

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

**FOR NPS USE ONLY**  
RECEIVED MAY 7 1982  
DATE ENTERED JUN 3 1982

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC City Hall of Colorado City

AND/OR COMMON Hibbits Antique and Furniture Store

**LOCATION**

STREET & NUMBER 2902 W. Colorado Avenue

NA NOT FOR PUBLICATION

CITY, TOWN Colorado Springs NA VICINITY OF CONGRESSIONAL DISTRICT 5

STATE Colorado CODE 08 COUNTY El Paso CODE 041

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
NA DISTRICT	NA PUBLIC	X OCCUPIED	NA AGRICULTURE NA MUSEUM
X BUILDING(S)	X PRIVATE	NA UNOCCUPIED	X COMMERCIAL NA PARK
NA STRUCTURE	NA BOTH	NA WORK IN PROGRESS	NA EDUCATIONAL NA PRIVATE RESIDENCE
NA SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	NA ENTERTAINMENT NA RELIGIOUS
NA OBJECT	NA IN PROCESS	NA YES: RESTRICTED	NA GOVERNMENT NA SCIENTIFIC
	NA BEING CONSIDERED	X YES: UNRESTRICTED	NA INDUSTRIAL NA TRANSPORTATION
		NA NO	NA MILITARY NA OTHER:

**OWNER OF PROPERTY**

NAME Calypso Investments, Steve Hart

STREET & NUMBER 1522 W. Cheyenne Boulevard

CITY, TOWN Colorado Springs NA VICINITY OF STATE Colorado 80906

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. El Paso County Clerk and Recorders Office

STREET & NUMBER 200 S. Cascade Avenue

CITY, TOWN Colorado Springs STATE Colorado

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Colorado Inventory of Historic Sites

DATE Ongoing NA FEDERAL X STATE NA COUNTY NA LOCAL

DEPOSITORY FOR SURVEY RECORDS Colorado Historical Society, 1300 Broadway

CITY, TOWN Denver STATE Colorado 80203

# 7 DESCRIPTION

## CONDITION

~~NA~~ EXCELLENT  
~~NA~~ GOOD  
 FAIR

~~NA~~ DETERIORATED  
~~NA~~ RUINS  
~~NA~~ UNEXPOSED

## CHECK ONE

UNALTERED  
~~NA~~ ALTERED

## CHECK ONE

ORIGINAL SITE  
~~NA~~ MOVED DATE NA

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at 2902 West Colorado Avenue in Colorado Springs, the City Hall of Old Colorado City is a single detached structure two stories in height with a tower on the southeast corner rising about one full story above the main body of the building. Like many institutional buildings constructed during the last quarter of the nineteenth century, the structure reflects the influence of the Richardsonian Romanesque style and architecture. For the most part, the building is constructed of rough-textured stone and brick. Besides the tower, the building also features two large round masonry arches that head the two wagon doors on the ground level. Rock faced sills and string courses tie together the first and second-story sash windows on the building's east face. Rough textured stone also heads the large mullion windows on the second-story south facade and forms the sills and quoins which contribute to the building's fortress like appearance. Much of this stone detailing has been muted by stucco and whitewash, but can be discerned upon close inspection.

Built as a multi-purpose municipal building, Colorado City's first City Hall housed a jail and fire station as well as offices. A noteworthy feature of the building is the tower which extends beyond the roof line along the structure's southeast corner. The tower probably contained the bell used by the fire department as part of its alarm system. The tower is decorated with two long thin windows. Its hipped roof is embellished with decorative brackets supporting its eaves. These brackets also appear under the eaves of the main roof of the building.

# 8 SIGNIFICANCE

<p>PERIOD</p> <p><del>NA</del> PREHISTORIC</p> <p><del>NA</del> 1400-1499</p> <p><del>NA</del> 1500-1599</p> <p><del>NA</del> 1600-1699</p> <p><del>NA</del> 1700-1799</p> <p><u>X</u> 1800-1899</p> <p><u>X</u> 1900-</p>	<p>AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW</p> <p><del>NA</del> ARCHEOLOGY-PREHISTORIC</p> <p><del>NA</del> ARCHEOLOGY-HISTORIC</p> <p><del>NA</del> AGRICULTURE</p> <p><u>X</u> ARCHITECTURE</p> <p><del>NA</del> ART</p> <p><del>NA</del> COMMERCE</p> <p><del>NA</del> COMMUNICATIONS</p> <p><del>NA</del> COMMUNITY PLANNING</p> <p><del>NA</del> CONSERVATION</p> <p><del>NA</del> ECONOMICS</p> <p><del>NA</del> EDUCATION</p> <p><del>NA</del> ENGINEERING</p> <p><del>NA</del> EXPLORATION/SETTLEMENT</p> <p><del>NA</del> INDUSTRY</p> <p><del>NA</del> INVENTION</p> <p><del>NA</del> LANDSCAPE ARCHITECTURE</p> <p><del>NA</del> LAW</p> <p><del>NA</del> LITERATURE</p> <p><del>NA</del> MILITARY</p> <p><del>NA</del> MUSIC</p> <p><del>NA</del> PHILOSOPHY</p> <p><u>X</u> POLITICS/GOVERNMENT</p> <p><del>NA</del> RELIGION</p> <p><del>NA</del> SCIENCE</p> <p><del>NA</del> SCULPTURE</p> <p><del>NA</del> SOCIAL/HUMANITARIAN</p> <p><del>NA</del> THEATER</p> <p><del>NA</del> TRANSPORTATION</p> <p><del>NA</del> OTHER (SPECIFY)</p>
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SPECIFIC DATES                      1888                      BUILDER/ARCHITECT                      unknown

