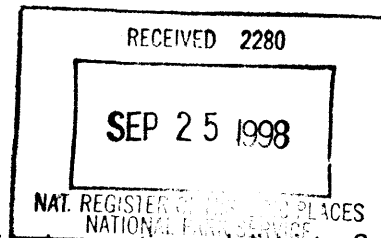


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1250

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 Eastholme
other names/site number Easthome; Eastholme in the Rockies B & B / 5EP415

2. Location

street & number 4445 Haggerman Avenue [N/A] not for publication
city or town Cascade [N/A] vicinity
state Colorado code CO county El Paso code 041 zip code 80809

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 [].)

Starranna Coetzee State Historic Preservation Officer 9/18/98 Date
Signature of certifying official/Title
State Historic Preservation Office, 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
- other, explain
See continuation sheet [].

Edson H. Ball Signature of the Keeper 10-22-98 Date

Eastholme
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

<u>3</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>2</u>	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)

Domestic/hotel

Current Functions

(Enter categories from instructions)

Domestic/hotel

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Materials

(Enter categories from instructions)

foundation Stone; Concrete
walls Wood/weatherboard

roof Asphalt
other _____

Narrative Description

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

Name of Property

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.)

- [X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
[X] 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 Bibliographic 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)

Commerce

Periods of Significance

ca. 1885 - 1918

Significant Dates

ca. 1885

1888

Significant Person(s)

(Complete if Criterion B is marked above).

Hewlett, Eliza Marriott

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- [X] State Historic Preservation Office
[] Other State Agency
[] Federal Agency
[] Local Government
[] University
[X] Other:

Name of repository:

Ute Pass Historical Society

Eastholme

Name of Property

10. Geographical Data

El Paso County, Colorado

County/State

Acreeage of Property approximately one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 502700 4305200
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] 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 Teressa A. Thompson / Owner-Innkeeper (H. Wilson, ed.)

organization Eastholme in the Rockies B & B date 14 May 1998

street & number 4445 Haggerman Avenue (P.O. Box 98) telephone 719-684-9901

city or town Cascade state Colorado zip code 80809

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 Teressa A. Thompson

street & number 4445 Haggerman Avenue telephone 719-684-9901

city or town Cascade state Colorado zip code 80809

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.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

EASTHOLME
EL PASO COUNTY, CO

DESCRIPTION

Located within the mountain village of Cascade, Eastholme (also known for many years as Easthome) occupies the southeast corner of Topeka and Haggerman Avenues. The property is shaded by towering pines, two of which appear fully grown in photographs from the 1920s. A low stone wall of uncut, uncoursed stone runs along the front of the property facing Haggerman Avenue and partially down the northwest side facing Topeka Avenue. Cascading junipers hang over the wall near stairs that lead to the street. A driveway enters the yard from Haggerman Avenue. There is a young blue spruce near the corner behind a bed and breakfast sign post. Eastholme is a two and one-half story, wood frame building with clapboard walls, a stone and concrete foundation, and a truncated hipped roof covered with blue-grey asphalt shingles. A porch with a balcony above spans the full width of the facade. Despite some minor changes to the building, Eastholme retains its integrity of design, materials, and workmanship. In addition to the hotel, the nominated parcel includes two cottages, a shed, and a carriage barn. With the exception of the barn, all the buildings are painted blue with white trim.

Eastholme faces southwest onto Haggerman Avenue. The low stone perimeter wall breaks for a series of concrete steps that lead from the street to a sidewalk. A few more steps lead to the concrete floor of the full facade porch. Turned posts with ornate brackets support the flat roof (serving as the balcony floor) and the pent roof covered with wooden fish scale shingles. Between the porch supports is a balustrade of turned balusters. The balustraded deck above also has turned components. The porch leads to a central entry of glazed and paneled double doors framed with a wide surround and a cornice head. Each door contains a large expanse of gluechip and etched glass above two vertical panels. On each side of the entrance is a coupled window opening with broad surrounds. These paired windows are one-over-one double hung sash. The upper story has a pair of French doors that provide access to the balcony. On each side of the double door is a coupled window opening with wide surrounds and an entablature head. These paired windows are also 1/1 double hung sash.

