

1316

# 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 determination for individual properties and districts. See instruction 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 Chadbourn Spanish Gospel Mission

other names/site number Spanish Gospel Mission; Spanish Mission ; 5EP643

## 2. Location

street & number 402 S. Conejos Street [N/A] not for publication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.)

Edward A. Huber State Historic Preservation Officer 11/21/08 Date

Office of Archaeology and Historic Preservation, Colorado Historical Society  
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
  - See continuation sheet.
- other, explain
  - See continuation sheet.

Signature of the Keeper James McClelland Date of Action 1/14/09

Chadbourn Spanish Gospel Mission  
Name of Property

El Paso County / Colorado  
County/State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

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

**Category of Property**

(Check only one box)

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

**Number of Resources within Property**

(Do not count previously listed resources.)

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.**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

COMMERCE/department store/grocery store  
RELIGION/religious facility

**Current Functions**

(Enter categories from instructions)

RELIGION/religious facility

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
REVIVALS / Mission

**Materials**

(Enter categories from instructions)

foundation	<u>CONCRETE</u>
walls	<u>STUCCO</u>
roof	<u>ASPHALT</u>
other	<u></u>

**Narrative Description**

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

Chadbourn Spanish Gospel Mission  
Name of Property

El Paso County / Colorado  
County/State

## 8. Statement of Significance

### 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.)

## 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

ETHNIC HERITAGE / HISPANIC

### Periods of Significance

1930-1954

### Significant Dates

1940

### Significant Person(s)

(Complete if Criterion B is marked above).

N/A

### Cultural Affiliation

N/A

### Architect/Builder

WHITLOCK, RAYMOND C.

### Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Chadbourn Spanish Gospel Mission  
Name of Property

El Paso County/ Colorado  
County/State

## 10. Geographical Data

**Acreage of Property** less than one

### UTM References

(Place additional UTM references on a continuation sheet.)

- |    |      |         |          |         |
|----|------|---------|----------|---------|
| 1. | 13   | 514667  | 4297536  | (NAD27) |
|    | Zone | Easting | Northing |         |
| 2. |      |         |          |         |
|    | Zone | Easting | Northing |         |
| 3. |      |         |          |         |
|    | Zone | Easting | Northing |         |
| 4. |      |         |          |         |
|    | Zone | Easting | Northing |         |

The UTM's were derived by the Office of Archaeology and Historic Preservation from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHF by the U.S. Bureau of Land

See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Jennifer Wendler Lovell / Architectural Historian (prepared for property owners)  
organization \_\_\_\_\_ date August 18, 2008  
street & number 2216 N. Cascade Ave. telephone 719-359-5944  
city or town Colorado Springs state CO zip code 80907

### 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

(Complete this item at the request of SHPO or FPO.)

name Chadbourn Spanish Gospel Mission Trustees / Jon Horton- Trustee  
street & number 402 S. Conejos Street telephone 719-473-5496  
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 range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chadbourn Spanish Gospel Mission  
El Paso County/ ColoradoSection number 7 Page 1**DESCRIPTION**

The Chadbourn Spanish Gospel Mission is located on the southwest side of downtown Colorado Springs. The building is situated on a relatively flat lot at the southwest corner of Conejos Street and Cimino Drive. The Mission is the only building on the property and has a footprint of approximately 2,100 square feet. The east façade fronts Conejos Street and sits relatively close to the road. A gravel parking lot is located on the north side of the property and a small fenced garden occupies the land at the rear of the building. The base of a high grass berm defines the property's southern boundary. Just north of the Mission site is America the Beautiful Park (formerly Confluence Park), a 21-acre multi-use city park completed in 2005. To the east of the Mission across Conejos Street are a rail yard, several industrial buildings, and the Union Pacific Railroad tracks. Approximately one block to the south is the Cimarron Street Bridge, which crosses over Conejos Street. To the west of the site is Interstate 25, the main north and south artery through Colorado Springs.

The building was constructed circa 1910 as a simple one-story grocery store with wood clapboard siding. An unadorned false front concealed the front gabled roof. A shed roof addition was added on the south side of the building sometime before 1934. The main entry door was centered on the false front portion of the façade, and flanked by large storefront display windows. Historic photos show a second door or large window on the shed roof portion of the façade. In 1939 a renovation project was undertaken to change the appearance of the building from a retail store to a Spanish Mission. The project included widening the south addition, enlarging the basement, adding a bell tower to the northeast corner, building a new curvilinear parapet, adding a gabled entry projection, and reducing the size of the storefront windows flanking the entry door. Stained glass window panels donated from the First United Methodist Church were installed and the entire building was finished with stucco. The project saw completion in 1940 and the façade of the Mission has remained virtually unchanged since this time.

