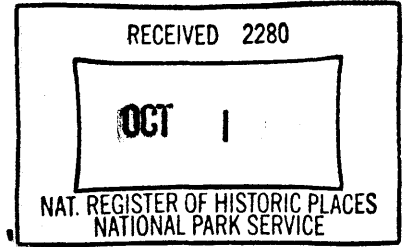


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Edgeplain

other name/site number Bass-Arthur House; 5EP5097

2. Location

street & town 1106 N. Nevada Avenue N/A not for publication

city or town Colorado Springs N/A vicinity

state Colorado code CO county El Paso code 041 zip code 80903

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

*Georgina Delgado* 9/8/06  
Signature of certifying official/Title Date

Colorado Historical Society, Office of Archaeology and Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

*[Signature]* 11-21-06  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

- public-local
- private
- public-State
- public-Federal

**Category of Property**  
(check only one box)

- district
- building(s)
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Function**  
(Enter categories from instructions)

EDUCATION/education-related  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation	STONE/sandstone
walls	STONE/sandstone
roof	WOOD/wood shingle
other	STONE/sandstone

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Description**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Narrative Statement of Significance**

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(enter categories from instructions)

ARCHITECTURE \_\_\_\_\_

SOCIAL HISTORY \_\_\_\_\_

**Period of Significance**

1901-1922 \_\_\_\_\_

**Significant Dates**

1902 \_\_\_\_\_

**Significant Persons**

(Complete if Criterion B is marked above)

Arthur, Chester Alan II \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_

**Architect/Builder**

Douglas, Walter Farquar \_\_\_\_\_

Hetherington, Thompson Duncan \_\_\_\_\_

Willard, A.C. \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

Colorado College, Tutt Library \_\_\_\_\_

**10. Geographical Data**

Acreage of Property Less than 1 acre

**UTM References**

(Place additional boundaries of the property on a continuation sheet.)

1 1/3 5/1/5/5/5/4 4/2/9/9/8/9/9  
Zone Easting Northing (NAD 27)

2 / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / /  
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

**Boundary Justification**

(Explain why the boundaries were selected.)

**11. Form Prepared By**

name/title R. Laurie Simmons and Thomas H. Simmons, historians (prepared for the property owner)

organization Front Range Research Associates, Inc. date 26 May 2006 (revised)

street & number 3635 West 46<sup>th</sup> Avenue telephone 303-477-7597

city or town Denver state CO zip code 80211

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

**Property Owner**

name/title The Colorado College

street & number 14 E. Cache La Poudre Street telephone \_\_\_\_\_

city or town Colorado Springs state CO zip code 80903

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Edgeplain, El Paso County, Colorado

## Narrative Description<sup>1</sup>

### Introduction

Laying of the corner stone of our new home, Edgeplain, was by my boy, aged three years, now a grandfather. In kilt and tam o'shanter, yellow curls blowing in the wind, he used the trowel and set the stone with a hammer's blow. There was a large gathering. Champagne was not a sin; he broke a bottle on the stone and we served it with a bountiful repast, in a tent near the foundations.

--Frances Metcalfe [Bass] Wolcott, 1932<sup>2</sup>

Edgeplain is a two-and-a-half-story sandstone residence located in the northeastern quadrant of the Colorado College campus at 1106 North Nevada Avenue in Colorado Springs, Colorado (See Figure 1 and Photograph 1). The first owners of the 1881 house, Lyman and Frances Bass, christened the dwelling, which then stood at the edge of the undeveloped prairie. The house has a stone foundation and a stone water table surmounted by remarkable, highly ornamental stone walls consisting of rectangular blocks of multi-hued (white, tan, brown, red, and pink) sandstone of varied width and height laid in broken rangework with tinted mortar and displaying a variety of rusticated dressings, including pecked, vermiculated, rock-faced, frosted, and others (Photograph 2). The house has a complex roof with multiple gables, wood shingle roofing, and tall stone chimneys. Tudor Revival detailing is found in the gable faces clad with stucco and half-timbering. Many of the windows have Queen Anne style upper sashes with plate glass surrounded by small panes of glass; window lintels and sills are sawed and tooled sandstone. The asymmetrical façade features a two-story pavilion with an entrance porch on the first story and an enclosed sunroom on the second. There is a projecting gabled bay divided by a stone chimney on the rear, a two-story rectangular bay window at the southwest corner, and a bay topped by a shaped parapet and with a two-story bay window on the south (Photographs 3 and 4). The level site is landscaped with grass and evergreen trees and bushes and surrounded on three sides by brick academic and residential buildings of the college. The vista of mountains to the west is dominated by Pike's Peak, which the Bass family observed from the southwest bay window and by its appearance learned to predict the coming weather.

### Front

The irregularly-shaped house faces east, and the facade has a projecting two-and-a-half-story gabled roof pavilion at the south end (Photographs 1 and 5). On the first story, the projecting pavilion features an open entry porch with center entrance, stone piers with cushion capitals, and a stone balustrade with red sandstone cap. Continuous label molding extends above the wide apertures of the porch on the front, north, and south. There are stone and concrete steps flanked by low stone pillars with red stone caps. The porch has a stone and Van Briggles tile deck. Facing the porch is an off-center entrance with a paneled and glazed wood door and a paneled and glazed sidelight with

<sup>1</sup> George Eckhardt, Colorado College Assistant Director of Facilities Services, and Tim Scanlon, Senior Planner, Colorado Springs Comprehensive Planning and Land Use Unit, contributed information used in this nomination.

<sup>2</sup> Frances M. Wolcott, *Heritage of Years* (New York: Minton, Balch & Co., 1932), 119.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Edgeplain, El Paso County, Colorado

stained glass, both surmounted by a multi-light transom. The door is enframed by a stone surround, and there is a tooled stone threshold. The second story of the pavilion is a sunroom, which features an arcade of three basket-handle arch diamond-pane windows set in a slightly projecting wood surround with short pilasters, keystones, moldings, and applied ornamental shields (Photograph 6). There are wide flat arch diamond-pane windows on the north and south walls of the sunroom. The pediment has decorative stucco and half-timbering and central paired eight-over-eight-light double-hung sash windows and shelters the windows of the sunroom.

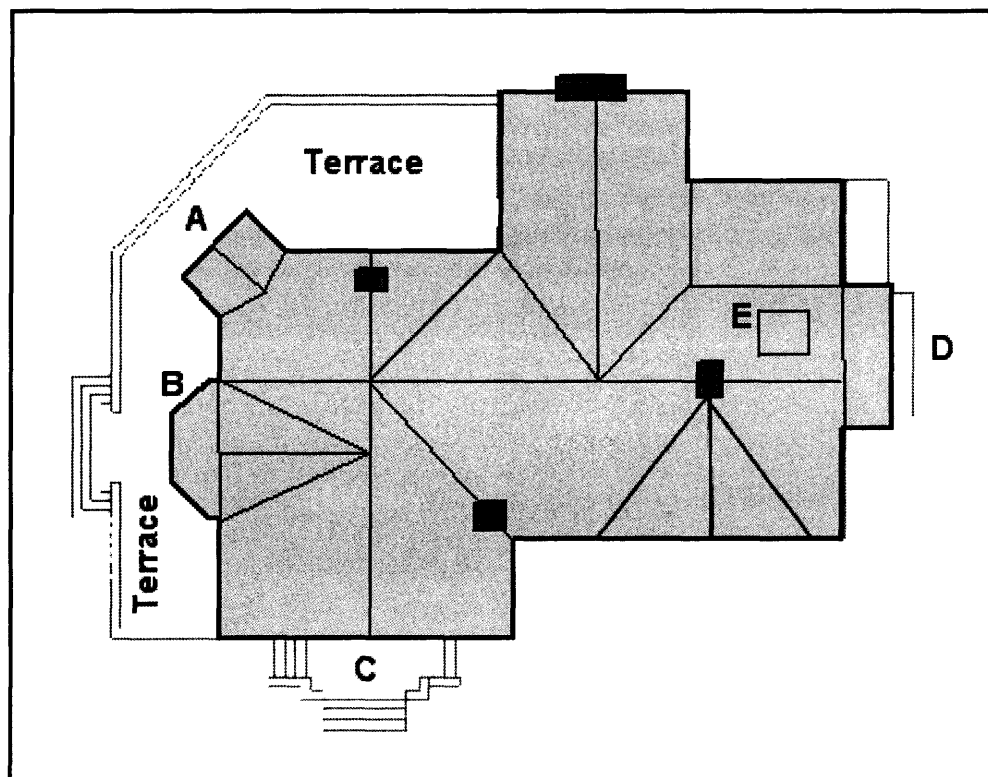


Figure 1. Plan view of Edgeplain showing roof planes, with chimneys indicated by darker rectangles on roof. North is to the right. Letters indicate selected features as follows: A, two-story bay window on southwest; B, two-story bay window on south; C, steps to front porch; D, one-story porch on north; and E, shed roof dormer.

