OCT 03 1988

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines* for *Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

(Form 10-900a). Type all entr	les.					
1. Name of Property						
historic name	Inez Johnson	Lewis School		<u></u>		
other names/site number		School District	#38 Administrati	on Building		
				<u> </u>		
2. Location						
street & number	146 Jefferson	Street	· · · · · · · · · · · · · · · · · · ·	n/a not for publication		
city, town	Monument			n/a vicinity		
state Colorado	code CO	county E1 Pase		21 zip code 80132		
	0					
3. Classification		······				
Ownership of Property	Categor	ry of Property	Number of Res	sources within Property		
private	X buik		Contributing	Noncontributing		
X public-local	distr		1	0 buildings		
public-State	☐ site			sites		
public-Federal		cture		structures		
				objects		
				0 Total		
Name of related multiple p	property listing		Number of con	tributing resources previously		
N/A	hoperty insting.			ational Register0		
4. State/Federal Agen	cy Certification					
National Register of His In my opinion, the prop Gignature of certifying offic State Historic State or Federal agency a	storic Places and meet erty zmeets doe cial <u>Preservation Of</u> nd bureau	ts the procedural and pr s not meet the National fficer	ofessional requirements Register criteria. Se	<u>9-27-88</u> 		
In my opinion, the prop	• •	s not meet the National				
Signature of commenting of	or other official			Date		
State or Federal agency a	nd bureau					
5. National Park Servi	ce Certification		· · · · · · · · · · · · · · · · · · ·			
I, hereby, certify that this p	property is:	4				
entered in the National See continuation shee determined eligible for Register. See contin determined not eligible National Register.	Register. et. the National	Allour 3	yer interior	Logist en // /3/88		
removed from the Nation of the Nation of the Nation of the state of th	onal Register.					

Historic Functions (enter categories from instructions) Education - school		ions (enter categories from instructions)	
Social - meeting hall	Social: Meeting hall, clubhouse, civic		
Recreation and culture - auditorium			
7. Description			
Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)		
	foundation	Concrete	
Mission/Spanish Colonial Revival	walls	Brick	
		Asphalt	
	roof		

Describe present and historic physical appearance.

The original part of the Inez Johnson Lewis School is a two-story, rectangular, brick Mission Style structure (Photo 1). Constructed in 1920 by D. R. Robb, the style is characteristic of the school's architects, MacLaren and Hetherington of Colorado Springs. This public institutional building is of masonry loadbearing construction, clad in red brick in a common bond pattern (every seventh course is composed of headers). The side walls are embellished with protruding string courses of headers and rowlocks (Photo 2) which form decorative, geometric patterns and break up the plain effect of these large walls. Additionally, the first floor line is established by a protruding belt course of rowlocks on each wall which also creates a decorative effect (Photo 3).

Typical of symmetrical Mission Style buildings, the roof is a low pitched, hip roof with relatively wide overhanging eaves. There are two stepped gables on the front of the building. When originally constructed, these were curvilinear rather than stepped with a cement coping (Photo 4, date of alteration unknown). Other roof details include ornamental stickwork modillions on the cornice (Photo 5). Two tall interior brick chimneys are placed along the rear wall of the building.

Windows in the school are of simple wood sash, double-hung design. Most of the original two-over-two windows were replaced with aluminum frame components in the mid-1960s. Five bays are distinguishable due to symmetrical fenestration (Photo 1). Windows in either end of the front and rear facades are grouped into bands of five each on the first and second floors. Single windows at the basement level have been bricked in. The two entrance bays (front facade only) have paired windows on the top two levels, placed slightly above the window alignment of the adjacent bays. These bays also have a single, narrow window in the attic space of the stepped gable. The fifth and center bay has a band of four windows on the top floor and three single windows on the first floor. These are aligned with the five-window bands, and are separated by a name and date panel of cast cement (Photo 6). Lintels and sills appear only on the small windows in the stepped gables which have segmental arch lintels and lug sills.

The two entrances to the Inez Johnson Lewis School are recessed and arched as commonly seen in Mission Style buildings. The outer course of rowlocks on the arch blends into the overall brickwork ornamentation which bands the entire structure. These entries are large but restrained and simple in detail (Photo 7). Their paired wooden doors are slab and glass, highlighted with sidelight panels on either side and a transom to light the entrance vestibule.