The Mission is a modest one-story slightly irregular building with an asymmetrical façade. The Mission Revival style of the building is exhibited in its square bell tower, curvilinear parapets, arched openings, and stucco walls. The roof is asphalt with overhanging eaves and exposed rafter tails. A stuccoed chimney emerges from the roof near the southwest corner of the building. The foundation is concrete, but it is covered completely by stucco above-grade. Several other small additions have been made to the secondary elevations of the building over the years. A shed roof addition was constructed on the west (rear) elevation, either prior to or during the 1940 project. A 1957 project raised the roofline of the west addition and extended the main gabled roofline over the addition. A second shed addition on the south elevation was also added during this project, as was a small enclosed basement stairway on the west elevation. All of the additions were constructed in a compatible style to the main building, with overhanging eaves, exposed rafter tails, and stucco walls.

The east façade features curvilinear parapets with stucco coping on the bell tower, the main roofline, and the entry projection. Behind the parapet of the square bell tower is a gabled roof with exposed rafter tails. Each of the tower's four sides has a small arch with wood louvers opening to the belfry. In the late 1940s, a bell donated by Colorado College was installed in the tower. A metal cross straddles the ridgeline of the bell tower roof. Parapets also cover the gabled and shed roofline of the façade. The gabled portion features a curvilinear parapet, while the lower shed portion displays a simple stepped pattern. The gabled entry projection has slightly battered side walls and a simple arched parapet. Similar to the bell tower, the roof behind the porch's parapet is gabled with exposed rafter tails. The narrow paired entry doors are constructed of wood and feature inset panels. An arched transom above the door reflects the arch of the parapet above. The transom is in-filled with vertical wood slats and a

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chadbourn Spanish Gospel Mission  
El Paso County/ ColoradoSection number 7 Page 2

metal screen to allow for ventilation in the foyer. Slightly recessed double hung windows with transoms flank the gabled entry projection. The window sashes and transoms contain stained glass panels with a Victorian motif. Repeating the arched pattern, both windows are topped with inset blind arches. The window sills are painted concrete and the window surrounds are narrow wood trim. Paired windows on the shed roof portion of the façade are identical in style and size, however they are not recessed and do not have the blind arch feature.

The north elevation contains four windows. Three are double hung windows similar in design to those on the façade, but without the transom light above. These windows also contain stained glass panels, however, the two easternmost windows have a disparate tulip pattern. Only the third window's panels share the Victorian motif of those on the facade. The fourth, westernmost double hung window is slightly smaller and placed lower on the wall. Because it is located in the sacristy, the window does not have stained glass panels.

The rear (west) wall of the Mission has an in-filled window towards the north that was removed for security purposes in 2003. The concrete sill remains, and the differing texture of the stucco finish clearly indicates the original location. To the south of this former window is a modern metal raised panel door that leads into the kitchen area. Adjacent to this door on the south is a narrow addition that encloses the exterior access to the basement stairs. The addition has a very low-pitched gable roof with overhanging eaves and exposed rafter tails. The door on the addition is identical to one leading to the kitchen. Attached to the south wall of this addition is a wood paneled shed roof equipment shed. The shed has overhanging eaves, exposed rafter tails, and a modern wood slab door. A paired casement window placed high on the wall is located to the south of the shed.

The south elevation exhibits a narrow shed roof addition that is inset approximately two feet from the west wall and approximately 15 feet from the east wall. The roof of the addition is placed just below the eaves of the main roof, and has overhanging eaves and exposed rafter tails. To the east of the addition on the south wall is a double hung window with a transom above, matching those on the façade of the building. The window has a Victorian motif stained glass panel in the upper sash. The stained glass panel in the lower sash was damaged and has been replaced with a solid sheet of amber glass.

### Interior

The interior of the Mission consists of four rooms on the main floor and a small basement. The sanctuary and meeting room are located at the front (east) side of the building. At the rear of the Mission are a small sacristy and a kitchen. The basement contains the building's restrooms, a mechanical room, and storage space. Although the Mission's simple interior has evolved over time, some of its historic features have been retained. Most of the walls and ceilings on the main floor have a lath and plaster finish that is in fair condition. The wide baseboards, window and door trim in the sanctuary and meeting room remain unpainted and in good condition. Several of the interior doors appear to be original, including the paneled door between the entry projection and the sanctuary as well as the solid wood door between the sanctuary and the sacristy.

(The original property was defined as Lots 1 and 2 of Block 283 of the Monument Addition to Colorado Springs. The City of Colorado Springs conveyed additional property to the Mission on June 6, 2003. This land consists of a vacated portion of Costilla Street, which was removed in the construction of America the Beautiful Park [formerly Confluence Park]. The legal description of the property is now Lot 6, Confluence Park South.)

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chadbourn Spanish Gospel Mission  
El Paso County/ ColoradoSection number 8 Page 3**SIGNIFICANCE**

The Chadbourn Spanish Gospel Mission is eligible for the National Register under Criterion C in the area of Architecture. The building began as a modest neighborhood grocery store, but was later renovated to resemble a traditional Spanish Mission. Through this renovation, the building became an excellent example of the Mission Revival style as applied to ecclesiastical architecture in Colorado Springs. The building's Mission Revival style is exemplified in its square bell tower, curvilinear parapets, overhanging eaves, exposed rafter tails, arches, and stucco finish. The building has been well maintained and retains a high degree of architectural integrity. The appearance of the façade has remained virtually unaltered since the 1940 renovation (Photo H6). The period of significance for Architecture is 1940, the year in which the building took on its Mission Revival appearance.