A stepped back side gabled roof wing intersects the pavilion on the north, and there is a stone chimney on the roof at the point of intersection (Photographs 1 and 5). The roof has a central triangular dormer with stucco and half-timbering and paired six-over-six-light double-hung sash windows. There is a brick chimney centered on the roof behind the dormer. Each story of the east wall has three Queen Anne style windows with small panes of glass surrounding plates of glass in the upper sashes. The north end of the first story also has a square plate glass window. There is a stone window well at the north end with two double-hung sash windows.

## National Register of Historic Places Continuation Sheet

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Edgeplain, El Paso County, Colorado

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### North

The north wall of the north wing has a gabled roof component on the east end and a flat roof section on the west (Photograph 7). At the east end of the first story is a narrow sash and transom window, followed by paired Queen Anne style windows, like those on the front, that have a shared stone lintel and a stone sill. Below the windows is a tinted concrete window well with two windows, and above the paired windows is a single window of the same design on the second story. Further west on the first story is a flat roof porch with tinted concrete base and post supports sheltering two multi-light doors with transoms flanking a narrow window with transom. The lower part of the window is filled in. Above the porch is a balcony with a metal balustrade and metal stairs with metal railings on the west end leading to the ground. Facing the balcony are two doors flanking a narrow sash and transom window. The face of the gabled bay has stucco and half-timbering and a flat arch window with paired multi-light casements. There is a small shed roof dormer on the west roof slope of the gabled bay that is shingled and has a multi-light window; near this is a stone chimney. The north wall of the flat roof component at the northwest corner is blank.

### West

The west wall of the flat roof component at the northwest corner has a Queen Anne style window on the first story toward the north and a smaller window of similar design toward the south (Photograph 3). The second story has two central windows of similar design. Toward the center of the west wall is a gabled roof projecting wing with a Queen Anne style window on each story of its north wall. The west wall is bisected by a massive projecting full-height stone chimney with stepped shoulders. Queen Anne style windows flank the chimney on each story, while the gable face features multipane quarter-round windows and is clad with pebble dash stucco. The south wall of the projecting wing has a Queen Anne style window on each story toward the west end and a door with two rectangular lights on the first story.

At the south end of the west wall is a cross-gable with a Queen Anne style window on each story at the north end. The cross-gable has stucco and half-timbering on the gable face, one window with multi-light casements, and a door facing a metal fire escape leading to the ground at the south end. At the southwest corner is a two-story bay window crowned by a pediment faced with pebble dash stucco. The southeast and northwest walls of the bay window have one Queen Anne style window on each story. The windows of the first story are topped by narrow leaded glass transoms. The southwest wall has paired windows of the same design as the southeast and northwest walls.

## National Register of Historic Places Continuation Sheet

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Edgeplain, El Paso County, Colorado

### South

The south wall of the house features a central, slightly projecting, shaped parapet elaborated with red stone coping rising above a canted bay window with the same fenestration as the bay window at the southwest corner (Photograph 4). The windows of the first story of the bay have transoms with decorative glass (Photograph 8). The top of the bay window forms the base of a small balcony with a stone balustrade with red stone cap and metal railing. Three inset openings in the parapet wall facing the balcony have a shared red stone lintel topped by label molding and include diamond-pane windows flanking a door with diamond-pane light. The face of the parapet is composed of red and white stone with a decorative finish. There is a small, narrow, pointed arch niche on the parapet face.

Wrapping around from the south side of the projecting gabled wing at the rear and across the south wall of the house is a low stone wall that encloses a terrace. The terrace is paved with Van Briggle tiles that raise its deck, partially covering the carved cornerstone of the house inscribed "EDGEPLAIN" located near the east end of the south wall.

### Interior

The house retains several significant interior features, including a spacious central stair hall with a coffered ceiling. On the canted northeast wall of the hall is a large fireplace (See Photograph 9). The firebox surround is clad with small light-green mosaic tiles. The fireplace includes a wood mantel supported by square columns, a tiled hearth, and an elaborate wood overmantel rising to the ceiling. Dominating the hall is a curved staircase with a wood banister, balusters, and ornamented newel posts (Photograph 10). On the north, the hall opens into a large rectangular room with dark stained wood paneling, a hardwood floor, and a ceiling with boxed beams. The room opens on the west into a second room with massive fireplace on the west wall with an ornate wood overmantel with mirror. A room south of the stair hall features decoratively-shaped ceiling coffering, two bay windows, and a fireplace with green glazed brick and a wood mantel (Photograph 11). Behind the staircase at the west end of the hall is a small room with paneled walls, a fireplace with ceramic tile surround, a large mirror, and paneled doors. The second floor stair hall has a coffered ceiling. Opening onto the hall from the sunroom are double doors with sidelights with stained glass. Colorado College carpenters indicate that wood used on the interior finishings is poplar with a dark stain.<sup>3</sup>

### Alterations

The house was enlarged, the front changed from the south to the east, and Tudor Revival style features were added between 1902 and 1907. As Colorado Springs historian Marshall Sprague observed, "Much of the architecture of Little London was derived from England . . . Homes by the dozens . . . featured Tudor-inspired towers and cupolas and gables with exposed beams."<sup>4</sup> A

<sup>3</sup> George Eckhardt, Colorado College, E-mail to Laurie Simmons, 8 May 2006.

<sup>4</sup> Marshall Sprague, *The Life and Good Times of Colorado Springs* (Denver: Sage Books, 1961), 88.



## National Register of Historic Places Continuation Sheet

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Edgeplain, El Paso County, Colorado

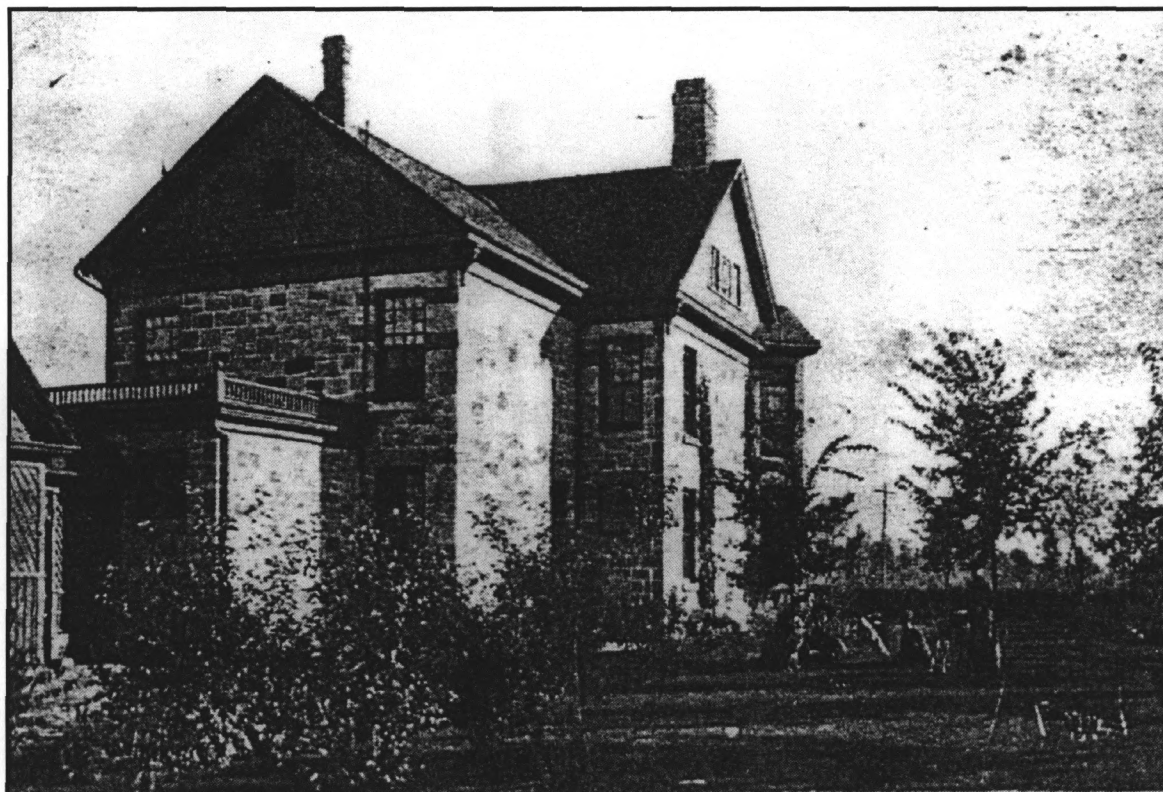


Figure 2. View south-southeast of the north and west walls of Edgeplain during the Bass years (1881-89). SOURCE: Wolcott, *Heritage of the Years*.