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The red brick gymnasium was added in 1929, although a potential addition was indicated on the original building plans. Designed by architect Harold R. Smith, the gym is even more functional in appearance than the main school structure. Brick coursing is consistent with that of the main building, and a stepped gable end facing a slightly rounded roof repeats the style of the gables on the school (Photo 8). The gym has single, steel casement multi-paned windows which are evenly spaced along the side wall (Photos 9 and 10). Details of note on the gymnasium are the cast-iron anchors for the tie rods which punctuate the end wall above the entrance (Photo 11). Until recently removed, these anchors were adorned by cast-iron stars. A second red brick addition was constructed in 1953, designed by Francis and Guy Associate Architects as a combined lunch and music room. This flat-roofed addition is attached to the north wall of the gymnasium (Photos 8 and 12). The brick on this addition is also similar to that of the original building and thus, does not significantly alter its integrity.

The interior of the school reflects the utilitarian nature of this institutional building. Two staircases ascend from both main entrances to the first floor, then to a landing which has a two-story ceiling height, and then to the second floor. Short stairs also descend from the entrances to the basement level. The first floor is divided into four classrooms surrounding a large common space at the top of the stairs. The floor plan of the second level has changed since the gymnasium replaced the auditorium originally on this floor. After the addition, the second floor was divided into six classrooms and two larger rooms for a study hall and library. Again, the rooms on the second floor all line an open, common corridor at the top of the stairs. The basement was used for utility rooms and classes similar to modern day shop and home economics. The gymnasium and lunch/music room additions are also on this level.

Original walls are covered with a simple smooth plaster treatment and floors appear to have been either wooden, as in the gym and on the upper two levels, or linoleum tile as in the utility areas of the basement. Most floors have since been covered with carpeting or new tile. Other alterations were done for cosmetic or code conformance purposes, the most extensive of which were completed during 1965 and 1966. Various phases of the work included rewiring and modern electrical service throughout, replacement of windows as previously mentioned, plumbing modernization, new doors, partitions and flooring, and the renovation and addition of exterior doors and fire escapes on the second floor of either end wall. The window replacement and fire escape addition had the most effect upon the school's present exterior appearance. Additionally, minor stage alterations were done in 1949 by architects Thomas and Sweet.

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More recent work has occurred since the structure was converted to administrative functions. Last used as a high school in 1982, interior alterations done since then include partitions in the classrooms for offices, carpeting and additional wiring changes for communications and computer equipment. Much of the original interior fabric remains intact and the changes have done little to effect the over-all integrity.

Other related structures exist on the eighteen-acre site owned by the school district (see sketch map), but are not a part of this nomination. A large school facility lies southeast of the Inez Johnson Lewis School. This building was originally constructed in the late 1960s and several additions to it have been done since then to house the district's middle school. A second building, constructed in 1972 as a library, lies just south of the old school and currently is vacant. The three structures are linked by a courtyard and walkways which surround a parking/bus turnaround area. None of these are included in this nomination.

The site also includes two tennis courts in front of the Inez Johnson Lewis School, and an outdoor playing field complex south of the buildings. These are not part of the nomination. Originally a very barren site on the edge of town, plantings have occurred over the years to make it more hospitable, although without a formal landscape scheme. Vegetation primarily consists of mature pines which line the adjacent streets, smaller tree groups between buildings and turf areas.

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8. Statement of Significance			· · · · · · · · · · · · · · · · · · ·	
Certifying official has considered the	significance of this pro	perty in relation to other pr		
Applicable National Register Criteria			••• •	
Criteria Considerations (Exceptions)		DEF [G	
Areas of Significance (enter categorie Education	s from instructions)	Period of Significa 1920-1938	eance Significant D <u>1920</u> <u>1929</u>	ates
		Cultural Affiliation	1	
Significant Person N/A			<u>'homas & Hetherington, T.D</u> [Builder) (Archit	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Inez Johnson Lewis School is historically significant under Criterion A for its representation of educational developments and advancements in El Paso County, Colorado. It was one of the first buildings constructed in the region for the purpose of consolidating students in order to provide a higher quality education beyond grade school. The Lewis School is characteristic of buildings constructed during the consolidation of rural schools in El Paso County in the 1920s.

The large, red brick building stands on its original site and has continuously been utilized and maintained by its owner, the school district, since its construction in 1920. "Big Red" (as it is fondly called by locals) has always been an integral part of the Monument community. Its design, setting and materials are recognizable as an institutional building, bringing it an added sense of distinction. Today, as when originally constructed, the school is widely regarded as a town landmark and it continues to house school and other activities that join people into a community. This was the second consolidated school to be constructed in the county and is now the oldest since the first school has been demolished.