The building is also eligible under Criterion A for its Social History and Ethnic Heritage. The Mission is the sole remaining building of a now demolished Hispanic immigrant neighborhood known as the Conejos District. In the early twentieth century many Mexican laborers made the Conejos District their home due to its location near the Denver & Rio Grande Railroad switchyard. During this period, the Mission became an integral part of the neighborhood, not only as a religious institution, but also as a community hub, educational center, and refuge for those in need. The period of significance for the building is 1930 to 1954. Although it was constructed circa 1910, the building was not utilized as a mission until 1930. 1954 marks the period in which the neighborhood began to be demolished for industrial development. Despite the loss of the surrounding neighborhood and a greatly reduced congregation, the Mission has operated continuously to the present date.

**Historic Background**

The Conejos District was a pocket neighborhood bounded by the Denver & Rio Grande Railroad on the east, Colorado Avenue on the north, Monument Creek on the west, and Mill Street on the south. The railroad tracks caused the neighborhood to be somewhat isolated from downtown Colorado Springs. It was a working class community comprised of small wood-frame houses built close together on narrow lots. A variety of shops were interspersed among the homes to serve the community. At the turn of the century, the neighborhood was predominantly made up of Jewish and Scandinavian immigrants. Hispanic families, many from the San Luis Valley, were attracted by jobs at the nearby railroad, mines and mills. They began to settle in the neighborhood as the Jewish and Scandinavian populations moved to other parts of the city. By the beginning of World War II, African American families moved in the area as well.

The property on which the Mission is now located was first recorded in 1867 as a Patent Instrument. It was transferred from the United States of America to George H. Tappan in favor of Cynthia Stoughton, widow of Levi Stoughton, a Private in the Revolutionary War. Mrs. Stoughton was offered the land or \$100 after her husband was killed in action. After several other transfers General William J. Palmer, the founder of Colorado Springs, purchased the property in 1871 under the name of the National Land and Improvement Company. General Palmer's company owned the land until 1898, when it was sold to John McGovern. This warranty deed is the first indication of a building existing on the property, as it conveys the ownership of both the "land and premises". This building, however, is not believed to be the present Mission building. Colorado Springs City Directories indicate that the building at 402 S. Conejos was a residence inhabited by a variety of occupants between 1901 and 1909; the Mission building is known to be a former commercial store. In addition, a 1907 Sanborn Fire Insurance Map shows a small building on the property with a footprint and location that is not consistent with the present building. The 1910 City Directory does not list the address at all, indicating that the residence

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chadbourn Spanish Gospel Mission  
El Paso County/ ColoradoSection number 8 Page 4

at 402 S. Conejos was likely removed that year. Directories dated 1911 through 1927 list the building at 402 S. Conejos as a grocery store with living quarters at the rear. This building, likely constructed in 1910 or 1911, would later become the Mission.

A second building existed on lot 2 of the Mission property for a short period. In 1909, the Congregation of the Sons of Abraham built a small rusticated concrete block synagogue at 404 S. Conejos, just to the south of the present Mission building. Although the Congregation owned their building, they did not own the land, as indicated in a 1911 trust deed for the property. City Directories indicate that this building was used as a house of worship for just two years. After being used as a residence for several years, the building was demolished in the mid-1920s.

The Mission building was originally a simple one-story wood frame grocery store with wood clapboard siding. Over the years, the grocery store was run by a number of different families, including the Harris' from 1911-17, the Lelands from 1918-19, the Bentons from 1920-22, the Kalichs from 1922-25, and the Sarsons in 1927. During this period, either the families who operated the grocery store or a separate renter resided at the rear of the building. City Directories indicate that the building was vacant in 1928 and occupied by Premiteno Belajo in 1929. The building was listed for the first time as the 'Spanish Mission' in 1930.

The Mission's founder, Ruth Chadbourn, was a missionary who came to Colorado Springs in the 1920s due to ailing health. She previously worked in Costa Rica and had an affinity for Spanish speaking people. She was drawn to the disadvantaged Conejos District where the need for her help was apparent. Living conditions were poor and the crime rate was high. Ms. Chadbourn gradually gathered a group that met in various houses throughout the neighborhood. In 1930, the group rented the former corner grocery store at 402 S. Conejos and named it the Spanish Gospel Mission. By 1934, Ruth Chadbourn and two other trustees decided to purchase the building. The purchase price was \$425, financed for 42 months at 7% interest.