photograph of the house taken during the period of occupancy by the original owners (1881-89) indicates that the north projecting wing was extended and that the central wing projecting to the west was added at a later date (See Figure 2). The photograph also indicates that the gable faces originally were shingled, while today they have stucco and half-timbering or pebble dash stucco. A circa 1893 photograph shows that the south wall was the original front of the house and originally featured a projecting bay with an open porch and a gabled roof second story balcony with balustrade (See Figure 3). This element was removed and replaced with the stone shaped parapet and bay window during the early twentieth century remodeling. The terrace and stone wall on the south side of the house are not shown in the 1893 photograph. The photograph also shows that the current projecting two-and-a-half-story gabled roof pavilion at the south end of the east wall with the open porch on the first story was not present.

These alterations all appear to date to between 1902 and 1907, following Chester Alan Arthur's purchase of the house in 1901. An advertisement for the Douglas and Hetherington architectural firm first listed Arthur as a client in August 1902, and the current footprint of the house was achieved by 1907, when it was shown on a Sanborn map of the area (See Figure 4).<sup>5</sup> The Van Briggles tiles on

<sup>5</sup> Several sources indicate that it was Arthur who expanded and remodeled the house. *Colorado Springs Gazette-Telegraph*, 19 July 1937, 1; *Facts*, 23 August 1902; Sanborn Map Company, "Colorado Springs, Colorado," fire insurance maps (Pelham, NY: Sanborn Map Co., 1907).

## National Register of Historic Places Continuation Sheet

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Edgeplain, El Paso County, Colorado

the deck of the terrace and the front porch were added between 1904 and 1907.<sup>6</sup> The college acquired the house in 1962 and converted it for student residential use. The fire escape on the west was added by the college, as was the door accessing it. Other alterations include the rebuilding of the porch and balcony on the north and replacement of doors facing the balcony. The front entrance originally had double doors. The current door, acquired by the college, matches the appearance of the original doors. The stained glass sidelight is also a replacement, probably dating to the early 1980s.<sup>7</sup>

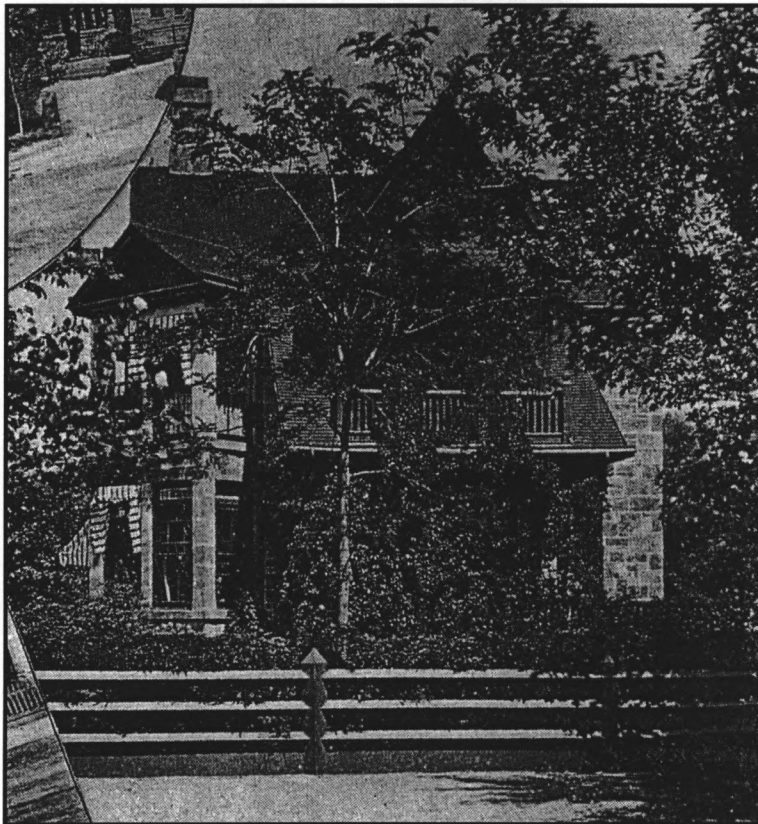


Figure 3. This circa 1893 view north of the south wall of Edgeplain appeared in a montage of photographs of prominent Colorado Springs homes and showed the original design of the south wall. SOURCE: Buckman, *Colorado Springs and Its Famous Environs* (1893).

<sup>6</sup> Colorado College Assistant Facilities Manager George Eckhardt notes, “. . . I have identified the tiles as Van Briggles, with VB stamps on the backs. These tiles were not produced until after Artus Van Briggles' death in 1904, and we have the same tiles installed in front of the Van Briggles Memorial Pottery building built in 1907. George Eckhardt, Colorado College, E-mails to Tom and Laurie Simmons, 17 March 2006 and 5 May 2006.

<sup>7</sup> Michael Collins, Colorado Springs, E-mail to Laurie and Tom Simmons, 18 May 2006.

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 7

Edgeplain, El Paso County, Colorado

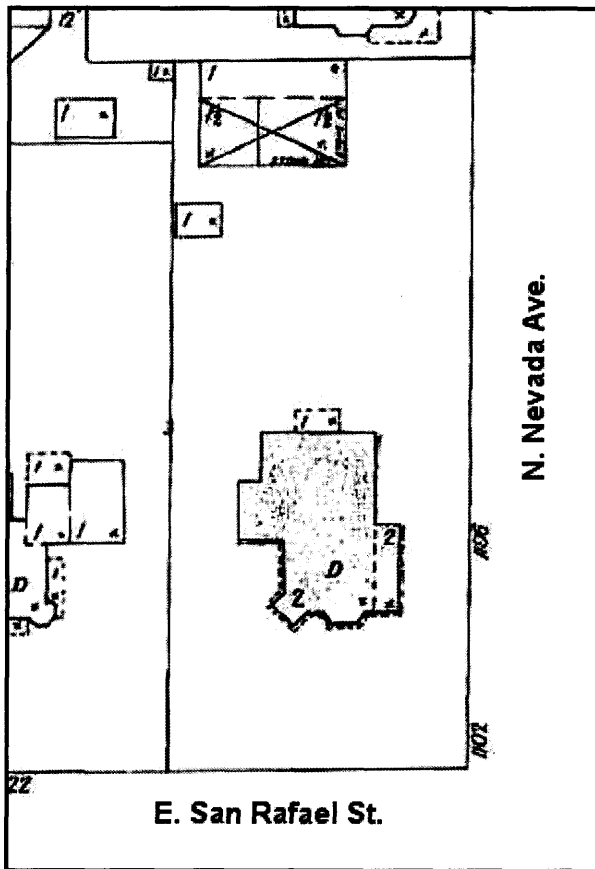


Figure 4. Extract of 1907 Sanborn fire insurance map showing 1106 N. Nevada Avenue following the expansion and remodeling that occurred between 1902 and 1907. North is toward the top. SOURCE: Sanborn Map Company, "Colorado Springs, Colorado," fire insurance map, 1907.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

Edgeplain, El Paso County, Colorado

### Statement of Significance

Edgeplain is significant under National Register Criterion B in the area of Social History for its association with Chester Alan Arthur II, who owned the house from 1901 until 1922. Arthur, the son of President Chester Alan Arthur, suffered from respiratory problems and became one of the large number of wealthy Easterners who moved to Colorado Springs for their health. Improving rapidly in the Colorado climate, Arthur decided to make the English-inspired town nicknamed "Little London" his permanent home. Known as "the Prince of Washington" during his father's presidential tenure, Arthur was a gentleman of leisure who enjoyed elite social events, sports, and international travel. He had lived for more than a decade in Europe, where his companions included the Prince of Wales. Arthur found the very active social life in Colorado Springs quite agreeable; his son later claimed that the city was "one of the very few places west of the Mississippi where he could have found himself in a familiar atmosphere." In 1901 Arthur and his wife Myra purchased Edgeplain, an 1881 stone residence known as one of the finest in town and located in an area that attracted a number of persons with respiratory diseases who could afford to recuperate in comfort.<sup>8</sup> The Arthurs remodeled and expanded the house to make it a fitting setting for their extensive calendar of dinners and parties. The president's son became deeply involved in the social life of the Pikes Peak region, forming friendships with some of the city's most prominent citizens. Arthur served as president of the Cheyenne Mountain Country Club, bringing top polo players to the organization and making the sport a local favorite. Under Arthur's ownership Edgeplain became "one of the outstanding meeting places of the social leaders of Colorado Springs and Denver."<sup>9</sup> The period of significance for Edgeplain's association with Chester Alan Arthur II extends from 1901 to 1922, the years the Arthurs owned and occupied the house.

