

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

For NPS use only  
received JUL 19 1983  
date entered

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

## 1. Name

historic DeGraff Building SEP608

and/or common DeGraff Building

## 2. Location

street & number 116-118 North Tejon n/a not for publication

city, town Colorado Springs n/a vicinity of

state Colorado code 08 county El Paso code 101  
8/27/83

## 3. Classification

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

## 4. Owner of Property

name Warren H. Dean

street & number 118 North Tejon, Suite 202

city, town Colorado Springs n/a vicinity of state Colorado

## 5. Location of Legal Description

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

street & number 200 South Cascade Avenue

city, town Colorado Springs state Colorado

## 6. Representation in Existing Surveys

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

date Ongoing  federal  state  county  local

depository for survey records Colorado Preservation Office

city, town Denver state Colorado

## 7. Description

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

### Describe the present and original (if known) physical appearance

The DeGraff Building is a four-story masonry structure located in the heart of Colorado Springs' central business district. It is surrounded by a diverse assortment of other commercial buildings constructed during many different periods of the community's history.

Originally constructed of brick with sandstone accents, the building measures fifty-five feet across. It is set back 25' from the street and flush with adjacent buildings to the north and south.

The most significant feature of the building's facade was an eight foot high, curvilinear parapet. The parapet was destroyed in 1968 when a rock aggregate veneer was applied. As part of the restoration of the building, the parapet was reconstructed including the date stone in its center. Other important original facade features were sandstone window sills and lintels, sandstone and brick pilasters and corbelling along the round headed windows of the fourth floor. During the application of the veneer in 1968 the sills, lintels, pilasters and corbelling were chipped back to the facia plane. Using historic photographs, most of these features were reconstructed. Cast concrete painted a sandstone pink was used to replace the stone detail work. Corbelling was repaired with bricks the same size and color as the original.

The DeGraff Building's north and south side walls are recessed on the back portion of the building to allow for additional light. This configuration can also be found in another structure built by Barber and Hastings, one block to the north and are considered a local feature creating unique and well lit interior space.

Historically the first floor of the DeGraff Building has contained retail space. However the storefront had been extensively modified from its original form. As part of the restoration, the entrance was returned to its original location and the two transoms reconstructed. The modern aluminum and glass door was replaced with double oak doors similar to that in the original entrance. The original glass and brick storefronts were also reconstructed and large awnings, like those historically used, installed.

The lobby entrance is typical of those built during the turn-of-the-century. The original wide oak stair case with turned ballisters is lit with a large skylight. Behind the stairs is an elevator, always a building feature. Although now it is enclosed and replaced with modern equipment.

Over the years the floor plan of the building has been modified with changes in the building's use. The corridor walls are load bearing; however, so the original open and irregular shape of each floor's lobby and halls have been maintained. The original window openings with their crown cap moulding and trim have also been retained. A new suspended acoustic ceiling has been soffitted where necessary to preserve the visual and functional integrity of the original windows.

The DeGraff Building's most unique interior feature is an original 1750 square foot pressed tin ceiling located on the third floor. It had been covered by suspended drywall and acoustic ceilings and penetrated in numerous spots to provide service for utilities. As part of the restoration, the tin ceiling has been patched and painted to reproduce its original appearance.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
<b>Specific dates</b>	1897	<b>Builder/Architect</b>	Barber and Hastings	

## Statement of Significance (in one paragraph)

The DeGraff Building is significant as one of few remaining masonry commercial buildings in downtown Colorado Springs that were constructed during the boom period following the Cripple Creek gold strike. The structure serves as an important reminder of this important historical event in the city's development. Designed by noted local architects, Barber and Hastings, the structure's facade and detailing is representative of the styling, craftsmanship, and quality of construction of the Victorian era.

David DeGraff came to El Paso County in 1871. Originally a rancher with land along Fountain Creek, reports of the gold strike prompted him to move to Colorado Springs. DeGraff had mined gold in California and knew the economic impact it would have on the downtown. It appears from early records and utility lines that DeGraff owned the entire block that the structure was constructed on in 1897. Located along the trolley line on Colorado Springs' main retail street, Tejon, the handsome building filled quickly after completion. The Briggs and Wheeler Drug Store and the Weber Cycle Shop filled the retail space on the first floor, Assorted doctors, dentists, dress makers and organizations such as the Colorado Springs' Board of Education were housed on the floors above. A large office space with a decorative tin pressed ceiling provided ample accommodations on the third floor for several tenants like the YWCA and the Academy of Fine Arts.

The occupancy level and the history of uses in the DeGraff Building in the decades following its construction reflect changes in the economy of the downtown of Colorado Springs. Tenancy in the structure remained high until the 1920s when the area's mining activity became curtailed. During the Depression, however, the demand for centrally located, relatively inexpensive office space kept the building continually occupied.

Following World War II with the growth of the military community and the associated rise in housing demand, the building was converted to the DeGraff Apartments. The interior space was modified accordingly. In 1947 the name was changed again to the Pallas Apartments. Although fairly well occupied as residential units, the building was converted back to office space in 1967, a rock aggregate veneer was applied to the structure's facade destroying and/or covering the architectural features and detailing of the building. While intended to modernize its appearance, this renovation did little to improve the structure. In the decade that followed the occupancy was low and the building's ownership changed several times.

In 1982 the DeGraff Building was purchased by its present owner and its significant architectural features were restored. Once again the building is a handsome masonry structure attracting a variety of retail and office uses. Its restored appearance makes an important contribution to the streetscape of downtown Colorado Springs as it manifests the style and quality of construction of a bygone era.

# 9. Major Bibliographical References

Polk City Directories  
Editions 1896 - 1982

Geneology & Biography of Colorado  
Chapman Publishing Company  
Chicago, IL 1879

# 10. Geographical Data

Acreage of nominated property .24 acres

Quadrangle name Colorado Springs

Quadrangle scale 1:24000

### UTM References

A 

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

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

Lots 24, 25, and south 5 feet of lot 26

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

state	n/a	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title Warren H. Dean, Owner

organization Chinook Investments

date April 19, 1983

street & number 118 North Tejon, Suite 202

telephone 632-5459

city or town Colorado Springs

state Colorado

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature

*Barbara Sudler*

title State Historic Preservation Officer (Acting)

date July 11, 1983

For NPS use only

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

*Melores Byers*  
Keeper of the National Register

Entered in the  
National Register

date 8/18/83

Attest:

date

Chief of Registration

**United States Department of the Interior  
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**National Register of Historic Places  
Inventory—Nomination Form**

DeGraff Building, El Paso County, Colorado

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Continuation sheet

Item number 8

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Colorado Spring is a community that has experienced intense development within recent years. As a result, many of its historic commercial structures in the downtown have been lost. Only about twelve masonry commercial buildings remain dating to the late nineteenth /turn-of-the-century period. Of these, only four or five can be said to be Victorian in styling.