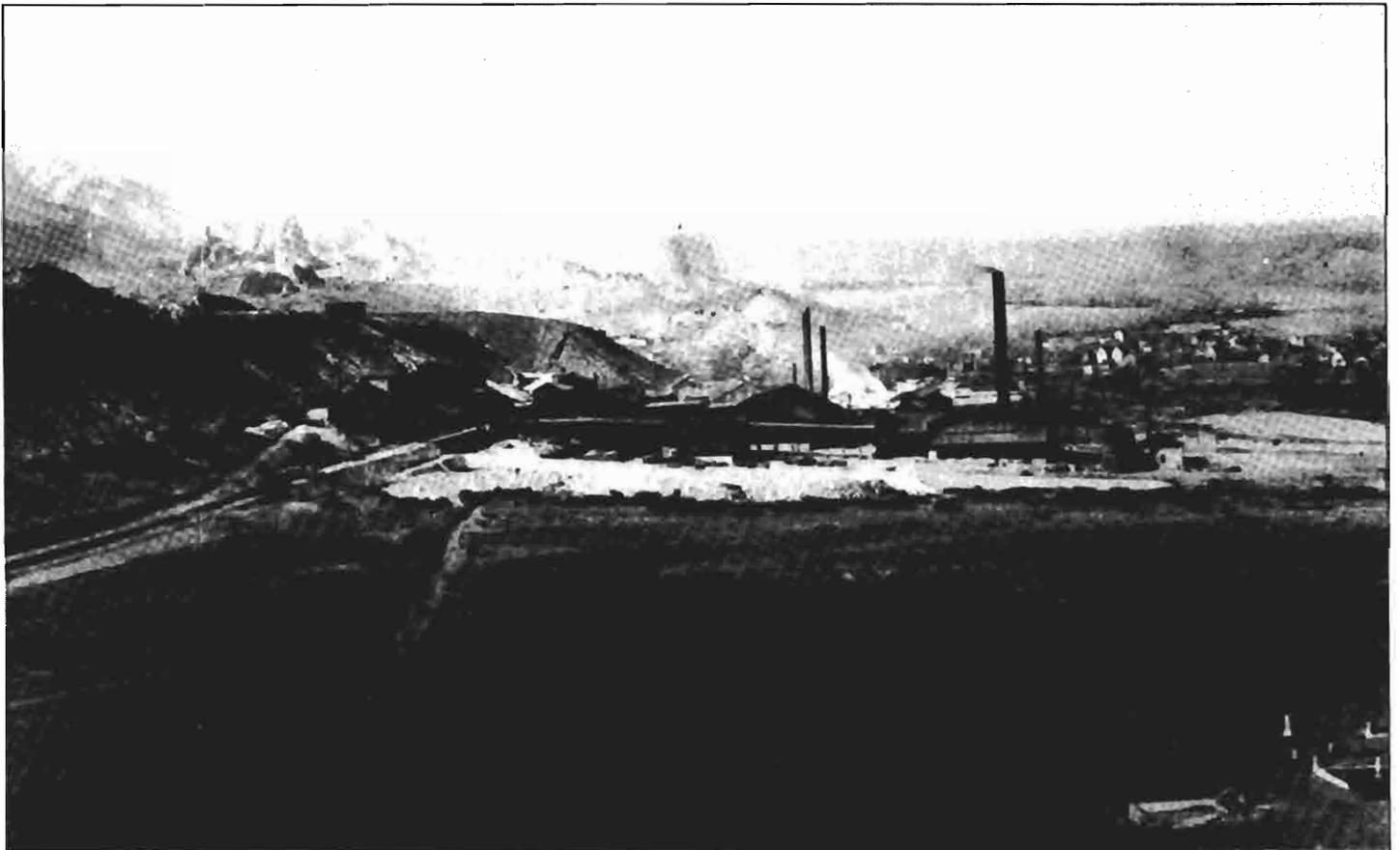
Jimmie Burns and Ed Giddings, which hosted the professional baseball team, the Colorado Springs Millionaires. His legacy also involved the Mining Exchange Building, constructed for the exclusive occupancy of the Colorado Springs Mining Stock Association. In this structure, such capitalists as Percy Hagerman, son of the industrialist, and Louis B. Ehrich bought and sold mining stocks of the district. Stratton's finest accomplishment was posthumous; in his will, he left the bulk of his fortune to found the Myron Stratton Home. Located on South Nevada Avenue, it provides total support to a population of elderly people and needy children.

Giddings, another health-seeker who arrived in Colorado Springs in the 1870's, was the founder of the Giddings Department store located on the northeast corner of Kiowa and Tejon Streets. He also participated in the building of the Short Line, which affiliated him with the gold era, and became the first president of the Chamber of Commerce. His family purchased the William K. Jewett residence at 1515 North Cascade Avenue which is now occupied by the First Lutheran Church. Another early merchant who profited from the Cripple Creek gold fields was David DeGraff, who initially ran cattle along Fountain Creek. When the boom hit, recognizing the impending effect of the district on downtown Colorado Springs, he acquired the half block of land along 100 North Tejon Street. His flagship structure, the DeGraff

Building, is a significant representation of the 1890's architecture in the city. Cassius Hibbard, whose landmark department store remains on Tejon Street, was another merchant whose fortune paralleled the boom.

The Cripple Creek District ore required processing, which necessitated reduction mills. Initially, a chemical reduction mill was built in Cripple Creek, but because of the need for large amounts of coal and water, it made better sense to ship the ore down to Colorado City for milling. Charlie MacNeill, who was later to partner with Charles Tutt and Spencer Penrose, had built that first chemical reduction mill in Cripple Creek, but it had burned, a common fate of the mills that needed to roast the ore. MacNeill, Tutt and Penrose, having sold the C. O. D. mine in Cripple Creek in 1895, decided to profit from the gold boom, not by digging for ore, but by processing it. The trio built the Colorado-Philadelphia mill along the pale rock foothills west of West 31st Street, west of Colorado City, and cooperated with the transportation monopoly of Bert Carlton and William Blackmer to charge whatever the market would bear. It was this monopoly which initiated the building of the Short Line Railroad.

The Colorado-Philadelphia Mill, 1901. The caption on the photograph reads: The Philadelphia Smelting & Refining Company overall view of Mill. The view north is of Garden of the Gods in the distance, on left, Colorado City is beyond Fountain Creek on right, Standard Mill occupies center of photograph. Note corner of Fairview Cemetery at lower right. Water was pumped from a well at the corner of 26th Street just south of Fountain Creek to fill the water tank seen on the limestone dike at the left of photograph.—courtesy of the Local History Collection, Pikes Peak Library District



*...its smokestack
and foundations
remain as mute
testimony to the
energy of the
mining industry.*

Other mills followed as processing technology improved, with the Standard and then the Portland Mill, both using a chlorination extraction process. But the most significant mill was the Golden Cycle, built to replace the burned Telluride Mill. It used an efficient cyanide process to extract the gold after the ore was roasted, stamped and sorted. Operating as the only solvent mill from 1913 to 1948, its smokestack and foundations remain as mute testimony to the energy of the mining industry. Another related legacy of the Golden Cycle Mill is Shove Chapel, donated to The Colorado College by one of the officers of the mill, Eugene Shove. The mills, together with the railroads, provided employment for hundreds of workers in Colorado City and assured that community's survival until 1917, when it voted for annexation into Colorado Springs.

Coal was necessary to fuel the mill furnaces, and was extracted from the Palmer Park area, the Austin Bluffs and the related foothills just west of Monument Creek. With industrial production commencing in 1889 and continuing until 1957, the abandoned coal mines remain in the news today as the land above them subsides, threatening the buildings and property on the surface.

The legacy of the mining era is the number of structures of all types, residential, commercial, cultural and public, which reflects the prosperity of the city. Furthermore, the combination of hard work and huge payoffs for many of the common folk created a lasting impression that this is a land of opportunity.

Traces of Tourism

PRIOR TO THE CIVIL WAR, TRAVELING FOR PLEASURE was not common in America. Perhaps it was due to the movement of millions of people during that conflict that many discovered the breadth of the country and the joy of discovering the vista beyond the next ridge. Modern tourism is a product of the shortened workweek, the concept of paid vacations, the ease of travel and the existence of a tourism industry and the ability to communicate with it. At the time of the founding of Colorado Springs, none of these characteristics were in place and thus, the tourism that shaped the development of the city was different from what we take for granted today.

...to capitalize on the natural beauty of the region, the tourist industry had to emerge.