STATEMENT OF SIGNIFICANCE

This structure is significant for the role it played as the City Hall of Colorado City and as an example of a western institutional building exemplifying elements of the Richardsonian Romanesque style of architecture.

Colorado City, the first permanent settlement in the Pike's Peak region, was formally organized on August 13, 1859. The town was established as an outfitting station for gold seekers and pioneers travelling westward through the Ute Pass. In 1861, the status Colorado City enjoyed as a capitol and regional trading center was short-lived. Only one session of the territorial legislature was ever held in the town. On July 7, 1862 shortly after convening, the members of the legislative body adjourned to Denver, dissatisfied with the poor accommodations and working conditions they had found in Colorado City. Soon afterwards the outbreak of the Civil War and Indian skirmishes along the Arkansas River redirected much of the westward traffic through Denver. As a consequence, Colorado City declined and its population dwindled. Even the physical area of the town was reduced during this period, as many of the original buildings were moved into the outlying areas by residents who took up ranching and farming.

After approximately two decades of inactivity, the coming of the railroads and the discovery of gold at Cripple Creek signalled a new beginning for Colorado City. The Colorado Midland Railroad, chartered in 1883, set up its administrative and operating headquarters in the town. Soon gold processing mills and several other industrial concerns located in and around Colorado City to take advantage of the convenient rail access. The town boomed as Colorado City became a major employment center for the surrounding region. Additionally, a further contribution to the town's growth during this time was the fact that there was no restriction upon the sale of liquor in Colorado City. Saloons, brothels, and gambling houses sprang up in the town to serve the working population and the residents of nearby Colorado Springs which was dry.

In 1887 Colorado City was incorporated. The next year the first Colorado City Hall was built. Costing \$5,000, the building housed the city jail, the fire department, and four rooms which comprised the city offices. It was located on what is now the 2900 block of Colorado Avenue, near the heart of the initial settlement of Colorado City. In the late 1880s, however, this location proved to be too far away from the center of the town's activity. Most of the saloons and brothels were located along Colorado Avenue and the parallel street, Cucharras, from the 2400 to the 2700 block. Transporting prisoners to the jail required the use of wagons and proved to be expensive and inconvenient. Thus, due to the poor location of the first city hall, a second city hall was constructed at 26th and Cucharras only four years after the completion of the first.

Although only servicing the community's municipal needs for a short period, the

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

see Continuation Sheet

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .1148

QUADRANGLE NAME Colorado Springs, Colorado QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1 3	5 1 1 4 2 0	4 3 00 1 7 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION The nominated property is situated on city lots #17 and #18, Block #150 in the O.L. & Q. Second Addition in the City of Colorado Springs.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE Deborah Edge Abele, Redevelopment Planner

ORGANIZATION City Planning Department

DATE December 18, 1979

STREET & NUMBER P.O. Box 1575

TELEPHONE (303) 471-6692

CITY OR TOWN Colorado Springs

STATE Colorado

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL NA STATE NA 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 William C. Hammond

TITLE State Historic Preservation Officer

DATE 4.7.82

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

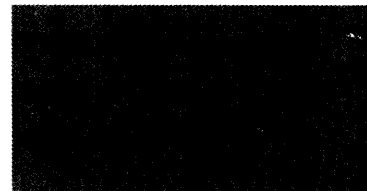
Entered in the  
National Register

DATE 6/3/82

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

**United States Department of the Interior  
Heritage Conservation and Recreation Service****National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

Significance

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property has continued to be a visual, architectural, and service oriented landmark throughout its long history. From about 1892 until 1902 the building was known variously as the Ward or Whittier School. Then in 1902, the structure served as a hotel. Some time after that, a church and sunday school occupied the premises followed in the thirties and forties by a bottling plant and garage. The building has served a variety of commercial uses since the 1950s.

Its current restoration, which has included the removal of an intrusive front porch, returns the structure to its early, celebrated Victorian appearance.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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Continuation sheet Major Bibliographical  
Reference

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Ormes, Manley Dayton. The Book of Colorado Springs. Colorado Springs: The Denton Printing Company, 1933.