Because Ruth Chadbourn could not bear the financial burden of the Mission alone, she organized an Advisory Committee, made up of members of various Protestant Colorado Springs churches. This committee helped to raise funds for the Mission within their own congregations, and also volunteered their time to work at the Mission. As a non-denominational church, the Mission offered services in both Spanish and English, and held Sunday school and Bible Study classes. The Mission, however, was much more than a religious institution. It offered adult education classes in English, sewing, and music. For the children the Mission formed basketball and baseball teams and the Boy Scouts and Girl Scouts held meetings in the building. The Mission also organized numerous community events, including picnics and trips to the zoo. It provided food to needy neighborhood children and gifts at Christmas time. As the only community gathering place in the area, the Mission became the nucleus of the neighborhood.

Numerous newspapers articles written about the Mission lauded their efforts and credited their programs with helping to reduce juvenile crime in the neighborhood. The Mission was also praised for promoting racial harmony and tolerance. According to a *Gazette* article written in 1939,

This neighborhood badly needs such work for there are many children and youth crowded into small houses with no playground except the street. Character building agencies are much cheaper than the cost of juvenile delinquency....  
This enterprise has shown what inter-denominational and inter-racial understanding



**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chadbourn Spanish Gospel Mission  
El Paso County/ ColoradoSection number 8 Page 5

and good will can do (Spanish Mission, 1939).

Upon Ruth Chadbourn's death in 1936, the Mission was renamed the Chadbourn Spanish Gospel Mission. Her work continued on through the Mission Trustees and the Advisory Committee. The Ministerial Alliance, a group representing all of the Evangelical churches in Colorado Springs, also joined the Advisory Committee in supporting the Mission.

In 1939 the owners undertook an ambitious renovation project in order to change the appearance of the building to that of a Spanish Mission. Two small models were made of the existing commercial storefront and the proposed Mission Revival style building (Photos H1-H3). The models were displayed in various downtown store windows in order raise money for the project. The Advisory Committee provided the majority of the funding for the renovation while volunteer laborers from the community carried out the work. Raymond C. Whitlock, a local builder, served as the supervisor. The project involved adding a Spanish style square bell tower to the northeast corner, enlarging the south addition, adding a curvilinear parapet, reducing the size of the storefront windows on the façade, and covering the wood clapboard walls with stucco. Many of the project's building materials were reused from a project at the First United Methodist Church recently completed by Raymond C. Whitlock, including a number of stained glass window panels that were placed in the Mission's new windows. The Advisory Committee held a dedication ceremony upon the completion of the project on April 25, 1940. A *Gazette* article announced, "Remodeling of the Chadbourn Mission has been completed and a splendid building is now in use by the Spanish speaking people" (To Dedicate, 1940). The renovation asserted the building's function with great clarity and was executed in a style that represented the heritage of the surrounding community.

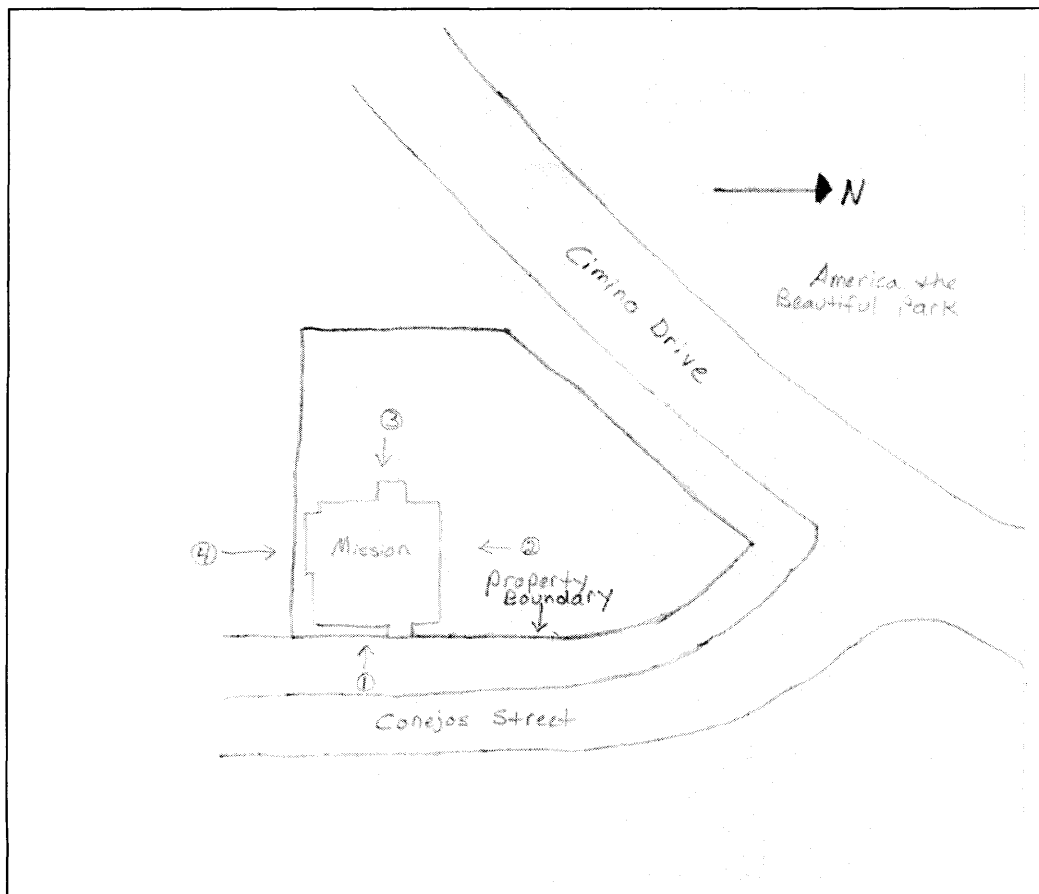
Rezoning of the neighborhood in the 1950s allowed several of the Conejos District's blocks to be used for a mix of commercial and industrial use. In response to the threat of development, members of the community formed the Conejos Community Club in 1953. The club held their meetings at the Chadbourn Mission. They encouraged their neighbors not to sell their homes to developers and to instead make an effort to improve the appearance of their properties. They also appealed to the city to improve the condition of the streets, curbs, gutters, and lighting in the community. Despite their efforts, light industry and commercial buildings slowly replaced the neighborhood's homes. By the 1990s, only a few houses and the Mission remained.