HISTORIC CONTEXT

In the mid 1910s, Monument was a prosperous small town in the northern El Paso County, Colorado area known as "the Divide". It boasted many typical businesses and services such as the new Monument State Bank, the mercantile, meat market and post office; as well as several unique ones including a cheese factory, an ice plant and surrounding farmlands for well-known potatoes. In 1916, Monument even had a championship baseball team.¹

School was being held in a three-room white frame building. Until 1917, only the first eight grades were taught by two teachers. A third teacher was hired so the first two years of high school could be taught. In the smaller communities and rural areas surrounding Monument, children attended one-room country schools which

9. Major Bibliographical References	
Burns, Ruth Miles. "Memories of Country So manuscript. "Country Schools: An Ame Collection, Norlin Library. Universit	erican Legacy". Western History
<u>Colorado</u> Springs Gazette	
Colorado Springs Gazette and Telegraph	
El Paso County Assessor's Office. Property F	Record Card and Assessors Map.
El Paso County Clerk and Recorder's Office.	General Records.
El Paso County Democrat	5 CO 36
Previous documentation on file (NPS):	See continuation sheet
preliminary determination of individual listing (36 CFR 67)	Primary location of additional data:
has been requested	State historic preservation office
previously listed in the National Register	Other State agency
previously determined eligible by the National Register	Federal agency
designated a National Historic Landmark	Local government
recorded by Historic American Buildings	
Survey #	x Other Specify repository:
Record #	Kristen Ashbeck, personal file
10. Geographical Data	
Acreage of property1.17 acres	
.,	
UTM References A 1 3 5 1 1 2 1 0 4 3 2 6 6 8 0 Zone Easting Northing C	B I I I Zone Easting Northing D I I
	See continuation sheet
Verbal Boundary Description	
The nominated property is shown in a cross-ha of El Paso County Assessors Map 71154. It is Block 8, Addition 1, Town of Monument, which i owned by the School District. It is 154.5' x	s comprised of Lots 1,2,3,4, and 5, is a portion of the entire parcel
	See continuation sheet
Boundary Justification	

The nominated property constitutes those lots originally deeded to the School District for the purpose of construction of the Inez Johnson Lewis School.

See continuation sheet

11. Form Prepared By

name/title	Kristen Asbeck, ATCP	
organization	Town of Monument	date <u>May_1988</u>
street & number	P. O. Box 911/155 South Jefferson	
city or town	Monument	

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did not even offer that. If a student wished to complete a high school education, he or she had to attend one of the fine schools already established in Colorado Springs, at least thirty miles from home.

However, during this same period of history, significant changes were taking place in American rural life. In 1908, Theodore Roosevelt had formed the National Commission on Country Life to find solutions for rural problems, not the least of which was "the rural school problem". Consequently, school administrators across the country and state were heeding the call to reform education, a major component of which was consolidation. Paved roads and the advent of automobiles and school buses eliminated the need to have schools within walking distance of pupils.²

Inez Johnson Lewis, for whom the building was named, was instrumental in the school consolidation movement in El Paso County, Colorado. She was first elected to the El Paso County Superintendents of Schools in January, 1909. She served until 1913, and then again in a second term from 1915 to 1928. It is with this latter period that the Inez Johnson Lewis School has its significance. The school stands as a monument to the changes and developments made in the El Paso county school system during this time, and to the woman who made them come about. Mrs. Lewis alone is often credited with bringing the county school system up to a high quality level.³ When she took office, only two communities in El Paso county outside of Colorado Springs had high schools. Only two percent of the students in outlying areas could live at home and go to high school. The rest of the schools in her jurisdiction were one-room country schools.

Although the consolidation movement was started as a means of improving school conditions, it often sparked bitter and determined opposition. As Mr. C.G. Sargent wrote in his introduction to <u>The Rural and Village Schools of Colorado</u> (1914), "Few movements within the history of the county have aroused more interest or provoked more discussion."⁴ He was writing of the consolidation of country schools in a western Colorado County but the same held true in El Paso county. Many rural people felt that to lose their one-room school was to lose the focus of their community. Still, Mrs. Lewis believed that young adults needed a high school education and that the most practical way to offer it was to join smaller school districts together into a single district. She worked tirelessly during her second term as superintendent to create public sentiment throughout the county in favor of the improvements she felt were needed, and then to implement them.