In 1870, Palmer had guided a group of potential investors to the region and reported that one left the party in Topeka to return to New York after Palmer had revealed his intention of developing the remote area as a resort for health and pleasure. Those who could travel for pleasure were the propertied class, freed from the necessity to work six or seven days per week, at ten or more hours per day. Those who did travel did so at a leisurely pace, staying weeks or months at a time.

These individuals sought natural phenomena, either flora, fauna or geologic displays; sightseeing was accompanied by hunting, fishing, collecting of specimens and hiking. There were, of course, expeditions to shoot game, frequently from railroad cars, that helped to exterminate the herds of wild buffalo and antelope in the West, but these were more expeditions than visits, and seldom did the hunters depart from the railroad cars.

Not that there was any reason to step down to Colorado Springs in 1870; the necessities of life were not available, those being food, lodging, transport, some means of communication with the remainder of the world, and finally, a sufficiently civilized population that not only provided a degree of personal safety, but also a society which provided such amenities as doormen, carriages and tea service.

The physical environment of Colorado Springs provided the natural phenomena, with Pikes Peak and the waters of Manitou Springs as initial landmarks. The Garden of the Gods was thought, at one time in the late 1850's, to be an ideal location for a Milwaukee-style beer garden. There were lovely waterfalls in the South Cheyenne Canyon and extensive caverns discovered in the Cave of the Winds. Game existed to some extent on the Front Range, and abounded in South Park, and the wide range of climates provided numerous varieties of plants to interest any botanist.

But to capitalize on the natural beauty of the region, the tourist industry had to emerge. The initial facility was a restaurant, alluringly entitled "The Log House." Stories of its origin differ. One version holds that it was built in 1858 by the Lawrence Party;

*...an advocate of
"bloomers," the
reform dress of the
suffragettes, she
was the first
woman in history
to have ascended
14,000 feet in
altitude*

another maintains it was constructed in 1870 by Palmer's business associate, A. Cameron Hunt. The first hotel, tagged appropriately enough the Colorado Springs Hotel, was built by Palmer at the southeast corner of Pikes Peak and Cascade Avenues and opened on New Years Day in 1872. Intended to provide quality lodging and meals, it did not provide alcoholic beverages, conforming to the deed restrictions on all lots platted by the Colorado Springs Company. Unable to compete with the health resort hotels in Manitou Springs — after all, former President Grant stayed at the Manitou House in 1875 — it nevertheless established the physical foundation for the development of "Little London" as Palmer had dreamed. Police were dressed as English bobbies, and high tea was served every afternoon. Dr. William Bell, an Englishman who had accompanied Palmer on his initial survey of the headwaters of the Arkansas River, was the principal founder and promoter of Manitou Springs, which also had been purchased at the same time as Colorado Springs with agricultural script. His promotion of the health and beauty of the Pikes Peak region upon his return trips to England stimulated significant interest and travel to the area.

Manitou Springs also provided an acceptable alternative for thirsty gentlemen who preferred to imbibe in an atmosphere more refined than Colorado City's saloons and brothels. The early architecture of Colorado Springs was definitely English, from Henry McAllister's home on North Cascade to Glen Eyrie to the "Old" Grace Episcopal Church on East Pikes Peak Avenue.

After Irving Howbert and Ben Crowell opened the new Colorado Springs Opera House in 1881, which premiered with the controversial performance of *Camille* (upsetting those sensitive to the plight of large numbers of consumptives), Dr. Solly promoted a scheme for the construction of a new resort hotel for the city. This became the (first) Antlers Hotel, which opened in 1883 and established the city as a resort destination worthy of hosting the cultural elite. Others followed, including the Spalding, the Alta Vista, the Elk and the Himebaugh Place. The last is the only hotel remaining from that early era: it is now known as the Alamo Plaza Building.

The mountain, though, remains the greatest tourist magnet. First enticing Pike in 1806, Dr. James and his party from the Long expedition could not resist climbing the mountain and thus became known as the first recorded conquerors of the summit. In 1858, the Lawrence Party, so named because they originated from Lawrence, Kansas, was seeking gold in the Pikes Peak region, and after several members had climbed the peak, Julie Anne Holmes, one of two women in the group, decided she and her husband should reach the top. Recorded as an advocate of "bloomers," the reform dress of the suffragettes, she was the first woman in history to have ascended 14,000 feet in altitude, and is further recorded as the first to have read aloud at the summit from Ralph



Waldo Emerson's essays. General William Techumseh Sherman visited Colorado Springs in 1889 to travel to the top, mentioning that it had been a desire of his for 40 years. Four years later, Katherine Lee Bates, teaching a summer semester course at the Colorado College while on leave from Wellesley College, took the Colorado Midland train to the Ramona Hotel in Cascade, then traveled by wagon to the top of Pikes Peak and upon descending penned the poem "America the Beautiful." The carriage road, opened in 1889, operated only until 1905, yielding to the popularity of the next form of transportation, the cog railway.

The allure of the mountain attracted promoters to build alternative methods of reaching the top. As early as 1883, Professor James Kerr, original owner of the structure that now houses the El Paso Club, organized the Pikes Peak Tramway Company to build a cog railway to the top of Pikes Peak. Intending to begin surveying in 1883, he successfully sold bonds and promptly lost the proceeds in the banking failure of that year. One of the investors in that bond scheme was a Manitou Springs resident, Major John Hurlbert, who promoted the idea to anyone who would listen.

One who paid attention was an industrialist named Zalmon G. Simmons of Wisconsin; in Manitou Springs to rest at the Cliff House, he had ascended Pikes Peak to examine the wooden transformers his firm had supplied to the U.S. Signal Station at the summit. His uncomfortable ride astride a ridge-backed mule named Balaam resulted in three days of recovery and a summons to Hurlbert. Simmons, after all, had just renovated a cheese box factory into one manufacturing mattresses, and believed that the vista from the peak warranted a comfortable ride to the top. Begun in 1889, the cog railway was finished in 1891. But it was only 10 years later that the next form of transportation arrived to eventually surpass the cog railway in popularity.



The Antlers Garage, designed by Thomas MacLaren, was built in 1922. It used Van Briggle tile for decoration. St. Mary's Cathedral can be seen in the background.—courtesy of the Local History Collection, Pikes Peak Library District

Automobiles appeared early in the region. The first recorded visit was in 1899; by 1909, 250 residents had registered horseless carriages in the city. In 1901, two adventurers from Denver traveled the carriage trail in a Locomobile to the summit of Pikes Peak. This feat was not repeated until 1913, which may have stimulated the interest of mining magnate Spencer Penrose to build the Pikes Peak Highway. An early admirer of automobiles, Penrose had enormous personal wealth but was aware of an economic malaise afflicting Colorado Springs. The mineral production of the Cripple Creek district had already begun its long decline by that time, and the other burgeoning industry, tuberculosis treatment, attracted sick people with a depressing illness, and was not sufficient to sustain growth. Besides, it had the side effect of possibly scaring off tourists. Embarking on a lifelong promotion of the area by establishing the tourism industry, Penrose initially seized upon the idea of building a modern automobile road to the top. Acquiring a permit from the U.S. Agriculture Department, he rebuilt the carriage road in 1915 at a cost of a quarter of a million dollars, which was more than ten times its original construction estimate. Purchasing a fleet of twelve passenger automobiles, Penrose announced he would initiate sponsorship of a automobile race to the summit of the highway and hired the most prestigious racer of the day, Barney Oldfield, to promote it. Barney did not perform well in the race, but with a flair for publicity, Penrose's race to the clouds drew national attention in 1916, and energized the tourism industry.

A view of the Broadmoor Hotel under construction in 1917 from the base of Cheyenne Mountain. Note the Broadmoor Casino to the right of the photograph. Downtown Colorado Springs can be seen in the background, beyond that is Templeton Gap.
—courtesy of the Local History Collection, Pikes Peak Library District



Penrose's most significant and lasting contribution to tourism came with the development of the Broadmoor area, beginning with the purchase of 450 acres from the W.S. Stratton estate in 1915. Occupied by the old Broadmoor Casino and interspersed by several estates, including the Claremont (now the Colorado Springs School), Penrose initiated his development with the construction of the Broadmoor Hotel that opened in 1918, featuring a stables, tennis courts, a garage, golf course, polo fields, bridle and hiking trails, all aimed at enticing guests to the area. For those appreciating the ambiance, he acquired huge tracts of land and began selling off lots to the affluent.

Some had questioned the wisdom of constructing another luxury hotel...