All the windows in the house are wood frame and have simple surrounds, with the exception of two small metal framed windows in the "wing." The majority of the windows are tall, narrow, one-over-one double hung sash and have a simple cornice window head. The remaining windows (found on the northeast and southeast faces, and the small dormers) are smaller, square, single sash casements with multi-lights. Many of the tall windows are covered with screens that are similar to those in historic photographs.

Each slope of the truncated hipped roof contains a large gabled roof dormer with a smaller one beside it. All the dormers are pedimented, with the exception of the small dormer on the southeastern side. The dormers' side walls and tympanum (the triangular space enclosed by the pediment) are faced with square cut wood shingles. The front face of each large dormer is filled with a coupled window, while a single small window fills each petite dormer. There are two interior chimneys. A corbelled brick chimney pierces the southeastern roof slope and a shorter brick chimney protrudes from the roof of the large dormer on the Topeka Avenue elevation.

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EASTHOLME
EL PASO COUNTY, CO

The Topeka Avenue (southwest) elevation has an offset beveled bay window, its three-sloped roof covered with asphalt shingles. Below each of the four windows that make up the bay is a panel of diagonally placed boards. A coupled window completes the first floor fenestration. Three windows (two of them above the bay) punctuate the upper story.

The southeast face is the most irregular in its outline, due to the shed roofed kitchen extension and a gabled roof "wing" that projects from it. Both are only one story and their roofs are covered with the same asphalt shingles as the rest of the house. There is one window on the main building (aligned with an upper story counterpart) before the extension projects out from the wall. The extension has three windows, two of which are small multi-light. The wing has a small sliding window on its side, while its gabled end has a door and two windows. The glazed and panel door accesses the basement. There is a sliding window with wide surrounds beside the door and a smaller square single sash window in the apex of the gable. The projecting roof lines of the extension and wing only minimally impact the upper story with its three evenly spaced windows.

The rear (northeast face) of the building has five windows on the first floor. The upper story has two widely spaced windows with a pair of small windows at the east end. A small black metal fire escape ladder hangs down from the large dormer window and is attached to the wall. A low wooden fence topped with lattice creates a small private yard secluding the main floor windows. The shed roof extension and the gabled wing align with the back of the main building. A glazed (6-light) and paneled door marks the shed roof extension and provides access to the kitchen. Two small windows (one a fixed sash and the other an awning) pierce the wall of the wing. There was a door between these two windows that has since been boarded over.

The interior of the house has lath and plaster walls, original woodwork and doors. Most of the guest rooms have their original room numbers on them. The parlor has its original brick fireplace. The floor of the parlor is three-inch varnished pine and the bedrooms have six-inch pine plank flooring that has been painted. Other areas are carpeted. There are original lighting fixtures in many of the rooms.

There is a partial basement. The grandson of Mrs. A. S. Hewitt (George Whitney) remembers helping to dig the basement under the wing sometime in the 1930s. There are old stairs in the kitchen, now blocked off, that accessed the original part of the basement, which basically provided access to the furnace.