The house is also significant under Criterion C as an example of the work of Colorado Springs architects Walter Farquar Douglas and Thompson Duncan Hetherington, whose partnership extended from 1896 to 1914. The original designer of Edgeplain in 1880-81 was A.C. Willard, but, after the Arthurs purchased the house in 1901, the house was substantially enlarged and remodeled following plans drafted by Douglas and Hetherington. The remodeling utilized the same sandstone and masonry finishes as the original construction, while adding half-timbered gables and a shaped parapet. Due to the substantial nature of the expansion and alterations undertaken at this time, the house is considered to be representative of the work of Douglas and Hetherington. The architectural firm produced two National Register-listed residence halls on the Colorado College campus during the same era, Ticknor Hall (1898) and McGregor Hall (1903), as well as the Burns Building and Theater (1910-12, razed and delisted). A 1900 Colorado Springs publication opined that "prominent among the architects of the city who have contributed their genius and skill to beautifying the garden spot of Colorado stands the firm of Douglas & Hetherington."<sup>10</sup>

<sup>8</sup> Samuel Le Nord Caldwell, "Century Chest Transcription 52," July 1901, Colorado College, Tutt Library, Special Collections.

<sup>9</sup> *Colorado Springs Gazette-Telegraph*, 19 July 1937, 1.

<sup>10</sup> Sargent and Rohrbacher, *The Fortunes of a Decade* (Colorado Springs, Colorado: Colorado Springs Evening Telegraph, 1900; reprinted. Colorado Springs, Colorado: Old Times Publishing Co., 1979), 98.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

Edgeplain, El Paso County, Colorado

Edgeplain is significant under Criterion C in the area of Architecture for its method of construction. The building's composition using native sandstone in a broken rangework pattern and employing several colors of stone makes it visually remarkable. The variety of masonry finishes exhibited in the sandstone walls of Edgeplain display the skill and techniques indicative of the work of master stonemasons. The combination of colors of stone and masonry finishes is highly unusual, if not unique, within the city. The stone construction and finely crafted masonry of the house link it aesthetically to the first buildings erected on the college campus that now surrounds Edgeplain. John Hazlehurst, a founder of the Colorado Springs Historic Preservation Alliance, concluded that "architecturally and historically, Edgeplain is one of the three or four most important historic residences in Colorado Springs."<sup>11</sup>

### First Owners of the House: The Basses

The house at 1106 N. Nevada Avenue was built in 1881 by Lyman K. and Frances (Metcalfe) Bass. Lyman Kidder Bass, U.S. Congressman from New York who came to Colorado for his health, was born in 1836 in Alden, New York, and graduated from Union College (Schenectady, New York) in 1856. He studied law, was admitted to the bar in 1858, and established a practice in Buffalo, New York, where the firm of Bass, Cleveland, and Bissell included future President Grover Cleveland. Bass was active in Republican Party politics and served as Erie County District Attorney (1865-72), a delegate to the Republican National Convention (1868), and U.S. Representative for New York's 30<sup>th</sup> Congressional District (1873-77). He married Frances Metcalfe, member of a prominent Buffalo family in 1874.<sup>12</sup>

Bass developed consumption at the age of thirty-seven, and the *Buffalo Express* later observed that "he was never from that day anything but a very feeble man in body." He declined to run for re-election to Congress in 1876 and moved to Colorado Springs in an effort to regain his failing health. Colorado attracted many people suffering from respiratory diseases due to the salubrious effects of its dry climate, sunshine, and fresh air. Colorado Springs, in particular, drew a large group of consumptives who were described by one local resident as "health seekers who had sufficient property to live in comfort." Frances Bass joined her husband in Colorado in January 1877, following the birth of their son. During the summer of 1878, Mr. and Mrs. Bass operated the Manitou Park Hotel, on Ute Pass, owned by Dr. William A. Bell, the well-known associate of William Jackson Palmer, founder of Colorado Springs.<sup>13</sup>

Frances Bass was described as possessing an "artistic temperament" and "kept in close touch with her friends and interests in the East. With almost jet-set mobility, she traveled to Buffalo, New York, Washington, and Europe." She was educated in New York and there became associated with a group of writers and artists, including the architects Charles McKim, William R. Mead, and Stanford

<sup>11</sup> John Hazlehurst, "Ghosts of Colorado Springs Past," *Colorado Springs Independent*, 16 December 1999.

<sup>12</sup> *Biographical Directory of the United States Congress, 1771-Present*.

<sup>13</sup> Samuel Le Nord Caldwell, "Century Chest Transcription 52," July 1901, Colorado College, Tutt Library, Special Collections. Frances Metcalfe Wolcott, *Heritage of Years* (New York: Minton, Balch & Company, 1932), 78 and 84 and *Colorado Springs Daily Gazette*, 9 July 1878.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 10

Edgeplain, El Paso County, Colorado

White; the sculptor Augustus Saint Gaudens; and artist John La Farge, who would design stained glass for her Colorado Springs home.<sup>14</sup>

Lyman Bass had planned to return to the East after recuperating in Colorado, but through the influence of Dr. Bell he was appointed the general counsel of the Denver & Rio Grande Railroad in 1878 and represented the company's interests in important federal court cases against the Atchison, Topeka & Santa Fe. A loyal supporter of William Jackson Palmer, the railroad's founder, Bass also served on the Rio Grande's board of directors and was active as a director or incorporator in other related business ventures, including the Colorado Coal and Iron Company (1879), the Pueblo and St. Louis Railroad (1880), and the Texas Western Construction Company (1881). During 1879-80 the Basses rented what Frances described as a "drab wooden house" on Weber Street in the city, where they entertained former President Ulysses S. Grant at a dinner with their friends to return the favor for having been frequent guests at the White House.<sup>15</sup>

In February 1880, Bass was joined by two fellow former New Yorkers in a development plan for the area north of Colorado College. According to the *Gazette*, the trio purchased four whole blocks in Addition Number 1 and

propose to erect, as soon as plans can be perfected, three fine residences on block 206. The houses will face southerly toward the college grounds, and the whole block will be beautifully laid out in lawn and park. . . . The adjoining blocks purchased by them they propose to sell only upon the condition that they be nicely improved. None of these purchases have been made upon speculation, the only desire of the persons interested, being to make the locality, in the vicinity of their residences, one of the most desirable in the city.<sup>16</sup>

A.C. Willard, Architect

By the fall of 1880, the Basses took steps to erect their own house on Block 206. The probable architect for the building was A.C. Willard. A 13 October 1880 article in the *Colorado Springs Gazette* discussed building plans that Willard was preparing and reported that "Mr. L.K. Bass has concluded to begin work on his residence in the near future. It will be a handsome stone residence and will cost not far from \$15,000." Willard was a Missouri native who was active in Colorado Springs by April 1880. He established a practice as A.C. Willard & Co. Architects, which included a partnership with Frank A. Weston. Display advertisements for the firm promised "Commissions as low as good work

<sup>14</sup> The LaFarge "jeweled glass" was "in the transoms of our connecting rooms and lighting the staircase hall." The glass is no longer present. Francis R. Kowsky, "The Metcalfe House: A Building in the 'Early Colonial' Style by McKim, Mead and White," accessed at <http://freenet.buffalo.edu/preserve/bam/arch/mck/metc/index> on 17 March 2006; and Wolcott, *Heritage of Years*, 119.