Some had questioned the wisdom of constructing another luxury hotel in Colorado Springs, as the Antlers Hotel continued to provide satisfactory lodging, even to the point of constructing a new garage to accommodate automobiles and retaining the city's top architect, Thomas MacLaren to design it. But tourism had begun to boom. In 1915, an estimated 50,000 tourists had visited the region; by 1920, that figure had quadrupled. At that point in history, air transportation had begun to demand facilities, with the airmail carriers needing an airfield and hangers.

The first airport was located at the Alexander Aircraft manufacturing plant on North Nevada and Fillmore Street. However, continuing interest in air travel led the city to acquire, in 1927, a section of land seven miles east of town for two graveled runways and a public hanger. This was the beginning of what is now called Peterson Field Air Force Base. The initial administration building, built in 1929 and now known as the Spanish House for its Spanish Colonial Revival architecture, served as an office and chart room, with sleeping rooms for pilots and the caretaker and waiting rooms for passengers. A second hanger, called the Broadmoor Hanger, was added in 1930 for the convenience of guests of the hotel. A terminal building was added in 1941, and operated only briefly before the commencement of World War II.

Penrose continued his promotion of the Broadmoor area with the construction of the Cheyenne Mountain Highway in 1925. This toll road was intended to compete with the 1924 W. D. Corley toll road on the bed of the defunct Short Line railroad. It was greeted with some community dismay as a result of the raw switchbacks on the mountain, but it eventually served as the route to both the Cheyenne Mountain Zoo, the largest privately funded zoo in the United States, and the Will Rogers Shrine of the Sun, a memorial to the famed humorist.

Capitalizing on the natural environment, and constructing facilities to provide support to visitors, tourism has continued as a mainstay of the regional economy. Providing both seasonal and year-round employment, many of the vestiges of the early tourist attempts remain as part of the character of the city.



ORGANIZATIONAL ROLES

HISTORIC PRESERVATION BOARD

*...goals for
preserving elements
of the city's history.*

THE HISTORIC PRESERVATION BOARD WAS ESTABLISHED by municipal action with the passage of the Historic Preservation Ordinance in November, 1988. Composed of seven members appointed by City Council, it is charged with advising City Council in implementing the Ordinance, and in the development of a historic preservation program for the city. The original members of the Board were: Zane Bowers, Chuck Brown, Tim Gazak, Dean Ibsen, Cynthia Luken, Renee Rabinowitz and Joe Waples, Jr. Although there are no mandated representatives on the Board, the Ordinance does recommend that City Council consider maintaining a balance of skills in the composition of the Board with regard to the following fields: archaeology, architecture, building trades, business, economics, engineering, fine arts, general contracting, history, landscape architecture, law, mortgage lending, real estate, urban design and urban planning.

The Board operates according to Rules of Procedure approved by resolution by City Council. It has one standing Subcommittee named the Minor Works Subcommittee, which reviews applications for Reports of Acceptability, required of applicants who wish to obtain a permit from the Regional Building Department for properties possessing the historic preservation overlay zone. The Minor Works Subcommittee also conducts an annual review of the city's Conservation in Gross Easement of the Atchison, Topeka and Santa Fe Railroad building; the administration of the Conservation Easement is a responsibility assigned to the Board by City Council.

The Board meets quarterly, usually in the City Council Chambers of the City Administration Building, on the first Monday of the months of February, May, August and November, with the ability to convene special meetings when appropriate.

CITY ADMINISTRATION

The responsibilities of the City Administration with regard to historic preservation are identified in the document "Departmental Support of Historic Preservation," which was developed as part of the Historic Preservation Ordinance in May, 1989. In general, the Board is staffed by members of the Comprehensive Planning Division of the Planning, Development and Finance Department. The City Attorney's Office also supports the Board with a municipal attorney to provide legal advice.

PRIVATE ORGANIZATIONS

Numerous organizations exist in the city which maintain a general interest in historic preservation. Many of them were contacted in the effort to develop this *Plan*, both to

identify values held by residents of the City, and goals for preserving elements of the City's history. Their involvement will be sought as the projects are being conducted; both their efforts and perspectives will help to refine the efforts of the City. Organizations contacted in the development of this *Plan* include: the North End Homeowners Association, the Council of Neighborhood Organizations, the Colorado Springs Convention and Visitors Bureau, the Historic Property Alliance, the Partnership for Community Design, Downtown Colorado Springs, Inc., Springs Area Beautiful Association (SpABA), Middle Shooks Run Neighborhood Association, the Old Colorado City Historical Society, The Colorado College's President's Commission for Strategic Planning for the Physical Plant, the Pikes Peak Historical Street Railway Foundation, and the Breakfast Forum of the Pikes Peak Association of REALTORS.

A typical 1915 city street scene included horse-drawn wagons and automobiles. To the left is the Cheyenne Building, across the street is the Colorado National Bank Exchange Building, the Burns Theater and the Outwest Building.—courtesy of the Colorado Springs Pioneers Museum, Starsmore Center for Local History



STRATEGIC PLAN

MISSION STATEMENT

...the following goals and projects have been approved by City Council and the Community



THE MISSION OF THE COLORADO SPRINGS HISTORIC Preservation Board was developed as the initial step to create this *Plan*.

The Historic Preservation Board is dedicated to the identification, promotion and enhancement of historic properties in Colorado Springs, and education of the public of the benefits of historic preservation.

STATEMENT OF GOALS

After a series of meetings with the community, intended to solicit opinions regarding aspects of Colorado Springs history worthy of preservation and the actions and processes appropriate for preserving these resources, the following goals and projects have been approved. The projects are cross-referenced by number in the Plan Schedule, which follows the *Strategic Plan*.

Goal 1

Evaluate the relative significance of identified historic resources and seek out unknown resources in Colorado Springs (Identification).

Projects

- **Develop criteria for determining significance and methodology for applying the criteria to identified historic and architectural resources in Colorado Springs (Consultant).** *(See Project 1, Plan Schedule, p. 49.)*

There are twelve general historic trends associated with the City's development as reported in the Downtown Intensive Survey: railroads, mining, initial planning of town site, Little London atmosphere, English influence, health industry, tourism, Colorado College, business and civic leadership, philanthropy, the American Renaissance movement, and the City Beautiful movement. The essays in this *Plan* describe the context for evaluating properties associated with railroads, mining, the health industry and tourism. These need to be further developed and complemented by the creation of contexts for the other development trends. The slide show prepared for the Historical Preservation Board (HPB) by local architect Steve Obering identified 32 distinct architectural styles for residential and commercial/institutional structures. Local examples of each type need to be identified, the styles need to be described and a process for evaluating the relative significance of each type needs to be developed.



These tasks are appropriate endeavors for a private consultant; funds from the Colorado State Historical Grant fund will be sought to accomplish this project.

- **Develop a computerized information system for data storage and retrieval of historic resource information (Consultant). (Project 2.)**

As a consequence of several years of surveys and inventories, the City possesses a store of information describing the historic and architectural significance of many local properties. Areas surveyed include the Downtown, the Westside, Shooks Run Neighborhood, Old Colorado City, and the Colorado School for the Deaf and Blind. Additional information is available for the North End and Weber/Wahsatch neighborhoods, landmarks listed on the National Register of Historic Places and the Colorado Springs Municipal Airport complex. All records are on paper, and difficult to update; cross referencing is very time consuming. To enable prompt response to public requests for information, and a repository for additional information which will be developed as a consequence of future surveys and inventories, a computerized database is needed. It may be offered to area libraries, with periodic updates. The City possesses an available computer and software to enable research of files. There are approximately 1,250 properties in the City listed on the National Register and another 450 possessing some type of historic significance currently identified in various surveys. Configuration of software, data entry, and development of a research manual for placement in local libraries will be appropriate; consultant services are needed. Funding from the Colorado State Historical Grant Fund will be sought.

- **Determine significance of local architectural styles and evaluate and rank representations of those styles according to significance (Consultant). (Project 9.)**

Utilization of the computerized database and the previously identified criteria (performed in Project 1 above) will enable completion of this task. Evaluation of all resources entered into the database should be accomplished, and the results should be entered into the database. Consultant services will be sought as well as funding from the Colorado State Historical Grant Fund.

- **Evaluate and rank resources associated with historic themes according to significance (Consultant). (Project 10.)**

See Project 9 above; the evaluation of significance of both architectural and historic resources may occur as one contract or separately, depending upon responses from the

Colorado Historical Society and the responses to requests for proposals. As in Item 9 above, consultant services will be sought, and application to the State Historical Grant Fund will be made.