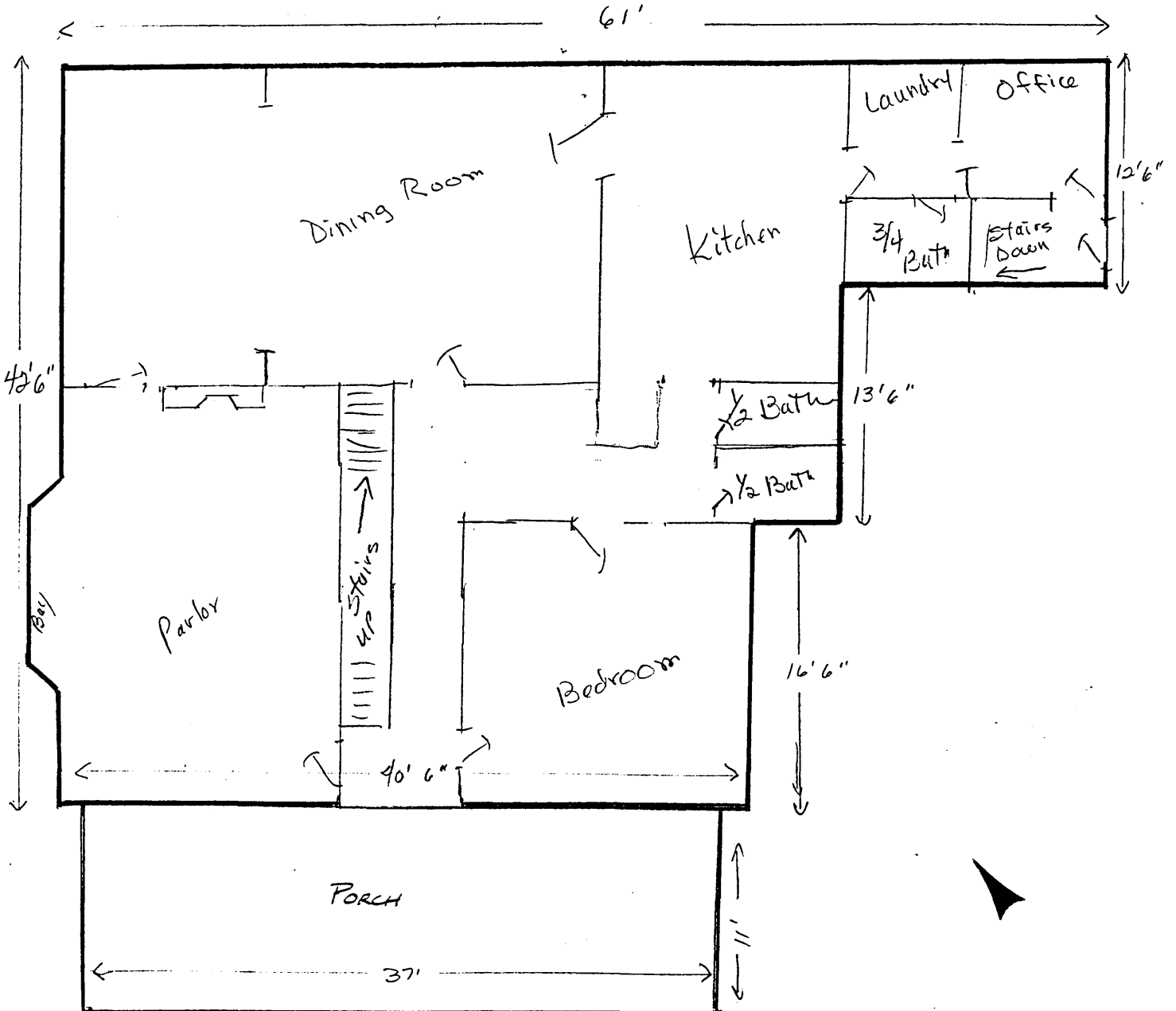
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National Register of Historic Places
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EASTHOLME
EL PASO COUNTY, CO