<sup>15</sup> Wolcott, *Heritage of the Years*, 84; *Colorado Springs Weekly Gazette*, 7 February 1880; *Colorado Springs Daily Gazette*, 5 February 1881; Robert Athearn, *The Denver and Rio Grande Western Railroad* (Lincoln, Nebraska: University of Nebraska Press, 1962), 133.

<sup>16</sup> Bass's colleagues were cited as "Senators Palmer and Thayer." *Colorado Springs Gazette*, 3 February 1880, 4.



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and thorough supervision will allow.” A list of projects underway in April included six residences with a combined value of \$46,000 and a \$5,000 store building for the Bennett Brothers on Tejon Street. By June 1880, the firm was working on plans for the Colorado Springs Opera House, the most notable building produced by Willard in the city. The partnership with Weston was dissolved in early August 1880, and subsequent display advertisements listed only “A.C. Willard, Architect.” Later Willard projects reported in the *Gazette* included a \$30,000 stone residence for Charles Elwell (1880) and the parsonage for the Episcopal Church (1880) in Colorado Springs, a \$250,000 hotel (1881) to be built by a stock company in Santa Fe, New Mexico, and St. Andrew’s Chapel (1881) and an engine house and town hall (1881) in Manitou Springs. Willard and his wife Nellie still resided in Colorado Springs in February 1883, but, by 1890, the architect was designing buildings in Riverside, California. Riverside buildings attributed to Willard include the Loring Building (1890), the stone Universalist-Unitarian Church (1891), and the James M. Wood House (1891, in collaboration with the house’s owner, a theater architect).<sup>17</sup>

### Construction and Occupation of Edgeplain by the Basses

On 3 March 1881, the *Colorado Springs Daily Gazette* reported, “Work has been commenced on a handsome new residence for Hon. L.K. Bass in the northern part of the city.” Erected during the first decade of the city’s growth, Edgeplain, as its name implies, was sited at edge of the undeveloped prairie when completed. The house was located slightly northeast of the 1880 Cutler Hall, the first permanent building on the campus of Colorado College. As one of the first houses built in the vicinity of the college, Edgeplain became an immediate landmark on the desolate, semi-arid, shortgrass prairie. The house faced south, and, as noted by the builders and first occupants of the house, the setting’s unobstructed view of Pike’s Peak was a major feature of the landscape. When constructed, the house was considered far from the settled part of the city, but within another decade the area was developing as an attractive residential neighborhood, and its growth and that of the college were interrelated. At a special celebration the Bass’s three-year old son, Metcalfe, used a trowel to tamp the cornerstone of the house in place and the family served a meal accompanied by champagne for their friends in tents on the site.<sup>18</sup>

The *Colorado Springs Daily Gazette* of 1 January 1882 noted the Bass House as one of the significant improvements made to the built environment of the city during 1881 and estimated its cost at \$15,000. The article commented on the character of the residences erected:

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<sup>17</sup> *Colorado Springs Daily Gazette*, 21 April 1880, 4; 26 May 1880, 2, 8 June 1880, 4, 27 June 1880, 4, 3 August 1880, 2, 21 January 1881, 4, 2 March 1881, 2, 14 March 1882, 44 February 1883, 1; Riverside Planning Department, “Landmarks of the City of Riverside,” January 2002, retrieved from [www.riversideca.gov](http://www.riversideca.gov), 31 May 2006; “Loring Building,” Riverside Arts Council, Riverside, California, retrieved from [www.riversideartscouncil.org](http://www.riversideartscouncil.org), 31 May 2006.

<sup>18</sup> Frances Bass, writing in 1932, recalled that “in 1880, our house ‘Edgeplain’ was in process of building.” Wolcott, *Heritage of the Years*, 91 and 119; *Colorado Springs Daily Gazette*, 3 March 1881, 4; *Denver & Rio Grande Western Magazine*, 2(September 1926).

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The residences of Mr. Elwell, Hon. L.K. Bass and Mr. R.F. Weitbrec are built of stone, and are more substantial than any before erected in the city. More attention is now paid to architectural effect, and the eye is pleased with the diversity as well as the good taste displayed in the form of the buildings that have been erected. That such buildings should be erected shows great confidence in the material prosperity of the city.<sup>19</sup>

Frances Bass landscaped the site with a garden, box elders, mock orange hedges, and cottonwoods. A stone stable (no longer standing) was also constructed.

During the ownership by the Bass family the house's reputation as a center of Colorado Springs social and cultural life for the upper class was established. Frances Bass recalled that "the square, large porch at Edgeplain, when completed, was a loafing place for the young and idle." On the interior, "beautiful rugs covered the floors, and our servants enjoyed the laying of the table with Venetian glass and Dresden china and preparing the best of food." Mrs. Bass wrote that "there were musicians and charming singers who came west for healing sunshine, and in our living-room germinated the society which grew into the foundation of the greatest musical society west of the Mississippi." The pianist Josefy and the Hungarian violinist Remenyi were counted among the notable musical guests at Edgeplain.<sup>20</sup>

As a representative of the D&RG, Lyman Bass made frequent trips to Denver, where he and his wife stayed at the elegant Windsor Hotel during the legislative session, and to New York City. Frances Bass wrote that her husband was "absorbed" in his work for the D&RG and "it was elation for him to be with those who were state and empire builders." During 1888 the family completed a grand tour of Europe and the Middle East in a further effort to restore Lyman's health. He never completely recovered, however, and died in May 1889 in New York City.<sup>21</sup> As Bass lay on his death bed, former President Grover Cleveland and other longtime friends paid their respects. The *Buffalo Express* eulogized the former Congressman, describing him as

. . . one of the great railway counsels of the country. This activity he continued in the intervals of illness and journeys all over the country and Europe in search of health. To this man, whose body seemed too frail to last a month, interests involving millions of dollars were intrusted [sic], and the charge seemed to give him new life. He lived to work, and work seemed to give him new life.<sup>22</sup>

Frances Bass married Colorado Senator Edward O. Wolcott in 1890. The *Colorado Springs Gazette* indicated, "He was well known in Colorado Springs where they lived much of the time. They also passed much of their time at Wolhurst, near Denver." The couple divorced in 1900, and Frances

<sup>19</sup> *Colorado Springs Daily Gazette*, 1 January 1882, 1.

<sup>20</sup> The porch mentioned by Frances Bass may have been the one located on the south wall of the house (See Figure 3). Wolcott, *Heritage of the Years*, 120-22.

<sup>21</sup> In May 1890, Frances Bass married Colorado U.S. Senator Edward O. Wolcott, whom she subsequently divorced.

<sup>22</sup> *Buffalo Express*, quoted in *Colorado Springs Weekly Gazette*, 25 May 1889.



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Bass Wolcott returned to Buffalo, where she died in 1933. Her obituary in the *Gazette* described her as “a leader in society in Colorado Springs, as well as New York, Washington, and London . . . .”<sup>23</sup>

### Interim Owners of the House

Following the death of Lyman Bass, William Jackson Palmer assisted his widow in the sale of Edgeplain to George C. Hamilton, “a wealthy Canadian, from Montreal.” In 1898, the property was sold to Howard B. Daniels, the president of the El Paso Ice and Coal Company. Daniels, who was described as “well-known in social circles,” had been renting the house for some time prior to the purchase. *Facts* magazine described the residence as “one of the most substantial and valuable homes in the city.”<sup>24</sup>

The *Colorado Springs Daily Gazette* reported James C. Connor acquired the “handsome residence” in the summer of 1900. Connor, who briefly owned the dwelling, was a native of Pennsylvania. He moved to Fort Hays, Kansas, in the 1870s and then to Aspen, Colorado, in 1880. There he was the first proprietor of the *Aspen Times* newspaper. Connor settled in the Colorado Springs area in 1891 and became affiliated with the investment firm of Kissell and Otis, which soon became known as Kissell, Otis, and Connor. The firm reorganized in 1896 as William A. Otis & Co., but Connor remained a partner until 1900. In 1901, he formed a new brokerage and investment firm with Henry R. Wray (Connor and Wray). Connor traveled widely and had large interests in the Guanajuato mining district of Mexico. Described as “the well known capitalist of the city,” Connor was an original member of the Colorado Springs Mining Stock Exchange, a director of the Van Briggie Pottery Company, and a member of the El Paso and Cheyenne clubs.<sup>25</sup>

The 18 August 1900 “Homes Edition” of the Colorado Springs publication *Facts* included the Connor house on Nevada Avenue in a listing of residences worth \$20,000 or more; the house was valued at \$35,000. An August 1900 newspaper article reported Connor had retained architect K.K. Cutter of Spokane, Washington, to prepare plans for the house’s remodeling. It appears the Cutter plans were never implemented. The Connors apparently never lived in the house and soon sold it.<sup>26</sup>

### A President’s Son Occupies the House: The Arthurs

In 1901 Chester Alan Arthur II and his wife, Myra, purchased the property and returned it to an elevated position in the social life of Colorado Springs. Arthur, born in New York City in 1864, was

<sup>23</sup> *Colorado Springs Gazette*, 24 February 1933.