- **Create and publish an inventory of buildings with Van Briggle tiles on the building's exterior (Consultant). (Project 16.)**

The inventory would begin with the computerized database; the consultant should be familiar with the characteristics and history of the Van Briggle pottery products. A history of the Van Briggle work, classification of the types of decorative motifs of the tiles would be appropriate. An article suitable for publication in collectors magazines and a walking tour of downtown buildings, written for tourists, could result. A slide show may also be produced. Findings would be added to the computerized database. Funding will be sought from the State Historical Grant Fund.

- **Develop and publish an inventory of historic buildings used for tuberculosis treatment (Consultant). (Project 17.)**

The climatological treatment of tuberculosis led to the creation of sanatoriums (Cragmoor, Woodman, Glockner), as well as attracting noted citizens (J.J. Hagerman, Helen Hunt Jackson, Julie Penrose) and resulted in special building types (Glockner tent cottages, boarding houses and sleeping porches). The end result could be a magazine article, a slide presentation and a self-guided tour brochure. Development of the inventory will be performed by a consultant and funding will be sought from the State Historical Grant Fund.

- **Develop and publish an inventory of mining-related resources (Consultant). (Project 21.)**

The initial settlement of the Pikes Peak region is associated with the Gold Rush of 1859, and the Cripple Creek mining boom resulted in a number of physical resources in Colorado Springs. These include development of Millionaire's Row in the North End neighborhood, construction of a number of buildings in the Downtown (the Mining Exchange building, the DeGraff Building, the Giddings Building), and some structures in Old Colorado City. Proceeds from the Cripple Creek mining district helped fuel the culture of the City (Stratton Park, Will Rogers Shrine) and created entire industries; the Gold Hill Mesa and Golden Cycle smokestack are examples. The coal mining industry also left some vestige of its role in the Pikes Peak region, and is possibly associated with the development of the Roswell neighborhood. An inventory

would link the historic development trends of the City with associated resources. The desired product could be a slide presentation, a magazine article and a tour brochure. Services should be provided by a consultant, and funding from the State Historical Grant Fund will be sought.

- **Develop and publish an inventory of railroad resources (Consultant).** *(Project 24.)*

The railroad had significant effect on the region; the City possesses two railroad depots, a roundhouse, offices (Cheyenne Building), two cog railways, and residences of rail magnates (Glen Eyrie, Hagerman mansion). The fixed rail trolley system is another example of historic resources, with rolling stock and the trolley barn. A magazine article, slide presentation and a tour brochure could result. A consultant would be retained to develop the inventory and desired products; funding will again be sought from the State Historical Grant Fund.

Goal 2

Protect and enhance the City's historic resources as attractions to tourists and visitors (Promotion).

Projects

- **Serve as a resource to the Colorado Springs Film Commission.** *(Project 3.)*

Staff could utilize the computerized database and other information to assist in queries from the Colorado Springs Film Commission. Should the need arise, technical assistance to assist the Commission in preparing applications to the State Historical Grant Fund could be provided.

- **Develop a program of annual presentations to tourism industry employees.** *(Project 4.)*

This activity would be closely coordinated with the Colorado Springs Convention and Visitors Bureau. A program would be developed, including perhaps slides, handouts and maps, to address the issues of greatest interest to the tourists. The meeting should occur in the spring before tourist season. The employees to be targeted include tour guides, taxi cab drivers and hotel concierge. As additional information is developed



from the surveys and inventories of various resources in the City, different presentations could be offered at these annual sessions.

- **Develop and place historic information kits with the Convention and Visitors Bureau. (Project 11.)**

Advice from the Convention and Visitors Bureau should be sought to ascertain what materials would be most useful. Currently, the following walking tour brochures are available: Pilgrimage into the Past (Landmarks Council of the Pikes Peak Region); North End Walking Tour (Pikes Peak Library); Colorado Springs' Historic Ironwork - the Old North End (SpABA/Pikes Peak or Bust Bicentennial Committee); Colorado City Walking Tour (Pikes Peak Library); Iron Goods & Wire Work - Colorado City/ Near West Side (SpABA/Pikes Peak or Bust Bicentennial Committee) and A Downtown Walking Tour (Pikes Peak Landmarks Council). Approval for reproduction of some of these brochures is necessary.

- **Develop and publish automobile and walking tours on specific themes (Consultant). (Project 22.)**

Themes not yet addressed in present walking tour brochures include Little London, tourism, civic leadership and philanthropy. Each area could be researched, with brochures being published and distributed through the Convention and Visitors Bureau. If funded through state grants, the tour brochures from the Van Briggles tile inventory, the tuberculosis-related resources, and the rail and mining inventories could be placed in the Visitors Bureau. Efforts to develop the brochures would be performed by a consultant should sufficient funds be obtained from the Colorado State Historical Grant Fund.

- **Host the Colorado Preservation, Inc. Annual Conference. (Project 25.)**

Colorado Preservation, Inc. is the statewide private non-profit organization associated with the preservation of historic resources. Annually, the organization convenes a conference to provide information, technical assistance, and networking opportunities to members. The conference shifts throughout the state to enable examination of a region's resources and its preservation program. Hosting the Annual Conference at the conclusion of the five year *Plan* will enable Colorado Springs to showcase the results achieved through the first four years.



Goal 3

Foster civic pride in the unique characteristics and distinctive identities of the historic areas in Colorado Springs (Promotion).

Projects

- **Develop and provide financial incentives to maintain the historic character of historic areas, including such programs as revolving loan funds, interest rate buy-downs, rebates of sales and use taxes. (Project 13.)**

This project was initially addressed in the City's Comprehensive Plan, which recommended the development of a *Historic Preservation Plan* incorporating such incentives as loan programs and preservation easements for designated properties. Limited local resources necessitate accessing outside sources of funds to fulfill this goal. The State Historical Grant Fund, private foundations and funds which may become available from the Certified Local Government program are possible resources. Current resources, albeit outside HPB control, include both the state and federal investment tax credit for certified rehabilitation.

- **Establish a technical assistance program to help write National Register nominations for privately-owned historic properties. (Project 26.)**

The development of historic trends proposed in the Identification Goals listed above help create the context for writing National Register nominations for area landmarks. This will enable property owners to access the federal rehabilitation investment tax credits and/or the state investment tax credits. If performed subsequent to the nomination of certain public properties to the National Register, the lessons previously learned will be transferable to private sector nominations.

Goal 4

Develop incentives to encourage private sector preservation of historic resources in Colorado Springs (Enhancement).



Projects

- **Attain Certified Local Government (CLG) status to enable local HPB review of investment tax credit projects. (Project 5.)**

The CLG program makes the local Preservation Board a part of the National Register nomination process, and may also include them in the initial stages of the rehabilitation tax credit program. Federal pass-through funds are available to participating CLG's; while these funds are limited, they can provide another source of funds for historic preservation activities.

The CLG program requires periodic reassessments of historic resources in the entity's jurisdiction. The creation of criteria and the assessment of significance of historic resources in the Identification Goals help to simplify this task.

- **Initiate an annual award to recognize outstanding examples of historic renovation. (Project 18.)**

Once the historic preservation program is begun, the recognition of private sector renovations or restorations will help to enhance the reputation of historic properties. Historic character may assist in the marketing of certain properties, and the challenges successfully confronted should be recognized. A cooperative effort with the Southwest Colorado Chapter of the American Institute of Architects may enhance this effort. This event may be best associated with celebration of Preservation Week in the spring of each year.

Goal 5

Formally recognize the contribution of historic resources to the quality of life in Colorado Springs through zoning designation (Enhancement).

Projects

- **Establish a formal procedure for initiating the Historic Preservation Overlay zoning designation when an identified resource is threatened. (Project 6.)**

The impending loss of a perceived historic structure may result in confusion regarding the options available to an interested citizen, or may cause hesitancy among members



of the HPB in applying its responsibilities as established by City Council.

The creation of a well defined process, to be presented for City Council review and approval, can remove uncertainty, provide for a rational process and reduce the time necessary for the development of a City position regarding the resource.

- **Seek resources for the identification and designation of landmarks and districts. (Project 7.)**

Initial contacts with foundations, grant applications to the state Historical Grant Fund and contacts with other funding sources will provide a body of information available for private property owners who wish to seek to research and/or designate their property.

Goal 6

Protect and enhance publicly-owned historic resources (Enhancement).