In 1992, the Colorado Springs City Council adopted a Downtown Action Plan that proposed a riverfront park in the former Conejos District. With the assistance of local tax revenue and local and state grants, the city began buying up property at the confluence of Monument and Fountain Creeks in 1996. In October 1998, the City of Colorado Springs offered the Mission Trustees \$125,000 for their property and up to \$10,000 for the cost of relocating their operations. The city intended to demolish the Mission and incorporate the property in the development of the park. The Trustees rejected the City's offer but eventually agreed to allow the city to move the Mission to a new location. The new site was to be approximately four blocks to the north in the Arts District behind Depot Square. In 1999, Colorado Springs voters approved a bond issue for capital improvements that included \$11 million for the completion of the first phase of Confluence Park. The Mission Trustees were then notified that changes were made to the original plan for the park, and that the Mission would be able to stay in its present location. All of the roads and the property to the north of the Mission were torn up during construction of the park, making it difficult to drive to the building. The congregation persevered and Sunday services were held throughout the project. The park was completed in 2005, and renamed America the Beautiful Park.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chadborn Spanish Gospel Mission  
El Paso County/ ColoradoSection number 8 Page 6

The Chadborn Spanish Gospel Mission is the last remaining building of a once bustling immigrant community. Although there is no longer a surrounding neighborhood to draw from, a small congregation remains loyal to the Mission and Sunday services are held each week. Many of the attendees are the children or grandchildren of former Conejos District residents. Local churches no longer fund the Mission and it is presently supported solely by the donations of the congregation. A 2003 *Gazette* article quoted then-Assistant Pastor Bob Mathis on the circumstances of the Mission, "We've survived depressions, blight, feast and famine. All the rest of the neighborhood was knocked down, but we're still here. It's a miracle, no doubt" (Miracle, 2003).

The Mission now stands as the only tangible link to the Conejos District's past. However, its location adjacent to America the Beautiful Park conveys a strong message of historic preservation to the numerous park visitors. The Mission Trustees remain concerned about potential future development, and are currently applying for Historic Preservation Overlay Zoning for the property.

**Site Plan and Photo Views** (not to scale)

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chadbourn Spanish Gospel Mission  
El Paso County/ ColoradoSection number 9 Page 7**BIBLIOGRAPHY**

Bahr Vermeer Haecker Architects. *Chadbourn Spanish Gospel Mission Historic Structure Assessment*. 2 September 2004.

Breckenridge, Juanita L. and John P. *El Paso County Heritage* Vol. 1. Dallas: Curtis Media Corporation, 1985.

City of Colorado Springs. *Formal Offer to Purchase & Initiation of Negotiations*. 22 October 1998.

City of Colorado Springs. *Notice of Intent to Acquire*. 22 December 1997.

City of Colorado Springs. *Notice of Relocation Assistance*. 23 October 1998.

Colorado Springs City Planning Department. *Colorado Springs Downtown Intensive Survey*. Colorado Cultural Resource Survey, Resource 5EP643. 30 September 1983.

"Conejos Group Wants to Keep Homes, Urges Improvements." *Colorado Springs Gazette-Telegraph*. 27 March 1953: p. 1.

Cotton, Tom. "Saving Grace." *The Denver Post*. 27 February 2000: p. 4B, 7B.

"Dedicate Mission on April 25 and 28." *Colorado Springs Gazette-Telegraph*. 15 April 1940.

Front Range Associates, Inc. *Historical and Architectural Survey of Downtown Colorado Springs, 2003-04*. Colorado Cultural Resource Survey, Architectural Inventory Form. Resource Number 5EP643, 402 S. Conejos Street. Oct. 2003-Mar. 2004.

"Labor of Love is Rebuilding Mission Church, Unusual Religious Work Here." *Colorado Springs Gazette-Telegraph*. 10 March 1940: p. 1.

Messenger, Jean and Rust, Mary Jane Massey. *Where Thy Glory Dwells*. Manitou Springs, CO: TextPros, 1998.