<sup>24</sup> *Facts*, 30 April 1898, 11.

<sup>25</sup> *Colorado Springs Gazette*, 2 October 1900, 2 December 1900, 9 and 12, 26 May 1901, 20, 27 September 1901, 8, 27 January 1930, 1 and 2.

<sup>26</sup> A December 1900 newspaper article indicated that the Connors lived between Colorado City and Manitou. The house is not listed in a publication on Cutter’s life and known designs. *Facts*, “Homes Edition,” 18 August 1900, 14; *Colorado Springs Gazette*, 19 August 1900, 11, 20 September 1900, 5; Henry Matthews, *Kirtland Cutter: Architect in the Land of Promise* (Seattle, Washington: University of Washington Press, 1998), 149 and Appendix 2; Henry Matthews, e-mail to Thomas H. Simmons, 15 May 2006.

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the son of Chester Alan Arthur, who succeeded to the presidency in 1881, following the assassination of James Garfield. Alan Arthur, as he was known, attended Princeton University during his father's administration and "took full advantage of his position, using the president's private car, yacht and passes whenever possible." The younger Arthur participated in the social affairs and diplomatic receptions of Washington and once staged a White House party for fellow members of the Princeton Glee Club while his father was in Florida. He was known to newspapers here and abroad as "the Prince of Washington." Arthur attended law school at Columbia University and planned to take the bar examination in 1886 after a brief European vacation. Instead, his continental sojourn lasted ten years. Alan's son, Chester Alan Arthur III, wrote that his father "was destined to become the perfect pattern of an Edwardian gentleman and of an Europeanized American." He enjoyed a certain prestige based on his status as the son of a former U.S. President, as his own son noted:

He had naturally all the qualities which in that age made what the English called 'a gentleman of leisure.' He was handsome and a sportsman. Women were attracted by him, and men liked him because he was a good shot, rode to the hounds with the best, played an excellent game of billiards and could hold his liquor like a gentleman.

So he was asked from great house to great house, both in England and on the continent. He went everywhere, he met everybody who the fashionable world of that time considered important. In England he knew half the peerage, and on the continent he knew all the people that they knew.<sup>27</sup>

In Switzerland in May 1900, Arthur married Myra Fithian Andrews, a wealthy divorcée. During the same year he was advised to go to Colorado Springs "to seek relief from the bronchitis and asthma which were threatening to undermine his constitution." The Arthurs arrived in Colorado Springs in October 1900. The English influences of the city and its active social scene continued to attract Easterners of the upper class. As Colorado Springs historian Marshall Sprague described, "A high quotient of quality playboys has always been a feature of club life in Colorado Springs. At the turn of the century, the volume soared . . ." Arthur's son later opined that the "Little London" of that day was "one of the very few places west of the Mississippi where he [Alan Arthur] could have found himself in a familiar atmosphere."<sup>28</sup>

In the Colorado sunshine Alan's health quickly improved, and the couple purchased Edgeplain in 1901. Between 1902 and 1907, they considerably expanded the house to the north and west using the same stone as the original construction and adding Tudor Revival details. The 1907 Sanborn fire insurance map showed the house with the same footprint as it has currently.<sup>29</sup>

<sup>27</sup> Sprague, *Newport in the Rockies*, 232; Chester and Esther Arthur, "The Life of Chester Alan Arthur," *Colorado Springs Gazette-Telegraph*, 8 August 1937, 7.

<sup>28</sup> Chester and Esther Arthur, "The Life of Chester Alan Arthur."

<sup>29</sup> *Colorado Springs Gazette-Telegraph*, 19 July 1937 and 15 December 1968, 2H; Chester and Esther Arthur, "The Life of Chester Alan Arthur."

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### Douglas and Hetherington

Douglas and Hetherington of Colorado Springs (a firm consisting of Walter Farquar Douglas and Thompson Duncan Hetherington) were architects for the expansion and remodeling of Edgeplain.<sup>30</sup> Douglas (1862-1941) was born in India, where his father served as an officer in the British Army. He attended the University of Edinburgh and then came to the United States, arriving in Colorado in 1886. He settled in Colorado Springs in about 1888, and his early designs included the Ute Hotel (1890), the First Baptist Church of Colorado City (1890), Montgomery Hall (1891, Colorado College), the Charles Leaming Tutt House (1892), and All Souls Unitarian Church (1892). Hetherington (1861-1934) was a native of Canada, who also received his architectural training in Scotland before coming to Chicago at the age of twenty-three. He relocated to Colorado for his health in 1886 and worked in the office of Denver architect Robert S. Roeschlaub for ten years.<sup>31</sup>

In 1896, Hetherington moved to Colorado Springs and formed a partnership with Douglas that lasted until 1914. A 1900 local publication described Douglas and Hetherington as a prominent firm and observed that "the handsome residences, modern business blocks and commanding public buildings they have designed are the highest testimonials their exceptional attainments could have...." Their works included houses for E.P. Shove, G.D.B. Bonbright, William O'Brien, "most of the Broadmoor cottages," the Elk's Club (1902), the Clyde Block (1898), and the McIntyre-Barnett Block (1898). Only three of Douglas and Hetherington's works have been listed in the National Register: Ticknor Hall (1898) and McGregor Hall (1903) on the Colorado College campus and the Burns Building and Theater (1910-12, razed and delisted) in downtown Colorado Springs. After Douglas left the area in 1914, Hetherington worked with Thomas MacLaren and then had his own office.<sup>32</sup>

### The Arthurs and the Colorado Springs Social Scene

Alan and Myra Arthur were active in the social, sporting, and art life of Colorado Springs. The *Colorado Springs Gazette-Telegraph* reported the Arthurs "plunged into the social life of the region immediately after their arrival here, and Mr. Arthur quickly became [a] popular cotillion leader and sponsor of sporting events. The Arthur home became one of the outstanding meeting places of the social leaders of Colorado Springs and Denver."<sup>33</sup> Local historian Marshall Sprague characterized Arthur as an international playboy whose

elegance, his Edwardian courtesy, his wit, his sophisticated knowledge of everything from Gauguin to truffles, took the North End by storm. At the age of thirty-six he was at

<sup>30</sup> Arthur apparently engaged the architects during the first part of 1902. Arthur is not listed as one of the firm's patrons in a January 1902 advertisement in *Facts* but is included in an August 1902 advertisement. *Facts*, New Year's edition 1902 and 23 August 1902.

<sup>31</sup> *Colorado Springs Gazette*, 3 February 1901 and 9 December 1934, 1; *Rocky Mountain News*, 9 December 1934, 7.

<sup>32</sup> Sargent and Rohrbacher, *The Fortunes of a Decade* (Colorado Springs, Colorado: Evening Telegraph, 1900), 98; *Mountain Sunshine* (December 1900-February 1901); Jan Knox, information on Walter F. Douglas, Douglas and Hetherington, and their designs, in the files of City of Colorado Springs, Comprehensive Planning Department, undated.

<sup>33</sup> *Colorado Springs Gazette-Telegraph*, 19 July 1937, 1.