Projects

- **Revise the City’s document “Departmental Support of Historic Preservation.” (Project 12.)**

This document was required by the Historic Preservation Ordinance; various municipal Departments identified the policies they would adopt to implement the Historic Preservation Ordinance. The document is somewhat obsolete, as the City Administration has undergone two significant reorganizations since it was written. Furthermore, the focus of the preservation planning efforts of the City appears to have shifted, and the policies as currently written may not prove useful in promoting preservation.

- **Nominate City-owned buildings to the National Register of Historic Places. (Project 14.)**

There are 11 publicly owned resources that have been deemed eligible for listing on the National Register of Historic Places by the Colorado Historical Society: City Hall, City Auditorium, Municipal Utilities Building, Fire Station No. 1, Antlers Park, Acacia Park/Bandstand, the Carnegie Wing of Penrose Public Library, the jewelry clock on the Pioneers Museum grounds, Cache La Poudre bridge over Monument Creek, the El Paso Canal in Sondermann Park and the Acacia Hotel. Additionally,



certain resources in Monument Valley Park (swimming pool, picnic pavilion, WPA rock work, geologic column) may also be eligible for listing. Nomination of public properties to the National Register has long been a goal of citizens interested in historic preservation; staff would have to obtain the necessary expertise in writing the nominations and presenting them to the Colorado Historical Society. Lessons learned from this experience will enable development of private sector nominations through provision of technical assistance.

- **Consider the initiation of zoning designation of City-owned properties. (Project 19.)**

Discussions associated with the implementation of the Historic Preservation Overlay Zone have included the observation that public resources are the most appropriate initial structures for the zone. Additionally, persons feel that municipal leadership in designating its own structures indicates a support for the historic preservation program. Approval by City Council of this goal will allow individual consideration of the merits of all suitable City-owned properties.

The following National Register properties may be suitable for consideration for the overlay zone designation: Fire Station No. 2, Garfield School, Pioneers Museum, the White House Ranch, the old Municipal Airport, the Old Colorado City Carnegie Library, and Dr. Garvin's Cabin in Bancroft Park.

The City properties identified as eligible for listing on the National Register of Historic Places may also be suitable for the Historic Preservation Overlay Zone designation, with the exceptions of the Cache La Poudre Street bridge and the Jewelry Clock; these items are not subject to the zoning laws. This totals 16 properties which may be considered for overlay zoning.

Goal 7

Educate the community on the value of historic resources in contributing to the quality of life in Colorado Springs (Education).

Projects

- **Develop a Speakers' Bureau with materials necessary for presentations. (Project 8.)**



A number of individuals in the community are knowledgeable of local history, and may be willing, if asked, to share that information. There are numerous service organizations (Kiwanas, Elks, Sertoma) that seek guest speakers, and the history of Colorado Springs and its heritage may be of interest to them. Slide shows, presentation materials and handouts may need to be developed and stored; if created, the existence of the Speakers Bureau would need to be advertised.

- **Publish the *North End Design Guidelines* (Consultant). (Project 15.)**

The *North End Design Guidelines* were developed in 1987. They describe the history of the neighborhood, its area, district, subarea attributes, and characteristics worthy of preservation. The *Guidelines* are presently available in a 11" X 17" format that should be revised to a more standard sized document. The document could be strengthened with the inclusion of photographs. Printing can be accomplished by staff with distribution to interested property owners in the North End and others at cost. Revenue to pay for the project, including the consultant services, is to be addressed using the State Historical Grant Fund.

- **Develop and implement education programs for school children (Consultant). (Project 20.)**

Several comments in the public planning process emphasized the importance of educating children of the significance of historic preservation, and instructing them in the history of the community. Programs can be developed in coordination with the local school districts to establish curriculums. The materials developed, in coordination with the Speakers Bureau, would provide a wealth of information and materials to the children. The efforts of a consultant will be used to develop this program, and the State Historical Grant Fund will be used to provide the needed finances.

Goal 8

Promote the use of historic sites for the education and enjoyment of the residents of Colorado Springs (Education).

Projects

- **Develop unified sign programs for historic resources (Consultant). (Project 23.)**



Interpretation of historic resources using signage helps developed appreciation of its significance; a good example are the signs affixed to the buildings in Old Colorado City. Different designs may be appropriate for different areas. The design of the sign and methods of affixing them to buildings or to mount on a free-standing post would need to be developed. A program to promote the use of the signs by property owners would also need to occur. Finally, the format and content of a sign would have to be determined.

PLAN SCHEDULE

The following page indicates the scheduling of the projects to enable the rational implementation of the *Historic Preservation Plan*. Projects are listed according to each of five years, and the initial projects are intended to provide a foundation for succeeding efforts. Generally, an effort was made to include a project in each of the four general areas of the Mission Statement each year to generate a broad, comprehensive effort. The schedule is to be regarded as a guide for action. Nothing in the *Plan* should preclude the Historic Preservation Board from acting upon unanticipated opportunities.

Notes: The numbers on the chart indicate the **Projects** referenced in the Strategic Plan Goals.

Italic type indicates staff responsibilities to support Projects accomplished in the previous year(s).

YEAR	IDENTIFICATION	PROMOTION	ENHANCEMENT	EDUCATION
1993	<p>1) Develop architectural/historic criteria for determining significance (Consultant).</p> <p>2) Establish computerized files for research (Consultant).</p>	<p>3) Serve as a resource for the Film Commission.</p> <p>4) Begin annual presentations to tourism industry employees.</p>	<p>5) Attain Certified Local Government status for HPB.</p> <p>6) Establish a procedure for initiating the overlay zone when a resource is threatened.</p> <p>7) Seek resources for identification and designation of properties.</p>	<p>8) Develop a Speakers' Bureau.</p>
1994	<p>9) Evaluate significance of architectural resources (Consultant).</p> <p>10) Evaluate significance of historic resources (Consultant).</p> <p><i>Data entry and maintenance of computer files</i></p>	<p>11) Assemble and place information kits in the Convention & Visitors Bureau.</p> <p><i>Annual Presentation to tourism industry employees</i> <i>Placement of materials in Convention & Visitors Bureau</i></p>	<p>12) Revise the City's "Departmental Support of Historic Preservation."</p> <p>13) Develop financial incentives.</p> <p>14) Nominate City-owned buildings to the National Register.</p> <p><i>Manage Certified Local Government Program</i></p>	<p>15) Publish the North End Design Guidelines (Consultant).</p> <p><i>Manage Speakers' Bureau</i></p>
1995	<p>16) Develop exterior Van Briggle tile inventory (Consultant).</p> <p>17) Develop tuberculosis treatment inventory (Consultant).</p> <p><i>Data entry and maintenance of computer files</i></p>	<p><i>Annual presentation to tourism industry employees</i> <i>Placement of materials in Convention & Visitors Bureau</i></p>	<p>18) Initiate annual award for renovation efforts.</p> <p>19) Initiate zoning consideration of City-owned buildings.</p> <p><i>Manage Certified Local Government Program</i> <i>Manage/monitor operation of the financial incentives program</i></p>	<p>20) Develop education programs for school children (Consultant).</p> <p><i>Manage Speakers' Bureau</i></p>
1996	<p>21) Develop mining-related resources inventory (Consultant).</p> <p><i>Data entry and maintenance of computer files</i></p>	<p>22) Develop and publish walking tours (Consultant).</p> <p><i>Annual Presentation to tourism industry employees</i> <i>Placement of materials in Convention & Visitors Bureau</i></p>	<p><i>Manage Certified Local Government Program</i> <i>Manage/monitor operation of the financial incentives program</i> <i>Coordinate annual renovation award</i> <i>Administer Minor Works Subcommittee Review</i></p>	<p>23) Develop a sign program (Consultant).</p> <p><i>Manage Speakers' Bureau</i> <i>Manage/monitor school childrens educational programs</i></p>
1997	<p>24) Develop railroad resources inventory (Consultant).</p> <p><i>Data entry and maintenance of computer files</i></p>	<p>25) Host Colorado Preservation Inc. annual conference.</p> <p>26) Establish program to assist owners in nominating properties to the National Register.</p> <p><i>Annual Presentation to tourism industry employees</i> <i>Placement of materials in Convention & Visitors Bureau</i></p>	<p><i>Manage Certified Local Government Program</i> <i>Manage/monitor operation of the financial incentives program</i> <i>Coordinate annual renovation award</i> <i>Administer Minor Works Subcommittee review</i></p>	<p><i>Manage Speakers' Bureau</i> <i>Manage/monitor school childrens educational programs</i> <i>Administer sign program</i></p>



STAFF OBLIGATIONS AT CONCLUSION OF FIVE YEARS

1. Data entry and maintenance of computer files.
2. Annual presentation to employees of the tourism industry.
3. Placement of materials in the Convention and Visitors Bureau.
4. Managing the Speakers' Bureau.
5. Managing the Certified Local Government Program.
6. Coordinating the annual award for historic renovation.
7. Manage/monitor the operation of the financial incentives program.
8. Staff the Minor Works Subcommittee as it administers the ordinance for any resources with the HP overlay zone.
9. Operate the program of assisting private property owners with nominations to the National Register.
10. Manage/monitor the educational programs for local school districts.
11. Administer the sign program.