Moore, Sherry J. and Sloan, Joyce F. *Foundations of His Purpose*. Colorado Springs, CO: Andborough Publishing, 2007.

Philipps, Dave. "Miracle on Conejos Street." *Colorado Springs Gazette*. 5 July 2003: Life 1, 4.

Philipps, David. "Awaiting Salvation." *Colorado Springs Gazette*. 21 September 2002: Life 1.

"Playground of the Underprivileged." *Colorado Springs Free Press*. 10 September 1951.

Polk City Directory. Colorado Springs, Colorado. 1901-1934.

"Protestant Churches Plan Aid for Mission." *Colorado Springs Free Press*. 7 September 1951.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chadborn Spanish Gospel Mission  
El Paso County/ ColoradoSection number   9   Page   8  

---

Ross, Tom. "Mission Pastor Urges Help for Conejos Street Section." *Colorado Springs Gazette*. 1951.

Sanborn Fire Insurance Maps. Colorado Springs, Colorado. 1907.

"Spanish Gospel Mission Advisory Board Meets." *Colorado Springs Free Press*. 20 July 1952.

"Spanish Mission in Favor of Recommendations of Alliance." *Colorado Springs Free Press*.  
11 September 1951.

"Spanish Mission in Historic S. Conejos Building Needs Aid to Rebuild for Growing Work." *Colorado Springs Gazette-Telegraph*. 19 November 1939: Sec. 2, p. 3.

The Security Abstract and Title Company. *Abstract of Title, East 71 feet of Lots 1 & 2 in block 283 in Monument Addition to the City of Colorado Springs*. 1934.

"To Dedicate." *Colorado Springs Gazette-Telegraph*. 21 April 1940: p. 5.

**National Register of Historic Places  
Continuation Sheet**

**United States Department of the Interior  
National Park Service**

Chadbourn Spanish Gospel Mission  
El Paso County/ Colorado

Section number 10 Page 9

---

**GEOGRAPHICAL DATA**

**VERBAL BOUNDARY DESCRIPTION**

Lot 6, Confluence Park South, Colorado Springs, El Paso County, Colorado.

**BOUNDARY JUSTIFICATION**

The nominated property includes the parcel of land historically associated with the building.

# National Register of Historic Places Continuation Sheet

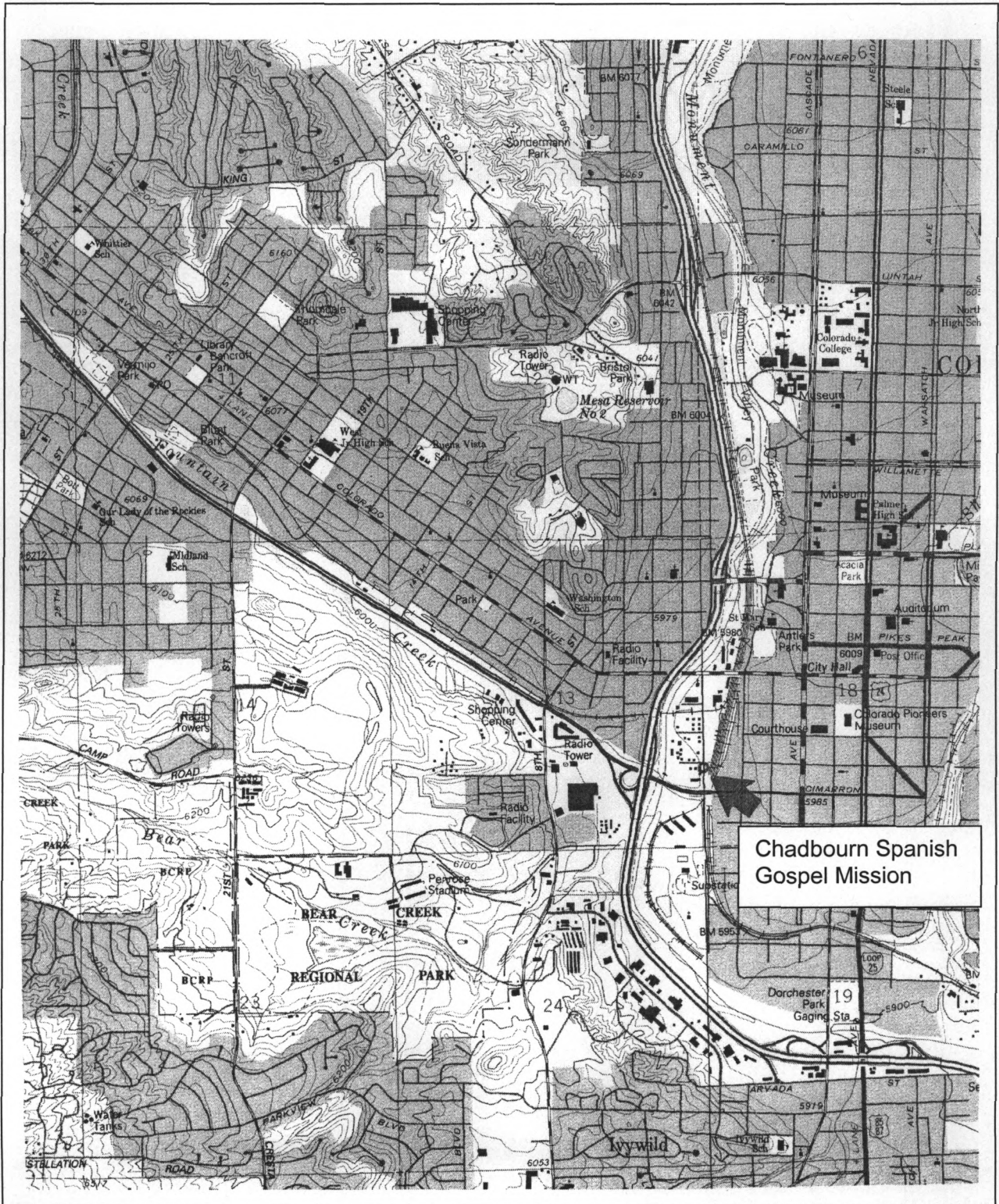
United States Department of the Interior  
National Park Service

