

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 6 1987

date entered FEB 5 1987

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

1. Name

historic Gwynne-Love House

and/or common Goldmuntz Cascade House

2. Location

street & number 730 North Cascade Avenue n/a not for publication

city, town Colorado Springs n/a vicinity of

state Colorado code 08 county El Paso code 041

3. Classification

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

4. Owner of Property

name Barry and Phyllis Goldmuntz

street & number 153 Capitol Hill

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

5. Location of Legal Description

courthouse, registry of deeds, etc. El Paso County Clerk and Recorder's Office

street & number 200 South Cascade Avenue

city, town Colorado Springs state Colorado

6. Representation in Existing Surveys

title Colorado Springs Downtown Intensive Survey has this property been determined eligible? n/a yes no

date 1982 n/a federal state n/a county local

depository for survey records Office of Archaeology and Historic Preservation, CHS

city, town Denver state Colorado

7. Description

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

Describe the present and original (if known) physical appearance

730 North Cascade Avenue, constructed in 1886, is an imposing Victorian era dwelling which dominates its block and views from the adjacent Monument Valley Park. It is situated on a bluff on a large tree-shaded lot that is located immediately south of the Colorado Springs Fine Arts Center and Colorado College and to the north of the city's growing downtown. Although the building currently houses professional offices as well as apartments, its appearance still reflects its original construction and use as a fashionable home for the well-to-do. Its unaltered condition makes an important contribution to the area in which it is located which is one of the few remaining collections of residential buildings dating from Colorado Springs' early history.

The building, which combines Queen Anne forms and English detailing, is an excellent example of the domestic architecture that was constructed in Colorado in the late nineteenth century. The house is a substantial, two and three story, irregularly shaped structure. Its roof is multi-planed, asymmetrical with prominent gables, a hipped dormer and various gables, hipped and pyramidal projections. A hexagonal roof caps a three story tower which extends the height of the building's southeast corner. Four tall stone chimneys protrude from the roof and emphasize the vertical lines of the massive house.

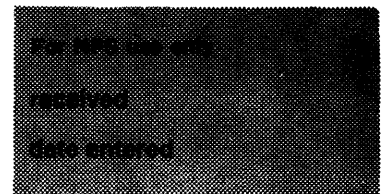
A variety of materials animate the structure's exterior and give it texture. Rock-faced random ashlar with a cut stone water table is found in the foundation and used in the first floor exterior walls and ground level porch walls. The light brown, pinkish stone was quarried from the "Divide," a name originally applied to the area north of Colorado Springs in the general vicinity of Monument Hill. Wood shingles cover the second story walls as well as portions of the first and third story wings and additions. An undulating pattern of the shingles embellish the corner tower and delineate its third floor. The large roof gables are decorated with half-timbering which gives the building a definite English character and exemplifies the "Little London" influences which distinguished Colorado Springs during its first decades.

Against the textural backdrop, an assortment of detailing is used to further ornament the building's exterior. The projecting gables of the north, south, and west elevations are bracketed with small rounded modillions. Two pairs plus a central bracket, larger in size, embellish the gable on the Cascade Avenue facade. Moulded bargeboards provide the raking trim for the various roof gables. Recessed panels head a second story, flat roofed bay window. Stonework creates an arch of radiating voussoirs which frames the building's central doorway. Simple rockwork and decorative moulding embellish many of the other openings into the house including the double oriel windows above the front porch roof.

The dwelling contains three ground level porches and two enclosed sleeping porches on the southwest corner of the second and third floors. The location of these sleeping porches is typical of housing built for the early health seekers who settled in the community--as mountain views

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were believed to benefit recuperation. Initially the home was constructed with only two first floor porches which included a large verandah that wrapped around the home's east and south facade and a small gabled roofed porch at the home's rear entrance on the northwest elevation. In 1914 a third porch and an additional entrance was constructed on the northeast side of the house. The new porch had a flat roof which created a second story balcony. The pedimented gable of the porch roof resembled that found on the main entry. As part of this construction, the wooden balustrade and turned columns of the original verandah was replaced with a low stone wall that was also used to enclose the new porch. The appearance and construction of the stone porch walls is identical to that found in the original stonework of the building.