Panoramic view of Tejon and Platte, circa 1900. The El Paso Club on the left is separated by the trolley tracks from the Acacia Park Hotel.—courtesy of the Local History Collection, Pikes Peak Library District



APPENDICES

FOUNDATIONS FOR HISTORIC PRESERVATION IN COLORADO SPRINGS



THIS *HISTORIC PRESERVATION PLAN* IS AUTHORIZED UNDER both the Historic Preservation Ordinance (amended 11/22/1988) and the current Comprehensive Plan (approved 3/1991). In preparing this *Plan*, a review of City goals and policies occurred; recommendations were identified and evaluated. Both are replicated below:

*Comprehensive
Plan
Elements*

COMPREHENSIVE PLAN ELEMENTS

- a. Downtown - Policy 12.2.4 Preserve the historic character of Downtown as an important and irreplaceable community asset.
- b. Urban Design - Goal 16.2 Preserve, enhance and promote the significant historic and architectural features of the City.
 - (1) Policy 16.2.1 Develop historic preservation/building codes and incentives to promote renovation and preservation of existing buildings.
 - (2) Policy 16.2.2 Work to develop a property tax structure which encourages renovation and adaptive reuse of existing buildings and discourages urban decay and demolition.
 - (3) Policy 16.2.3 Promote historic preservation in work on all City-owned properties. City government should nominate City-owned properties which have been identified as exhibiting historic and/or architectural significance for historic preservation overlay zone designation and, if determined eligible, to the National Register of Historic Places.
 - (4) Recommendation 16.2.R1 The City should engage in an educational program to inform property owners of the importance of historic preservation.
 - (5) Recommendation 16.2.R2 The City should prepare a historic preservation plan incorporating the following elements:
 - i. An inventory, classification and designation of those features which significantly contribute to the City's historic and architectural character, including public and private properties.
 - ii. A program of historic preservation incentives such as loan programs, technical assistance and preservation easements for designated properties.
 - iii. An ordinance to require a limited review period prior to the demolition or substantial renovation of designated structures.
 - iv. A set of design guidelines for the rehabilitation of architecturally significant structures.
 - v. A public relations program to encourage voluntary participation in the historic preservation program.



POLICIES STATED IN THE HISTORIC PRESERVATION ORDINANCE

*Historic
Preservation
Ordinance*



EC. 14-3-3301: PURPOSE AND DECLARATION OF POLICY.

- a. It is hereby declared as a matter of public policy that the protection, enhancement, perpetuation and use of structures and areas of historical, architectural, archaeological or geographic significance located in the City is a public necessity and is required in the interest of the prosperity, civic pride, and general welfare of the people.
- b. The purpose of this part is to:
- (1) Designate, preserve, protect, enhance and perpetuate those structures and areas which reflect outstanding elements of the City's cultural, artistic, environmental, social, economic, political, architectural, historic or other heritage;
 - (2) Foster civic pride in the beauty and accomplishments of the past;
 - (3) Stabilize or improve the aesthetic and economic vitality and values of such structures and areas;
 - (4) Protect and enhance the City's attraction to tourists and visitors;
 - (5) Promote the use of outstanding historical or architectural structures or districts for the education, enjoyment and welfare of the people of the City;
 - (6) Promote good urban and architectural design in new infill buildings and rehabilitation of existing buildings including the preservation of private and public open spaces; and
 - (7) Promote and encourage continued private ownership and utilization of buildings and other structures now so owned and used, to the extent that the objectives listed above can be attained under such a policy.
- c. It is the sense of the Council that the economic, cultural and aesthetic standing of this City cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the City and by ignoring the destruction or defacement of cultural assets.