1st floor plan



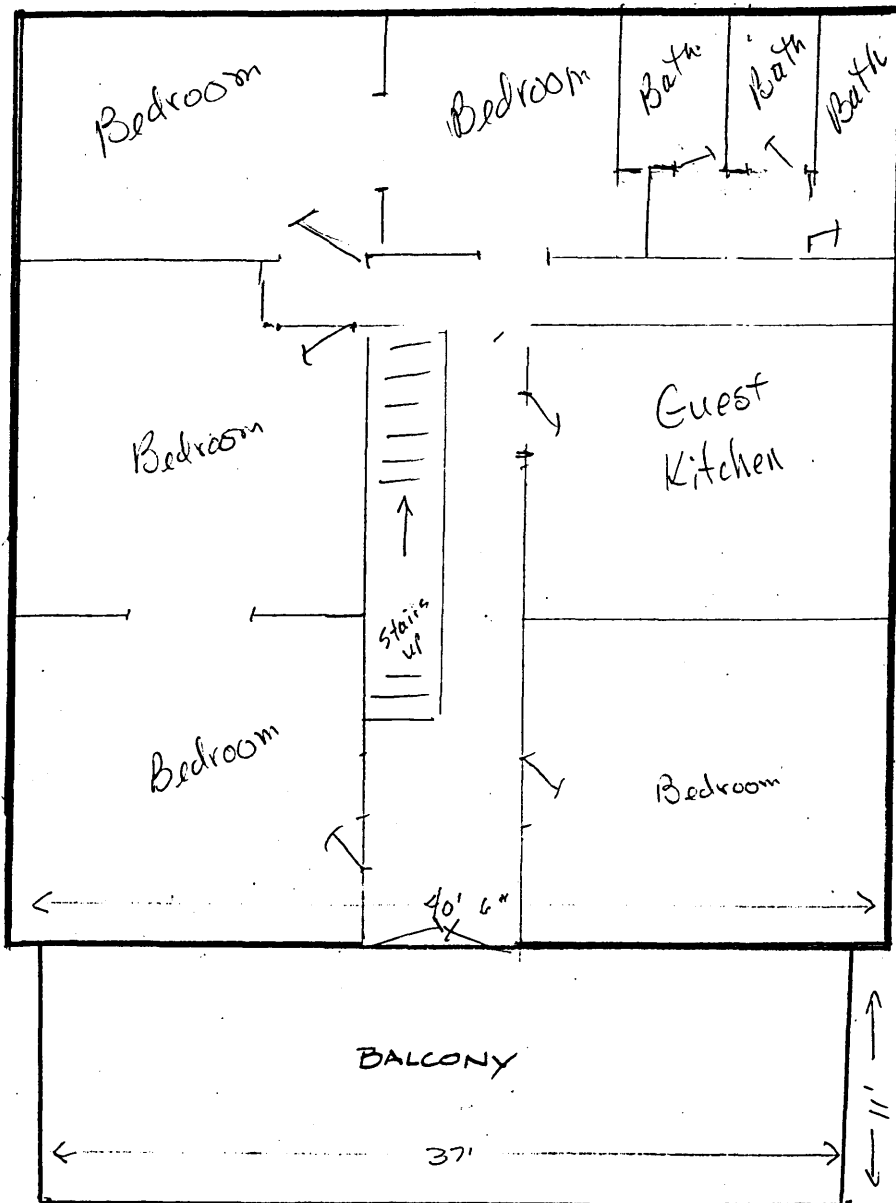
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EASTHOLME
EL PASO COUNTY, CO

2nd floor plan



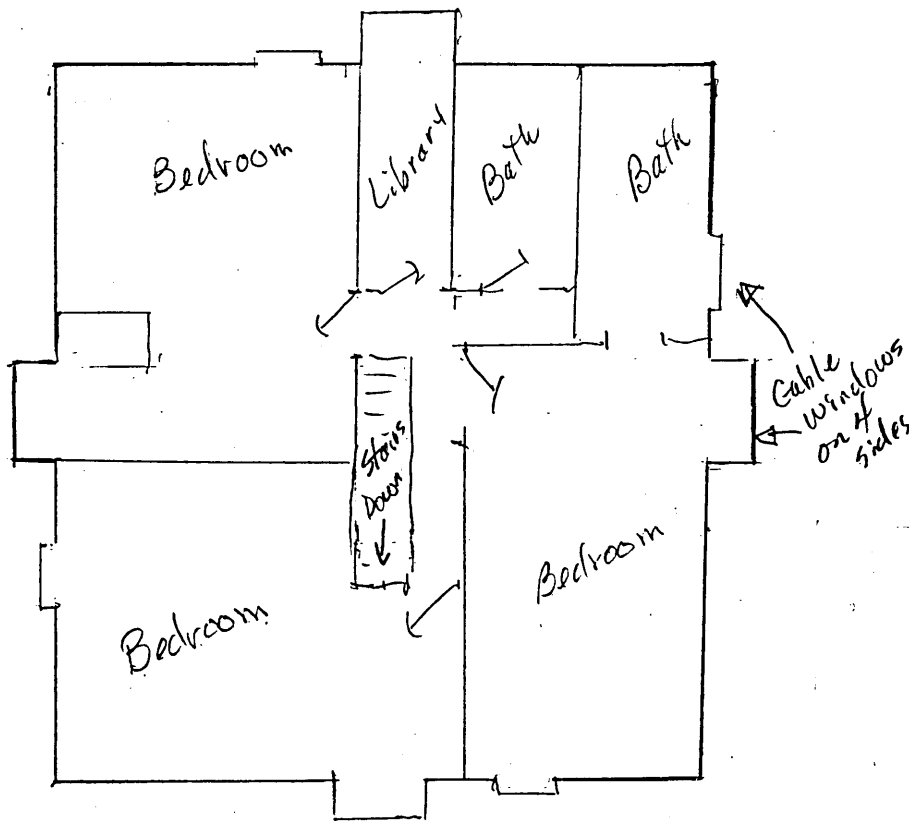
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EASTHOLME
EL PASO COUNTY, CO

3rd floor plan



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**National Register of Historic Places
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EASTHOLME
EL PASO COUNTY, CO

Eastholme has fortunately been the subject or the backdrop of many photographs throughout the years. These photographs provide telling evidence of what has and has not changed over the years. While the building's plan, truncated roof, clapboard siding, and window and door placement have remained remarkably intact over the years, some alterations have occurred.