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least as handsome as Spec Penrose—six feet four inches tall with thick black hair, dark gleaming eyes, and a waxed moustache that Napoleon Third would have envied. He was slender and graceful and poised and gallantly errant.<sup>34</sup>

Alan Arthur became president of the Cheyenne Mountain Country Club in 1905 and was a leader in introducing notable polo players to the organization. When Vice President Theodore Roosevelt visited the city in the summer of 1901, he attended a polo match as Arthur's guest and ate dinner at Edgeplain. Arthur also was a member of the El Paso Club in Colorado Springs and the

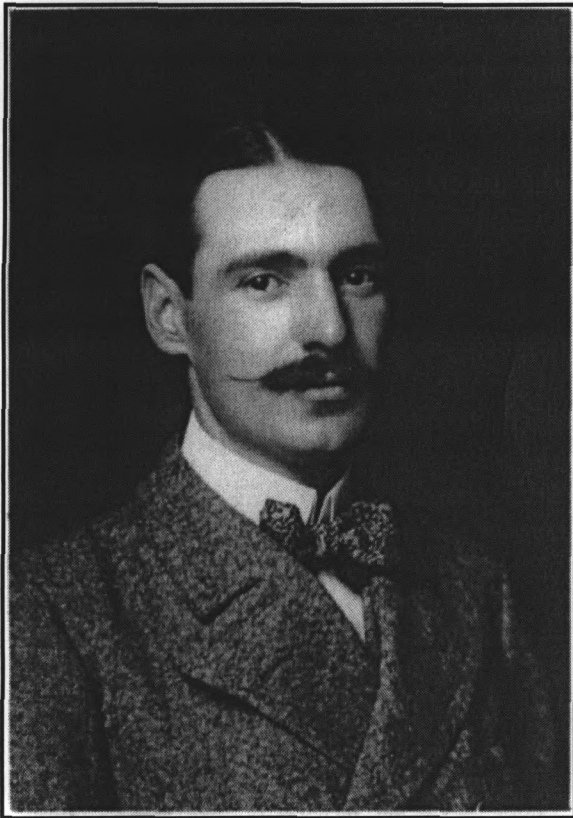


Figure 5. Chester Alan Arthur II. SOURCE: Pikes Peak Regional Library, number 001-5262-d1-72.

Knickerbocker and Union clubs in New York City. As part of the inaugural ceremonies for President William Howard Taft in 1909, Arthur was chosen to represent Colorado as one of the forty-six handsomest dancing men in the country. In 1912, he served as the first president of the Cooking Club of Colorado Springs. According to Marshall Sprague, the group, which had twenty-one original members, was an eating and drinking group "patterned after the Rabbit Club in Philadelphia." The members "met each month at various North End homes. For years, the members did all the cooking, planning for days to produce exotic culinary delights. . ." Arthur was also one of organizers of a company that sought to create a big-game preserve on the Trinchera Estate in the San Luis Valley of Colorado. Modeled on the royal preserves of England, where Arthur had hunted with the Prince of Wales, the fenced area contained deer, elk, bear, and imported buffalo. The enterprise was initially popular but failed during World War I. Marshall Sprague observed that "in his last years, the President's son averred with steadfast honesty that he had never done, or wanted to do, anything in his life except for his own amusement."<sup>35</sup>

### Later Owners

In 1922, the Arthurs sold the house for \$20,000 (plus \$10,000 for the furnishings) to Joseph and Fannie Abraham, who planned on spending summers in the city. Joseph Abraham was a Bristow, Oklahoma, businessman, with interests in real estate, glass manufacturing, and the oil and cotton industries. City directories showed the address as vacant in 1922-23, as furnished rooms in 1925, and as the home of the Phi Delta Theta fraternity of Colorado College in 1926-27.<sup>36</sup>

<sup>34</sup> Marshall Sprague, *Newport in the Rockies* (Denver: Sage Books, 1961), 234-35.

<sup>35</sup> *Denver Republican*, 11 February 1909, 1; *Colorado Springs Gazette-Telegraph* (Colorado Springs), 19 July 1937, 1; *Rocky Mountain News*, 19 July 1937, 2; Sprague, *Newport in the Rockies*, 231, 235-36, and 341.

<sup>36</sup> *Colorado Springs Gazette*, 8 September 1922, 1.

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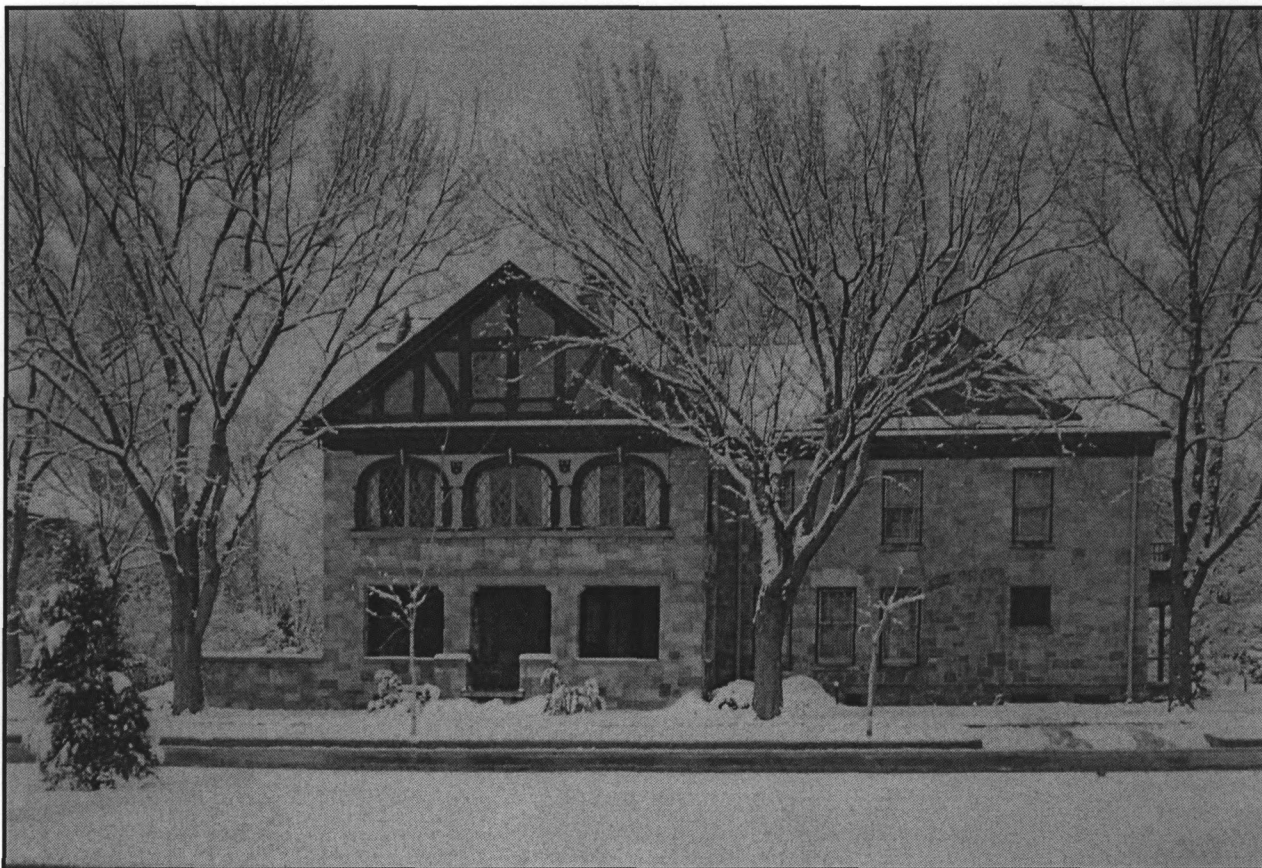


Figure 6. This undated (circa 1930s) view of Edgeplain shows the front of the house during the Shaver tenure. SOURCE: W.L. Standley photograph, Colorado College, Tutt Library, Special Collections.

In 1929 John R. and Charlotte Shaver of Montana acquired the house from Fannie Abraham, Joseph's widow. John Roscoe Shaver was born in Mt. View, Missouri, in 1877. In 1901 he and Lottie Blevins (a native of Urich, Missouri) were married in Osceola, Missouri. The Shavers moved west to California in 1909 and Oregon in 1911. John Shaver was one of the founders of the Golden Rule department store at Grants Pass, Oregon, and, in 1919, moved to Glasgow, Montana, to start a store there. He eventually operated a forty-five-store chain of Golden Rule department stores in Montana, Washington, Oregon, Idaho, North Dakota, and Minnesota. Shaver sold his interest in the stores to the J.C. Penney Company in 1927 and with his wife relocated to Colorado Springs. The couple had been frequent visitors to Colorado Springs and attended a party at Edgeplain in 1907. Charlotte Shaver studied painting under Zola Zaugg of Colorado Springs and was an "avid gardener." John Shaver retired from business affairs in 1943, but the couple continued to reside in the house until their deaths in January and June 1960.<sup>37</sup>

<sup>37</sup> *Colorado Springs Gazette-Telegraph*, 25 January 1960, 1 and 8, 4 June 1960, 1 and 5, and 5 August 1962, 1; *Rocky Mountain News*, 19 August 1962, 19A.