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MAPS

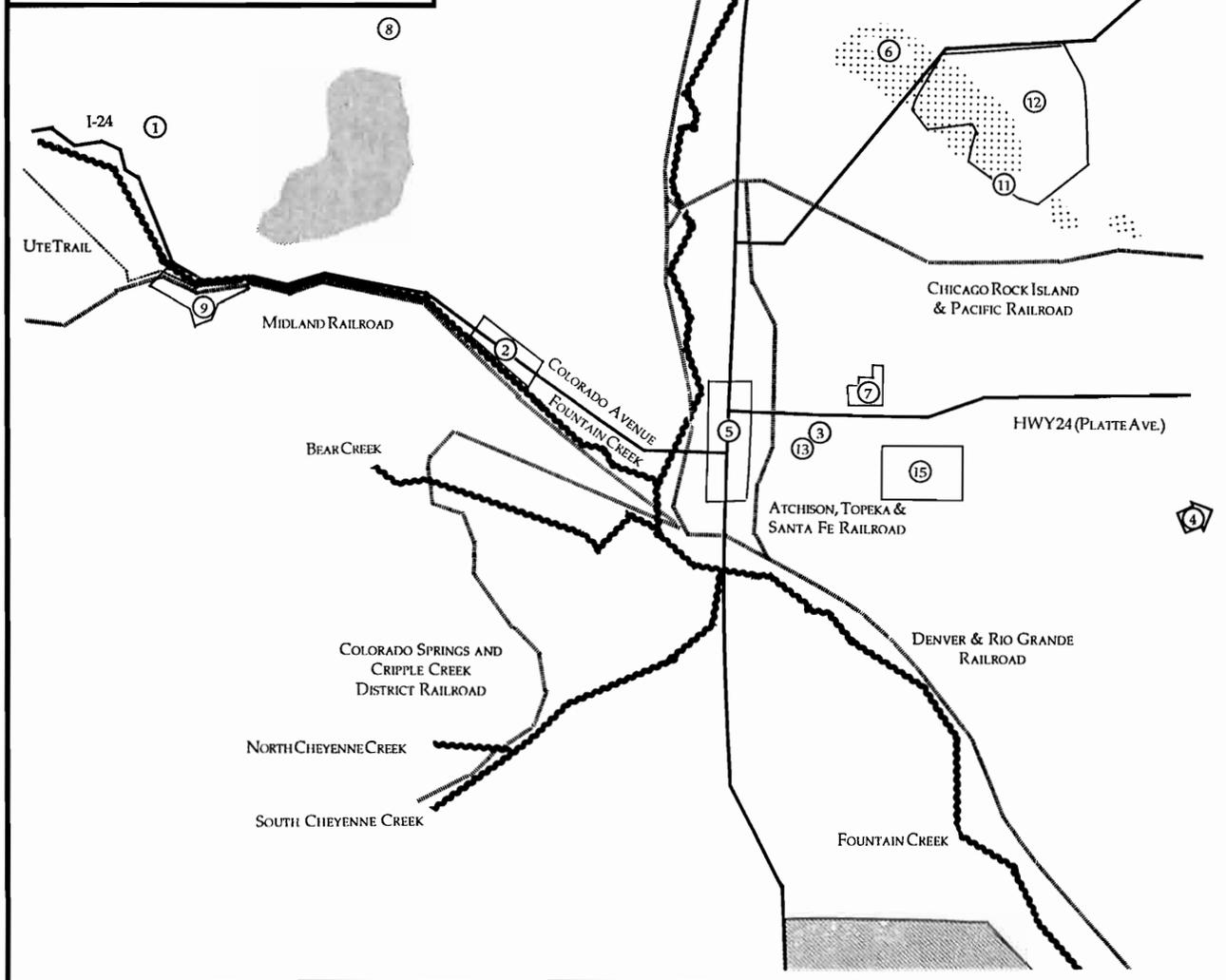
COLORADO SPRINGS AREA

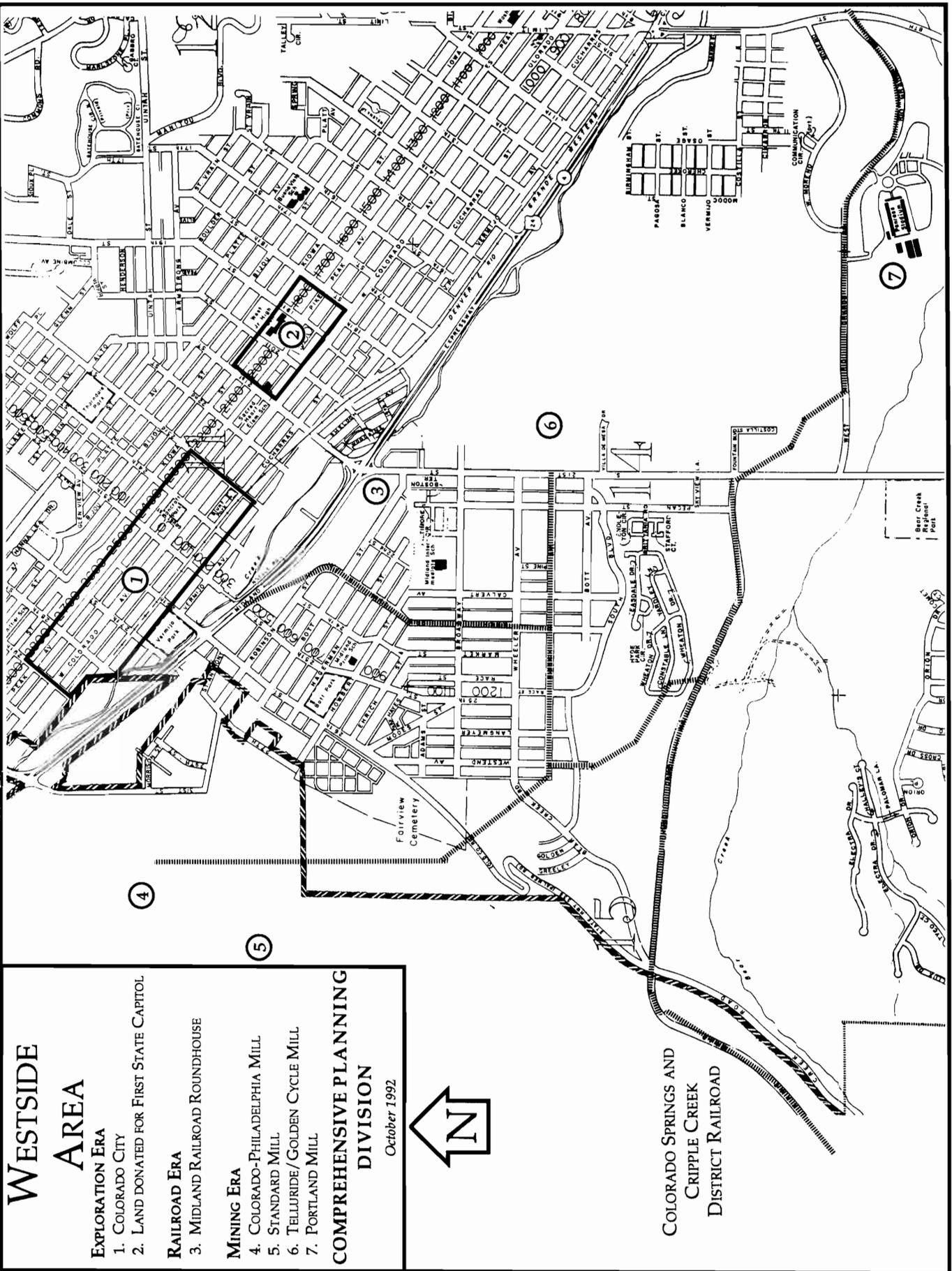
1. CAVE OF THE WINDS
2. COLORADO CITY
3. COLORADO SCHOOL FOR THE DEAF & BLIND
4. COLORADO SPRINGS MUNICIPAL AIRPORT
5. COLORADO SPRINGS ORIGINAL TOWNSITE
6. CRAGMOR SANATORIUM
7. ENT AIR FORCE BASE
8. GLEN EYRIE
9. MANITOU SPRINGS
10. MODERN WOODMEN OF AMERICA
11. NORDRACH RANCH
12. PALMER PARK
13. ST. FRANCIS HOSPITAL
14. THE PINERY
15. UNION PRINTER'S HOME

-  COAL MINING
-  FT. CARSON
-  GARDEN OF THE GODS

COMPREHENSIVE PLANNING DIVISION

October 1992





WESTSIDE AREA

EXPLORATION ERA

1. COLORADO CITY
2. LAND DONATED FOR FIRST STATE CAPITOL

RAILROAD ERA

3. MIDLAND RAILROAD ROUNDHOUSE

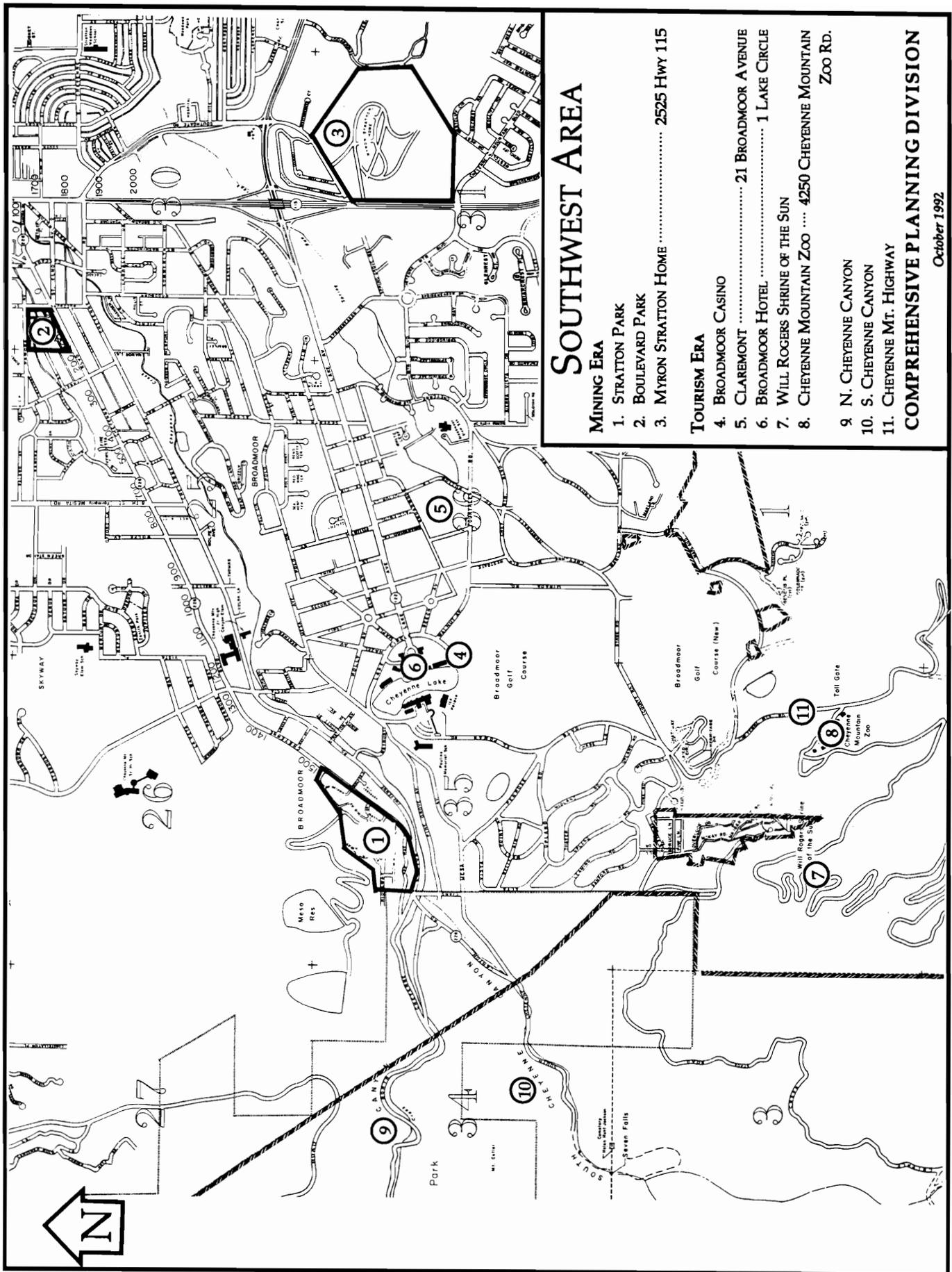
MINING ERA

4. COLORADO-PHILADELPHIA MILL
5. STANDARD MILL
6. TELLURIDE/GOLDEN CYCLE MILL
7. PORTLAND MILL

COMPREHENSIVE PLANNING DIVISION
October 1992



COLORADO SPRINGS AND
CRIPPLE CREEK
DISTRICT RAILROAD



SOUTHWEST AREA

MINING ERA

- 1. STRATTON PARK
- 2. BOULEVARD PARK
- 3. MYRON STRATTON HOME 2525 Hwy 115

TOURISM ERA

- 4. BROADMOOR CASINO
- 5. CLAREMONT 21 BROADMOOR AVENUE
- 6. BROADMOOR HOTEL 1 LAKE CIRCLE
- 7. WILL ROGERS SHRINE OF THE SUN
- 8. CHEYENNE MOUNTAIN ZOO 4250 CHEYENNE MOUNTAIN ZOO RD.
- 9. N. CHEYENNE CANYON
- 10. S. CHEYENNE CANYON
- 11. CHEYENNE MT. HIGHWAY