The most significant changes to the building occurred to the full-width porch and its balcony. The earliest photograph of Eastholme (ca.1890s) shows an open porch with a fretwork balustrade confined to the end of the porch. The balcony balustrade has a double diamond motif forming the balusters. Photographs taken in the 1920s show the porch "enclosed" by a simple handrail between the porch supports; the balcony balustrade is gone. The second story deck must have been without a bannister for many years; it is not present in a ca.1940s photograph. However, more dramatic changes were to follow, as evident by a 1963 photograph of the building with no porch at all and only a small balcony servicing the second story door! Owners who purchased the property in 1970 began a restoration project, completed in 1988, that involved the reconstruction of the full-width porch and its balcony. Painstaking research and examination of early photographs contributed to the fairly accurate reconstruction. The specially designed lathed porch supports are very similar to the ones in the 1890s photograph. With a slight deviation from the original, the recreated balustrades of the porch, balcony, and roof deck (see below) included turned balusters. The full-width porch with balcony is a character-defining feature of this lodging facility and its reappearance did much to restore the building's architectural integrity.

It is interesting to note that the ornate brackets on the porch supports changed several times over the years and were not present after the 1888 reconstruction. The current owner installed the latest version in 1997.

The french doors that access the balcony do not appear in the ca.1890 photograph. A central, single leaf, glazed and panel door is evident in photographs taken as late as the 1940s. The french doors were installed sometime before 1963 as they appear in a photograph of that date with the small balcony.

Only the large dormers are present in the earliest photograph of Eastholme. It is not known when the smaller dormers were installed, but they appear in 1920s photographs. Despite their much smaller size, the windows within these later dormers did provide much needed additional light and ventilation to some of the upstairs rooms. These small dormers continued in the building tradition of their larger counterparts, sporting pediments and faced with wood shingles. Although not original, they are an historic change and reflect the continuing use of the property.

The ca.1890s photograph indicated a balustraded deck on the truncated hipped roof. The double diamond elements forming the balusters echoed those of the balcony balustrade below it. By the 1920s, only a top and bottom rail are present. This minimal treatment continued into the mid-1970s. The restoration work completed in 1988 included the installation of a balustrade with turned balusters. Unfortunately, deterioration forced its removal with the hope of restoring this feature once again.

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EASTHOLME
EL PASO COUNTY, CO

While an actual date of construction is not known, the gabled "wing" off the southeast side appears in a ca.1920 photograph. In 1995, the wing (a shell with no insulation or interior walls) was remodeled to add a 3/4 bath, laundry room, and an office; the windows were also altered at this time.

The interior has been well maintained, however several bathrooms were added in subsequent remodeling. There is a guest kitchen on the second floor that was added in the 1970s when the building was used as a boarding house.

The few window alterations (and a door change) have occurred to non-original additions located on the rear of the building, where the land contours, other constructions, and a fence screen them from view. Despite some alterations, the building's basic form, roof shape, exterior wall material and fenestration pattern remain intact and the building retains its ability to convey its history and significance.

Shed

Directly behind the kitchen is the shed. This one-story, wood frame building has a rectangular plan, drop siding, a shed roof covered with asphalt shingles, and sits on a concrete pad. Two doors and two shuttered windows pierce the wall that faces the house. The date of construction is not known, although a small shed roof structure at the rear of the house appears in a c.1890s photograph. One interviewee remembers a small grocery store in the shed during the 1930s and 1940s.

Cottage #1

This cottage is beyond the shed, at the rear of the house on the Topeka Avenue side. This one-story, wood frame building has a concrete foundation, wood shingle walls and an asphalt shingled roof. Its front gabled roof has overhanging eaves with exposed rafters. An offset chimney pierces the ridge line. A concrete stoop leads to a wood paneled door that faces northwest. Adjacent to the door is a ribbon of multi-light windows that wraps around both sides. In the apex of the gable is a newer semi-circular window. There is a small addition on the back (southeast) with single windows on two sides and a back door.