Chadbourne Spanish Gospel Mission  
El Paso County/ Colorado

Section number \_\_\_ Page 10

**USGS TOPOGRAPHIC MAP**  
Colorado Springs Quadrangle, Colorado  
7.5 Minute Series

UTM: Zone 13 / 514667E / 4297536N (NAD27)  
PLSS: 6<sup>th</sup> PM, T14S, R67W, Sec. SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>  
Elevation: 5950 feet Site Number: 5EP.643



**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chadbourne Spanish Gospel Mission  
El Paso County/ ColoradoSection number \_\_\_\_ Page 11**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1-8 except as noted:

Photographer: Jennifer Wendler Lovell  
 Date of Photographs: August 4, 2008  
 Negatives: tif images on cd on file at NPS in Washington DC

Photo No.	Photographic Information
1	East façade
2	North elevation
3	West elevation
4	South elevation
5	Interior- Sanctuary facing east from altar
6	Interior- Sanctuary facing west from main entry
7	Interior- Sanctuary facing north from meeting room
8	Interior- Paired stained glass windows on east elevation

**PHOTOGRAPH LOG – HISTORIC**

These photographs may not be included in Internet posted documents and other publishing venues due to copyright restrictions.

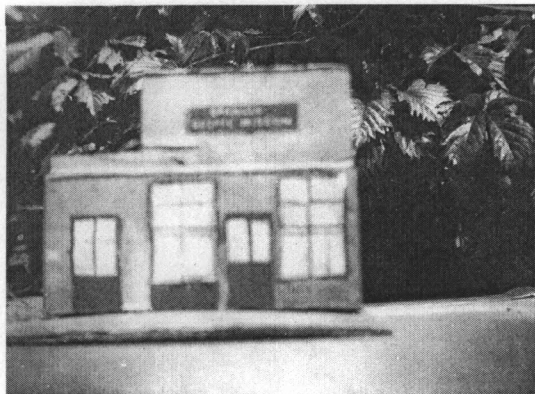
Photo No.	Photographic Information
H1	c.1939 Model of storefront east elevation
H2	c.1939 Model of storefront south elevation
H3	c. 1930 Model of proposed Spanish Mission design
H4	c. 1939 photograph showing partial completion of renovation
H5	March 10, 1940 <i>Gazette-Telegraph</i> Clipping showing renovation project
H6	1940 photograph of completed renovation project

# National Register of Historic Places Continuation Sheet

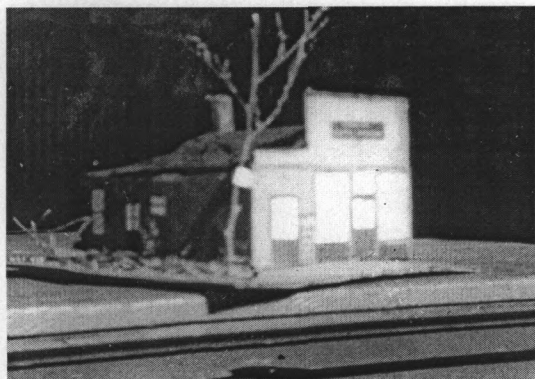
United States Department of the Interior  
National Park Service

Chadborn Spanish Gospel Mission  
El Paso County/ Colorado

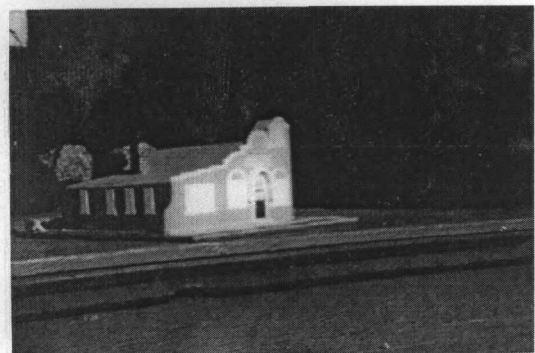
Section number \_\_\_\_ Page 12



H1. Model of building created c.1939 showing east elevation with original storefront.