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DOWNTOWN AREA

RAILROAD ERA

1. LOG CABIN (SITE)
2. CENTRAL INTERSECTION
3. PALMER'S FIRST OFFICE (SITE)
4. CHEYENNE BUILDING 2 E. PIKES PEAK
5. ATCHISON, TOPEKA & SANTA FE DEPOT 555 E. PIKES PEAK

HEALTH ERA

6. EL PASO CLUB 30 E. PLATTE
7. BEMIS RESIDENCE 506 N. CASCADE
8. HAGERMAN MANSION · 610 N. CASCADE
9. BOYS CLUB BUILDING 605 S. TEJON
10. YWCA BUILDING 130 E. KIOWA
11. DAY NURSERY 104 E. RIO GRANDE
12. KNIGHTS OF COLUMBUS BUILDING 25 W. KIOWA
13. HALFWAY HOUSE 12 E. BOULDER

MINING ERA

14. DE GRAFF BUILDING 116 N. TEJON
15. GIDDINGS BUILDING 101 N. TEJON
16. INDEPENDENCE BUILDING 121 E. PIKES PEAK
17. MINING EXCHANGE BUILDING 8 S. NEVADA
18. EL PASO COUNTY COURTHOUSE 215 S. TEJON
19. CITY HALL 107 N. NEVADA
20. U.S. POST OFFICE 201 E. PIKES PEAK
21. BURNS THEATRE (SITE)
22. HIBBARD'S BUILDING 17 S. TEJON

TOURISM ERA

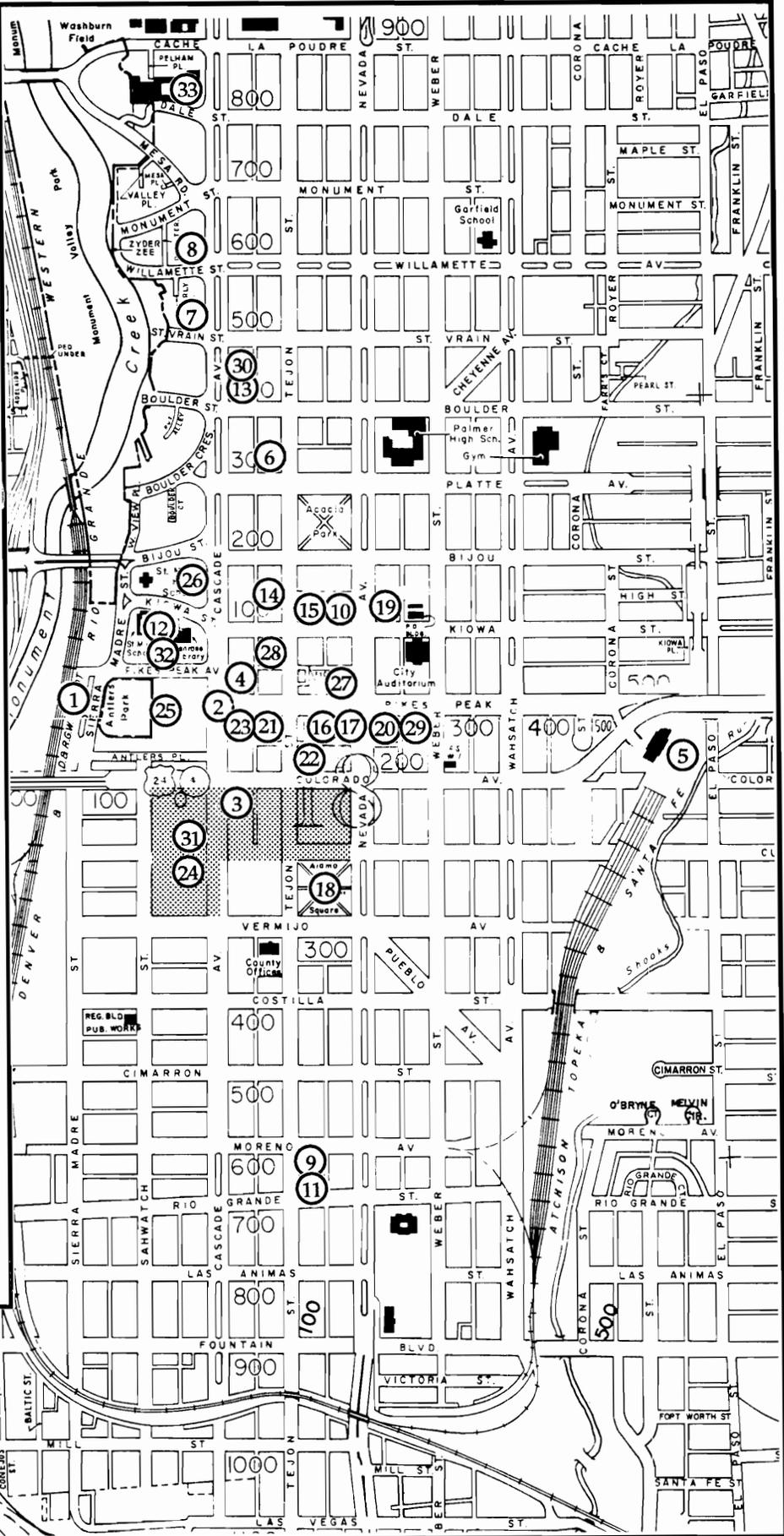
23. COLORADO SPRINGS HOTEL (SITE)
24. SPALDING HOTEL (SITE)
25. ANTLERS HOTEL (SITE)
26. ALTA VISTA HOTEL (SITE)
27. ELK HOTEL (SITE)
28. COLORADO SPRINGS OPERA HOUSE (SITE)
29. GRACE EPISCOPAL CHURCH 215 E. PIKES PEAK
30. McALLISTER HOUSE 423 N. CASCADE
31. HIMEBAUGH PLACE HOTEL 128 S. TEJON
32. ANTLERS GARAGE 22 W. PIKES PEAK
33. FINE ARTS CENTER 30 W. DALE

DEVELOPMENT AREA

-  ALAMO PLAZA
-  URBAN RENEWAL AREA

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NORTH END AREA

RAILROAD ERA

1. J. B. WHEELER'S RESIDENCE 1908 N. CASCADE

HEALTH ERA

2. CONSTANCE PULTZER'S RESIDENCE 1221 N. CASCADE
3. ARTIS & ANNE VAN BRIGGLE'S RESIDENCE 1712 N. NEVADA
4. W. W. HASSELL'S RESIDENCE 1424 WOOD
5. DR. G. B. WEBB'S RESIDENCE 1222 N. CASCADE
6. ALICE BEMIS TAYLOR'S RESIDENCE 1238 WOOD
7. VAN BRIGGLE POTTERY KILNS 1125 GLEN

MINING ERA

8. LOUIS B. EHRICH'S RESIDENCE (SITE) 1700 N. CASCADE
9. PERCY HAGERMAN'S RESIDENCE 1300 WOOD
10. JAMES BURNS' RESIDENCE 1315 WOOD
11. VERNER Z. REED'S RESIDENCE 1418 N. TEJON
12. EUGENE SHOVE'S RESIDENCE 1329 WOOD
13. CASSIUS HIBBARD'S RESIDENCE .. 2029 N. CASCADE

HISTORIC AREAS

-  THE COLORADO COLLEGE
-  MILLIONAIRE'S ROW
-  GLOCKNER (PENROSE) HOSPITAL

COMPREHENSIVE PLANNING DIVISION

October 1992



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Historic view of Tejon Street, circa 1890. The El Paso Canal visible at the lower right side of the street, Acacia Park is at lower left. Also pictured is the first Antlers Hotel at right.—courtesy of Comprehensive Planning