This building is believed to have been constructed in the 1920s to serve guests. A 1920s brochure includes an illustration of what appears to be the same cottage and discusses its large screened-in sleeping porch. The building was damaged by fire and stripped to the studs. It was considered uninhabitable in 1995, prompting a complete "remodeling" that included substantial interior work and several window changes. As the cottage was constructed subsequent to Hewlett's association with the property and has undergone significant alterations, it is considered noncontributing.

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EASTHOLME
EL PASO COUNTY, CO

Cottage #2

A second cottage sits at the end of the driveway off Haggerman Avenue. It consists of two front gabled roof buildings joined by a flat roof section. The asphalt shingle roof has projecting verges and overhanging eaves with exposed rafters. The one story structure has wood shingle walls and a foundation of wooden stumps and rocks. Features of the southwest face (front) include gable trim and a small deck. There is a small box-like shed roof addition off the rear.

This building, once little more than a shed, was believed to have been constructed in the 1920s and served as living quarters for summer help. Although the section closest to the house (the north end) looks similar to a building in a c.1920-1940 photograph, it is not known when the two small buildings were joined together. This building was also deemed uninhabitable in 1995, which led to its substantial remodeling. During remodeling, a piece of floor board was found with the words "A. S. Hewitt, Cascade." As the cottage was constructed subsequent to Hewlett's association with the property and has undergone significant alterations, it is considered noncontributing.

Carriage House/Barn

Located at the rear of the property, this one-story wood frame building has a rectangular plan and walls of asphalt sheeting with widely spaced wooden battens. This sheeting covers horizontal boards siding. The gabled roof with extending verges and eaves is covered with asphalt shingles. There are two small window openings on each end that no longer contain glass and are boarded over. The southwest side has three large bays, each filled with double doors. These hinged doors are vertical boards with cross bracing. The interior has a dirt floor, a wooden stall in the right hand bay and a loft above that bay.

The date of construction is not known, but this building is believed to have been built at the same time as the hotel or shortly after. A 1948 newspaper article mentioned a bear ambling into a garage at the rear of Easthome, where two boys were playing in the loft.

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EASTHOLME
EL PASO COUNTY, CO

SIGNIFICANCE

Eastholme is eligible under criterion A for its association with the commercial history of Cascade. Eastholme is all that remains to represent the early railroad period of Cascade's commercial development as a summer retreat for the wealthy and influential. Sources are unable to agree on the building's date of construction, with some indicating an 1885 date and others claiming 1887. The boarding house was operating by 1887, making it one of the first lodging facilities in Cascade and a precursor to the large hotels that would dominate the summer resorts in the Ute Pass area. The arrival of the Midland Railroad in 1887 encouraged eager developers to build large hotels and related facilities in order to entice the tourists who came to enjoy the scenery and fresh mountain air. Just as the railroad brought instant development to the Ute Pass area, its abandonment in 1918 would mark the end of an era. The last of the large hotels would disappear in the 1920s. Despite the loss of the railroad and the large hotels, Cascade saw the less ambitious guest house survive and Eastholme continues to serve guests today.

The property is also eligible under criterion B for its association with Eliza Marriott Hewlett, an early settler to the area who built and operated Eastholme. Realizing the potential of the area as a "tasteful summer retreat," Hewlett constructed one of the first lodging facilities in Cascade. This woman had the foresight to anticipate the tourist potential of the Ute Pass area. Hewlett served as the secretary for the Cascade Town and Improvement Company--unusual for a woman during this time period. This company would construct the two large hotels in Cascade, the Cascade House and the Ramona Hotel. Hewlett and the town company also pooled resources to subsidize the construction of the Pikes Peak carriage road, an important albeit short-lived, commercial venture that attracted tourists to the area. Although Hewlett sold Eastholme to her sister in 1888, she is listed in the business directory as the proprietor in 1892 and 1897. Her short affiliation with the property had lasting effects for Cascade.