The educational reform began to be realized in the rural communities of El Paso county in 1917 when Peyton became the first consolidated school district and thus was able to start offering a full high school course of study.⁵ Just before the school year began in 1919, the Monument School District became the second consolidated district when it joined three smaller districts: Pring, three miles south of

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Monument; Husted, six miles south; and Stout which was east of Husted. The Elton and Gwillimville districts also joined the consolidated district soon thereafter. In the fall of 1920, Mrs. Lewis' efforts culminated with the opening of the new consolidated high school in Monument, aptly named for her.

Other consolidated districts followed, and numerous new schools including Falcon (1920) and Edison (1922) were pointed to with pride by El Paso county residents. These new schools were larger, more modern and of more substantial materials. Most were two story masonry structures of a simple rectangular plan, but none were as highly regarded as the Monument school.

The building's architects, MacLaren and Hetherington, were prominent at the time, known both individually and as a firm⁶ for their many homes and commercial and public buildings throughout the Pikes Peak region. Some of the best examples are the fine residences in the North End neighborhood of Colorado Springs and, closer to Monument, the Woodmen Sanitorium located just south of the Air Force Academy. Their work is typical of design in the early industrialized period from the 1890s to the early twentieth century. The Mission Style Inez Johnson Lewis School is not as detailed or as ornate as other MacLaren and Hetherington buildings. However, the school is an example of the architects' variety of work in the area, and it stands as a reminder of the practical nature of the rural community of Monument which wanted no more than a distinctive, yet functional and simple structure. Indeed, the structure was one which the community was proud of ---"It is planned to make the new school building modern in every respect. Laboratories for scientific study and for domestic science and manual training will be a part of the building. A large auditorium to be used as a school assembly room and a social center will be a feature of the building."--reported the Colorado Springs Gazette. On the other hand, the architects were careful to closely follow what is noted on the original plans as "Established Principles of School Planning"--which largely dictated the smiple shape, the symmetrical window placement and fenestration, and the functional floor plan.

These new consolidated schools, just as the one-room schools, served the gamut of community functions. The Inez Johnson Lewis School was a boon to the Town of Monument. It not only improved educational opportunities, it also enhanced the social life of the community. The auditorium and gymasium doubled as town meeting hall, movie theater and church, while other rooms were used by boys and girls clubs and other extra-curricular activities which began to evolve. The building became the focus and symbol of the community.

Although the first graduating classes numbered only one or two students, the Inez Johnson Lewis School was placed on the accreditation list of the North Central Accreditation Association in 1925 while Donald McKay wore the multiple hats of

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school superintendent, principal and mathematics teacher. The main obstacle to accreditation had been the lack of electricity at the school. For the first few years, gas lanterns were hung from the ceilings for lighting as the entire Town of Monument had no electricity at the time. Mr. McKay was influential in getting the school board to authorize wiring the school for electricity so that accreditation could be granted. While Mrs. Lewis served as a Colorado State Superintendent of Public Education in later years (1929 to 1937), she twice visited her namesake school to deliver the commencement address.

Additions to the school have occurred over the years including the gymnasium and cafeteria, as have some modern intrusions such as window replacement and the construction of fire escapes. Contrary to the belief that these detract from the architectural integrity, the changes actually suggest the historical evolution of the structure commensurate with both educational advancements and growth of the community. It can be recognized instead that the Inez Johnson Lewis School has yet to complete its useful life for the school district and the Town of Monument. The town is on the verge of the greatest growth period it has ever experienced⁸ and, as this new development occurs, the importance of retaining what is left of the town's original structure is paramount. Second Street is to become the main entrance corridor into downtown, ⁹ thus there is an opportunity to use the school as a "showpiece", making a statement of what the Monument community was and is.

Through the initial advent of electrical wiring, to rewiring to accomodate computer systems, "Big Red" has served (and continues to) its functions well and has retained enough of its significant design features and feeling to still be recognized as a local landmark. Few of the consolidated schools of El Paso county built during the tenure of Inez Johnson Lewis have retained this significance. Some are still used as elementary schools or have taken on new functions; several, including the Peyton school have already been lost; ¹⁰ and others have been abandoned and await a similar fate. Although other related school buildings have been constructed in the vicinity of the Monument school, its present use as administrative headquarters for the district attests to the fact that it retains sufficient integrity to convey the feelings of dedication to education and community that pervaded the ideals of Inez Johnson Lewis at the time of the school's construction.