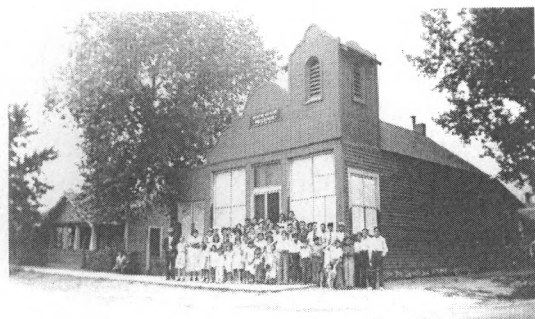


H2. Model of original building created c.1939 showing south elevation.



*Model of new Mission*

H3. Model created c.1939 showing proposed "Spanish Mission" design for building.



H4. c.1939 photo showing partial completion of renovation project, including the bell tower and curvilinear parapet.



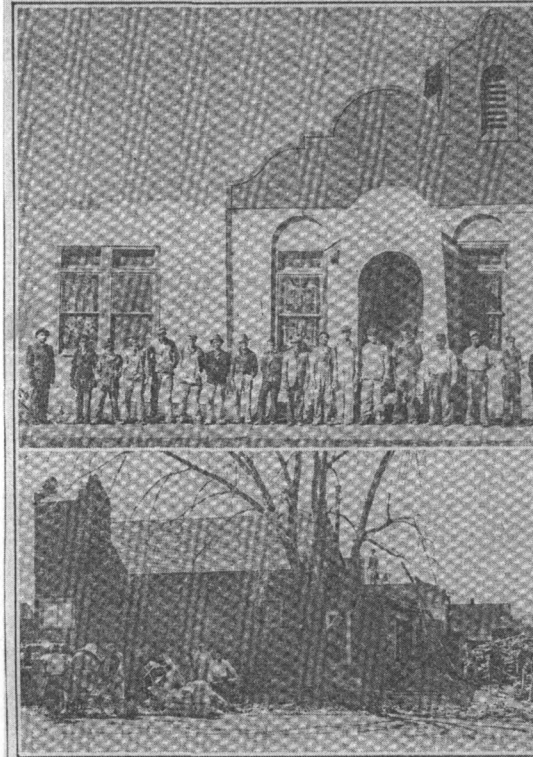
# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Chadbourn Spanish Gospel Mission  
El Paso County/ Colorado

Section number \_\_\_\_ Page 13

Labor of Love by Members Is ReBuilding Mission Church, Unusual Religious Work He



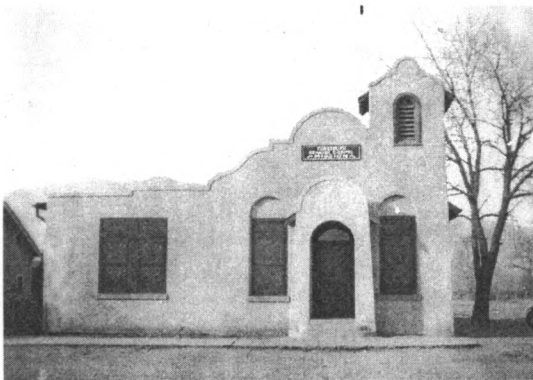
Workers on the Chadbourn Mission's new building project who donate their time to complete building at 403 S. Concho St. Left to right: Jose Guzman, Joe Rodriguez, George Garwood, Jr., Garrod, Don Baker, Laurence Potter, C. Chabonca, Alva Eberhart, Russell Haux, G. Mortimer, J. Ortiz, E. H. Brooks, R. C. Whitbeck, Delfino Vallbona, M. Grove, A. Grove and Luis Sauri. In the lower picture is another view of the building.

A labor of love is the remodeling of the Ruth Chadbourn Spanish Gospel mission building, 403 S. Concho St., now in progress. Many, including the pastor, Rev. Jose Guzman, are contributing their work as a wall is moved and other changes made to afford more room and modernize the place of worship, where Girl Scout, Boy Scout and adult education work also is carried on.

This mission was established in 1920 by the late Miss Ruth Chadbourn for Spanish-speaking people. It is an interdenominational undertaking in which all of the principal Protestant denominations are interested. Raymond C. Whitbeck is contractor in charge of the work. When the work is completed there will be capacity for 29 at meetings in the building and it is hoped that more may be installed later. Donations toward the cause are welcomed.

Harold Blarke is chairman of the board of trustees of the mission. Miss Stanel Parker, vice; Miss Ethel Harvey, secretary; Faith Haines, treasurer; and Helen Jacobson, superintendent of the Sunday school.

H5. March 10, 1940 *Gazette-Telegraph* clipping showing the addition of the gabled entry projection and new windows.



H6. Photograph dated 1940 showing completed renovation project.