There are numerous openings to the building. For the most part the windows are rectangular in shape, double-hung, sash windows. Their combination, size, and embellishment with leaded glass and decorative lights varies, however. Several different types of bay windows can be found within the tower and on each elevation. A pair of distinctive oriel windows, framed with decorative moulding, adorns the building's main facade. The Cascade Avenue facade also contains the central doorway to the building. The entrance door is a handsome wood, double-leaf door with multiple panels and leaded glass. It is flanked by similarly styled side panels and headed by an arched, glass transom.

Over the past century, with changes in ownership and use, there have been changes made to the arrangement of the interior walls and rooms of the approximately 10,000 square foot house. Flooring, floor coverings, wall and ceiling finishes, hardware and mechanical systems also have been replaced or updated. The effect of these alterations has been mitigated, however, by the similarities in the space requirements for its use as a residence for a large family and staff, a boardinghouse, an apartment and, now, private professional offices. Additionally, the high ceilings and spacious rooms have been maintained throughout the various remodelling work which helps preserve the original character of the interior space.

The most distinctive feature of the present day interior is the wood-working found within the central corridor, first floor rooms and the three story staircase. Untouched from its original construction by the carpenter, S. W. Sessions, the trim is significant for its rich materials, quality craftsmanship and degree of intactness. This woodworking includes a dark stained oak panelled wainscot along the walls of the first floor and stairwell, turned spindles trim in the entry hall, ceiling beams, carved mouldings around door and window openings and built-in panelled benches on the second floor landing of the stairway. The staircase is further distinguished by carved newel posts and an elaborate balustrade of different kinds of turned spindles. Additional appointments in this area includes an oval, bevelled mirror in the entry hall, leaded and bevelled glass and Van Briggie tile fireplaces.

8. Significance

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

Specific dates 1886 **Builder/Architect** ~~XXXXX~~ Willard B. Perkins

Statement of Significance (in one paragraph)

The Gwynne-Love House is significant for its excellent representation of the buildings that distinguished Colorado Springs in its early history. It is one of the last of the large and stately homes that once lined North Cascade Avenue and is architecturally important within the community with a combination of Queen Anne and English styling. Additionally, the building and its site has historical significance because of its association with the social and economic forces that shaped the development of Colorado Springs. Its ownership and use mirror well the town's population and economy in the late 1800s and 1900s. Accordingly, 730 North Cascade Avenue provides an important link with the people and events that have given Colorado Springs its distinctive historic character.

Cascade Avenue is the westernmost of the broad boulevard style streets of the Original Townsite of Colorado Springs which was platted and recorded in 1871. It was part of a plan by the town founder, General William J. Palmer, and his town company, the Colorado Springs Company, to create a resort-like setting for their new settlement which was being promoted to the wealthy and leisured classes of the Eastern United States and the British Isles. The blocks laid out along Cascade Avenue were one of the first areas of building within the community. Their development illustrates well the transition from a frontier town to an established community with modern conveniences and amenities that Colorado Springs experienced in the last decades of the nineteenth century.

In 1883 the Colorado Springs Company extended the boundaries of the town north along Cascade Avenue with "Addition # 5 to Colorado Springs." The addition contained a dozen picturesque places created by a series of curvilinear streets overlooking Monument Creek along the west side of Cascade Avenue between the commercial center and Colorado College. This was a lay-out that was rare for a western community. The design, however, attests to the efforts and planning by the town company to give their settlement a distinctive appearance and charming character.

The plan for Addition #5 was successful and the area attracted many well-to-do settlers who came to the town because of its promotion as a health resort. During the 1880s a number of large handsome homes were built on North Cascade Avenue by these health seekers. As a group, the 1880s houses were an outstanding collection of buildings that were designed by architects and constructed of costly materials. Their substantial size, appointments and expansive grounds were appropriate displays of the wealth of the new community. 730 North Cascade is one of the few intact examples of the residential construction which occurred at this time. It was commissioned by Edmiston Gwynne, designed by Willard B. Perkins and constructed by Clement & Russell. Construction began in October of 1886. Soon after the house was completed, Mr. Gwynne died at the age of twenty-five. It is presumed that Edmiston was a wealthy young man who came to the area for health

9. Major Bibliographical References

Abele, Deborah Edge. Downtown Intensive Survey Report. Colorado Springs: City of Colorado Springs, 1985.