Although the Ute Pass Trail extended from the Colorado plains to Utah, the Ute Pass area today is known as that section between Manitou Springs and Divide. Ute Pass has long been an important route through the Front Range of the Rocky Mountains. Ute Indians made yearly treks down the pass, Kit Carson traveled up it to trap beaver, and Fremont mentioned the trail in his journals. The 1858 gold rush brought thousands to the region who traveled this trail from Manitou. (Pettit, 1979:4) Before long Cascade would become a gateway to Pikes Peak and a summer home for the privileged with elegant resort hotels.

There were already people in the canyon servicing the mule trains hauling supplies to the gold fields in Cripple Creek and Leadville when three wealthy sisters from Schenactady, New York settled in Ute Pass in the early 1880s. McConnell (1963:54) theorizes that these women "may have come because of publicity lent to the area by such romantic writers of the day as Helen Hunt..., who extolled the beauties of the Pikes Peak region. The Marriotts were not pioneers in the usual sense of the word.

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EASTHOLME
EL PASO COUNTY, CO

They were ladies of leisure and they left an indelible stamp of gentility on the town that was to arise there." These sisters filed claims to most of Cascade Canon. The eldest, Mrs. Eliza Marriott Hewlett, a 40-year old widow with two young children, settled in a log cabin at the mouth of Cascade Canon "where she entertained friends from Manitou at taffy pulls and sledding parties." Miss Ellen Marriott chose a spot high up in the canyon beside the waterfalls, while Miss Caroline lived near the junction of Fountain and French Creeks.

In 1886 a group of about one hundred investors, most of whom were connected to the Santa Fe Railroad, purchased the land holdings of the two younger women and incorporated as the Cascade Town and Improvement Company. The investors were spearheaded by David N. Heizer, who also foresaw the value of a summer resort in Ute Pass. Mrs. Hewlett served as the town secretary. Despite the numerous male investors that formed the company, this local woman would serve as the secretary, an unusual position for a women during the 1880s. By June the company opened the Cascade Canon House, a thirty room hotel (McConnell, 1963:54). Historians do not agree on the date of construction. According to Pettit (1979:14), the Cascade House was opened in September 1887. She also notes that it was originally intended as a temporary hotel until the larger Ramona Hotel was completed. (Ironically, the Cascade House would outlive the Ramona.)

The 1880s marked Colorado's most prolific decade of railroad construction and the biggest single year ever was 1887 (Fraser, 1998:26). The rush to the new silver strikes near Aspen began this same year and two railroads, the Colorado Midland and the Denver & Rio Grande, set Aspen as their goal. The Colorado Midland was a new-comer to the Colorado railroad scene, having been incorporated in 1883 (Fraser, 1998:41). The railroad company was buying up land in the Ute Pass area for a right-of-way in 1886. By March the following year, the Colorado Midland laid 25 miles of track west of Colorado Springs reaching the head of Ute Pass (McConnell, 1963:41).

The railroad brought instant development to the Ute Pass area. The Cascade Town Company sped up its development, laying out streets and water works. Mrs. Hewlett opened her boarding house, calling it Eastholme. Again, historians disagree as to when the building was constructed. Pettit (1979:23) states that Eastholme was built earlier in 1885. Historic photographs provide little evidence to settle the issue. A circa 1887 photograph of Cascade shows Eastholme, the Cascade House, the railroad tracks, and very little else disturbing the tree-filled hilly landscape. Research has failed to determine the actual construction date for Eastholme or Cascade House. Therefore the distinction of being the first hotel in Cascade cannot be made.

In 1888 the Midland constructed a depot, water tank and eating house. (The large dining room served meals to rail passengers before the days of dining cars.) When her sister Caroline married an Episcopal cleric, Mrs. Hewlett had the first church in Ute Pass constructed. By the end of the summer, the Town Company began construction on a hotel that would rival any in the west. The Ramona, named after Helen Hunt's best-selling book, would dominate the entrance to Cascade Canon. The three-story building with its radish-shaped dome and curving verandas opened in 1889 to great fanfare.

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EASTHOLME
EL PASO COUNTY, CO

The arrival of the railroad encouraged other eager entrepreneurs to build large hotels and related facilities to entice the tourists heading to the new mountain resorts. Almost simultaneously in 1888-89, hotels went up in Cascade, Green Mountain Falls, and Chipita Park [known then as Ute Park]. While the Ramona reigned at Cascade, the mansard-roofed Green Mountain Hotel was constructed, and the architectural firm of Douglas and Heatherington designed the Ute, a shingle style hotel in Chipita Park.