Because the school was used as a high school until 1982, the period of significance has been arbitrarily ended at 1938.

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- Freed, Elaine and David Barber. <u>Historic Sites and Structures</u>: <u>El Paso County</u>, Colorado. 1977.
- Gottfried, Herbert and Jan Jennings. <u>American Vernacular Design</u>: <u>1870 1940</u>. Van Nostrand Reinhold Company, New York. <u>1985</u>.
- Gulliford, Andrew. America's Country Schools. National Trust for Historic Preservation. The Preservation Press. 1984.
- Hawes, Jane. Country Schools El Paso County, Colorado. 1976. Local History Library. Pioneers Museum, Colorado Springs, Colorado.
- Kettle, Georgiana. <u>Achievements in El Paso County, Colorado A History of the</u> <u>El Paso County Superintendents of Schools</u>. Local History Collection. <u>Penrose Public Library, Colorado Springs</u>, Colorado
- Lavelett, Lucille. <u>Through the Years at Monument</u>, <u>Colorado</u>. Valliant Presses, Colorado Springs, Colorado. 1975.
- Lavelett, Lucille. Personal interviews. Town of Monument, Town Historian.
- MacLaren and Hetherington Architects. Original drawings and renderings. Lewis-Palmer School District #38.
- MacLaren, Thomas. <u>Illustrations of Work</u>. Local History Collection. Penrose Public Library, Colorado Springs, Colorado.
- Walters, Thomas. "Thomas MacLaren and Colorado Springs' North End". Unpublished manuscript. Local History Collection. Penrose Public Library, Colorado Springs, Colorado.

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FOOTNOTES

1. Lavelett, Lucille. <u>Through the Years at Monument, Colorado</u>. (Valliant Presses. Colorado Springs, Colorado. 1975) Photograph Section.

2. Gulliford, Andrew. <u>America's Country Schools</u>. (The Preservation Press, Washington, D.C., 1984) p.41.

3. Colorado Springs Gazette and Telegraph. (January 6, 1929) p.4.

4. Gulliford, Andrew. op.cit. p.43.

5. Hawes, Jane. <u>Country Schools - El Paso County</u>, <u>Colorado</u>. (1976) p.29. Although this is reported in several sources, Mrs. Lewis' own report in 1917 tells that the record regarding organization of the Consolidated School at Fountain is missing but this school was organized as a consolidated school in 1903. See <u>Achievements in El Paso County</u>, <u>Colorado</u>: <u>A History of the El Paso County Super-</u> <u>intendents of Schools</u>.

6. Thomas MacLaren parcticed architecture in Colorado Springs beginning in 1894 and succeeding thirty years, during which he worked with several associates as well as on his own. According to records of his work, his practice with T. D. Hetherington spanned seven years, 1917 to 1923. See "Thomas MacLaren and Colorado Springs' North End" by Thomas Walters and Thomas MacLaren's Illustrations of Work.

7. Colorado Springs Gazette. (October 6, 1919) p.5.

8. Colorado Springs Gazette Telegraph. (October 5, 1987) p. A-1.

9. Monument Comprehensive Plan. El Paso County Land Use Department. April 1984.

10. On July 24, 1954, the Peyton School was destroyed by fire. See <u>Country</u> <u>Schools - El Paso County</u>, Colorado. 1976. p.31.

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NOTE: Information in items 1 through 5 is the same for all photographs.

Inez Johnson Lewis School Monument, Colorado Photographer: Kristen Ashbeck Date: May 8, 1988 Location of Negatives: Kristen Ashbeck, personal file

- Photo 1 East facade, view NW
- Photo 2 Brick detail on north and south facades
- Photo 3 Southeast corner of building showing belt course
- Photo 4 Historic photograph of page in Thomas MacLaren's <u>Illustrations</u> of <u>Work</u>. The Inez Johnson Lewis School upon completion in <u>1920</u>.
- Photo 5 Cornice detail
- Photo 6 Name and date panel on east facade
- Photo 7 One of two main entrances east facade
- Photo 8 View from west of gymnasium (right) and lunch/music room (left) additions, view E
- Photo 9. Gymnasium window on south facade
- Photo 10 View from southeast of south facade with gymnasium addition (left)
- Photo 11 Tie rod above gymnasium door west facade
- Photo 12 View from northeast of north facade with lunch/music addition (right)