Facts. "Miss A.A. Warren's Boardinghouse," Volume 4, Christmas Edition, 1898, p 46.

Gazette Telegraph. October 15, 1886, December 8 & 10, 1887.

10. Geographical Data

Acreeage of nominated property .88

Quadrangle name Colorado Springs

Quadrangle scale 1:24000

UTM References

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Verbal boundary description and justification That portion of Lots 7 & 8 and the North 25 feet of Lot 6 in Block 1 in Addition No. 5 to the City of Colorado Springs, lying EAST of line 20.1 feet Easterly from and parellel with the West lines of said Lots 6, 7 & 8, El Paso County, Colorado.

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Deborah Edge Abele

organization N/A

date September 17, 1985

street & number 1502 No. Custer Avenue

telephone 635-2065

city or town Colorado Springs

state CO 80903

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

n/a national n/a state X 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

date 12-23-86

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

Entered in the
National Register

date 2-5-87

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
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received
Date entered

Continuation sheet Significance

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reasons as early records provide no clue as to his occupation. Instead it is noted only that he was popular, a fine musician and organizer of the "Amateur Society" for music and active in many social and civic organizations. Why Mr. Gwynne constructed such a large home for a single young man is not readily clear. However, an 1886 newspaper account of the groundbreaking provides some insight with the statement that the plans for the house would have it cover as much ground as Hagerman's, a mansion built on the 600 block of North Cascade Avenue the year before. Hence, Gwynne's construction of the house is representative of the competitive building that characterized Colorado Springs in the late 1800s.

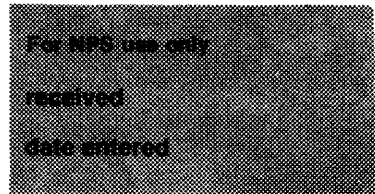
After Edmiston Gwynne's death, 730 North Cascade Avenue was converted into a residence guest house like many other of the other large homes during the turn-of-the-century. The conversion was a response to the growth of the community and the increased demand for housing generated by the 1891 Cripple Creek gold discovery and the associated publicity. During its use as a boardinghouse, the building was managed by several noteworthy early residents including Miss Augusta A. Warren, a former manager of the first Antlers Hotel. Under Miss Warren's operation the house was well known for "those substantial, home-like apartments which were very popular, and year after year her house was filled...(with) the fashionable element as well as the more substantial...gathering together in those spacious parlors, enjoying the hospitality of their hostess." (Facts, p.46) Her niece, Mrs. E.S.Giles, took over management of the building in 1898 following Miss Warren's death. She was replaced in 1902 by Mrs. M.L. DeCoursey, widow of Captain Marcellin DeCoursey, an associate of Palmer's from his Fifteenth Pennsylvania Volunteer Calvary and a principle in the early town company.

In the twentieth century the ownership of the house repeated the pattern established during the 1800s. In 1914 it once again became a private residence for the well-to-do. It was purchased by a mill owner from Indianapolis who came to Colorado Springs for his son's health. After the family's relocation the son, Robert Irving, did improve. Although attended by a live-in nurse for most of his life, Robert Irving Love lived to be eighty-two years old. He raised five daughters in the home. Under the Love family's ownership, the grounds were extensively landscaped and many improvements were made to the house. Fortunately, the wealth of the family enabled them to provide for the necessary maintenance and make improvements in a manner that preserved the architectural integrity of the building. Their care is a primary reason for its excellent condition today. In the 1950s it was purchased by Douglas Crouch and turned into an apartment house. It was sold to the current owners in 1976 who continued its operation of the apartments and added several professional offices.

Throughout its history, the Gwynne-Love Residence has served as a visual landmark on North Cascade Avenue and an important manifestation of the people, wealth and influences that characterized the early community of Colorado Springs. Its significance has steadily increased during the last two decades as the other large homes on the surrounding blocks have been irreversibly altered or razed to make way for modern structures. At one

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time, 730 North Cascade was part of a collection of Victorian era houses that included several hundred. Today it is one of only approximately a dozen large intact historic homes within the city's center and one of the very few with Queen Anne styling. Listing of the building on the National Register of Historic Places will formally recognize the significance of the Gwynne-Love Residence and its importance to the historic character of Colorado Springs. ✓