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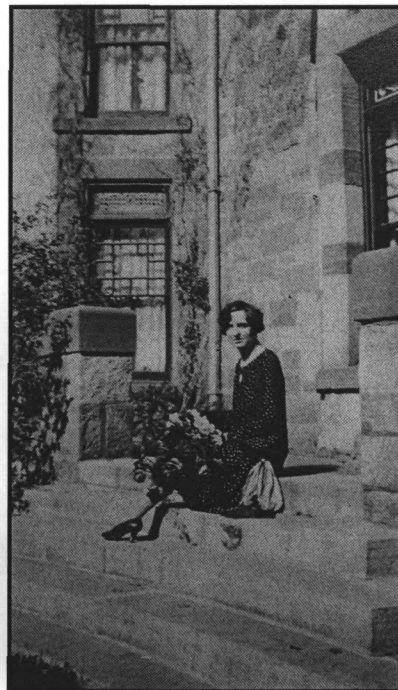
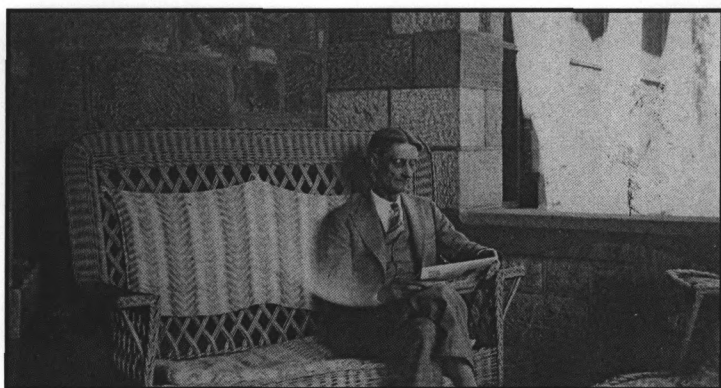


Figure 7. These c. 1928 photographs show John Shaver on the front porch of Edgeplain (left) and his daughter, Irene, on the steps of the south terrace. SOURCE: Colorado College, Tutt Library, Special Collections.

### Colorado College Dormitory

Following the Shavers' deaths, the house was briefly used as a three-unit apartment house. In August 1962 the Shavers' daughters, Mrs. Homa Wood and Mrs. Harold A. Smart, sold the property to Colorado College for \$75,000. A spokesman for the college indicated that the house was purchased as "part of a long-range program for acquiring strategic properties bordering on the campus." Rumors that the college planned to demolish the house did not prove to be true. The college converted Edgeplain for use as a men's dormitory, and it currently houses about twenty upper classmen.<sup>38</sup>

<sup>38</sup> *Colorado Springs Gazette-Telegraph*, 3 August 1962 and 5 August 1962, 1; *Rocky Mountain News*, 19 August 1962, 19A.

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## Geographic Information

### Verbal Boundary Description

As indicated on the enclosed sketch map, the nominated area is bounded by a driveway curb on the north and west, by the north edge of a concrete sidewalk on the south, and the west street curb of N. Nevada Avenue on the east. The house is located in the City of Colorado Springs, El Paso County, Colorado.

### Boundary Justification

The nominated area includes the building and the immediate surroundings that were historically associated with it. There are no legal subdivisions within the Colorado College campus that can be used for identification.

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Section No. PHOTOS Page 22

Edgeplain, El Paso County, Colorado

### Common Photographic Label Information:

1. Resource Name: Edgeplain
2. Location: 1106 N. Nevada Avenue, Colorado Springs, El Paso County, Colorado
3. Photographer: Thomas H. Simmons
4. Date: March 2006
5. Negative on file at: Colorado College  
14 E. Cache La Poudre Street  
Colorado Springs, CO 80903

### Information Different for Each View:

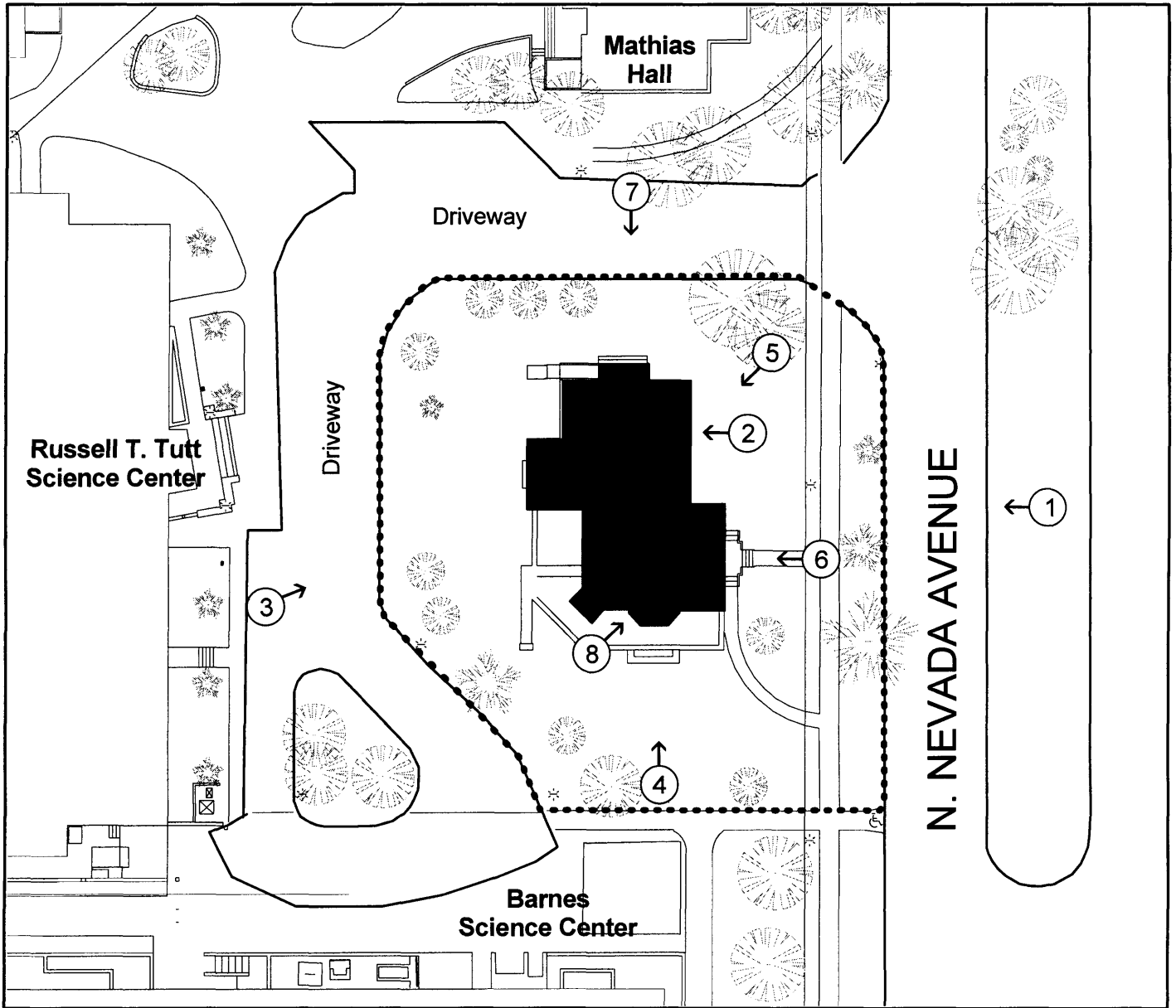
6. Photograph Number, Description of View, and Camera Direction

Photograph Number	Description of View	Camera Direction
1	Façade (east)	W
2	Stonework detail, north end of facade	W
3	Rear (west wall), with two-story southwest bay at right	ENE
4	South wall	N
5	Façade	SW
6	Facade, second story detail above porch	W
7	North wall	S
8	South wall, window transom detail	N
9	Interior first story, fireplace north of main entrance	E
10	Interior first story, main stair adjacent to entrance	SE
11	Interior first story, ceiling detail in room adjacent to south bay window	S

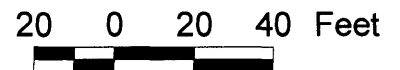
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Edgeplain, El Paso County, Colorado



SKETCH MAP. The dotted line is the boundary of the nominated area. Numbers in circles with arrows indicate the locations of exterior photographs.



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Edgeplain, El Paso County, Colorado

## USGS MAP EXTRACT



SOURCE: Extract of U.S. Geological Survey, "Colorado Springs, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1961, revised 1994). An arrow indicates the location of the nominated resource.