During its most successful era at the end of the century, the railroad brought thousands of visitor each summer to enjoy the fresh air and scenery. Businessmen traveled from as far away as Kansas and Nebraska to spend weekends with their families in Cascade (Pettit; 1979:13). McConnell (1963:58) noted:

It was a place where families--privileged, cultured, and correct--returned summer after summer. They hiked and picnicked far up in the canyon. Under a pavilion at Deer Lick Springs, they faithfully sipped mineral waters.... They tripped the light fantastic on Saturdays, and they attended musicales [sic] in the parlor of the Ramona on Sundays. The young ones danced at the pavilion down by the depot.

While the beauty of Cascade Canon was a big draw, the wagon road up Pikes Peak, previously used by ranchers, loggers and prospectors, also became an attraction. After several years of discussing the idea of a carriage road to the summit, it became a reality in 1888 when the Cascade Town Company and Mrs. Hewlett pooled their resources to subsidize the construction. The building and operation were turned over to Carlisle, Weitbrec, and McGowock. The ride was an instant success with passengers departing the morning train and making a mad dash to seats in waiting carriages. Some people would sit in carriages all night to ensure a seat. However, the success of the carriage road was short-lived. In 1892 the more popular Cog Road from Manitou to the summit was completed. The proprietors of the Pikes Peak Wagon Road went bankrupt and the road closed in 1902 (McConnell, 1963:59).

By the turn of the century, Freed (1976:27) notes the Ute Pass hotels were losing their fashionable image and misfortune would strike the final blow. The Ute succumbed to flames in 1901 [or December 31, 1899 according to Petit (1979:26)] and fire also destroyed the Green Mountain Hotel in 1908. The railroad and its resources also vanished. The Colorado Midland was abandoned in August 1918. In Cascade, the Railway Dining Room was razed ca.1920 and the Midland Depot was razed a few years later. The hotels in Cascade would last longer. The Ramona would stand until 1924 when it was demolished to make way for new construction that never occurred. The "temporary" Cascade was torn down in 1926 to be replaced by the Community House. Despite the loss of the railroad and the town's large hotels, Eastholme, the less ambitious guest house, survived to usher in a new era of tourists and travellers.

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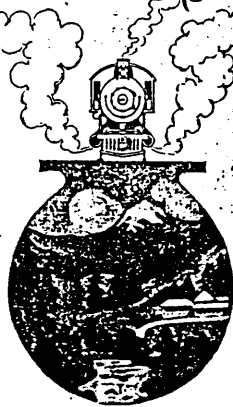
EASTHOLME
EL PASO COUNTY, CO

1909 publication

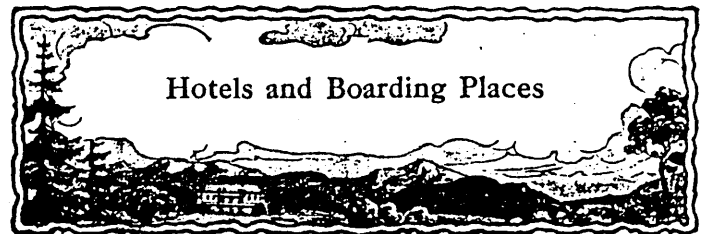


Colorado

Under the Turquoise Sky



Rock Island-Frisco Lines
and
Chicago & Eastern Illinois Railroad



Hotels and Boarding Places

*Meet me in the green and amber glade
Where golden glints of moted sunbeams swim.*

While the following list is reasonably accurate, it is not possible to guarantee the rates. Negotiations may be made in advance by addressing "The Manager" in each instance. Many pleasant boarding places are necessarily omitted for want of specific names.

TOWN	POSTOFFICE	ALTI-TUDE	HOTELS	CAPAC-ITY	DAY	RATES	WEEK
Baileys	Baileys	7714	Kiowa Lodge.....	50			12.00
"	"	"	Mt. Vernon.....	30		10.00 to	12.00
"	"	"	Fairview.....	30			10.00 up
"	"	"	Morrow House.....	35			12.00 up
Boulder	Boulder	5335	Colo. Sanitarium.....	100		8.00 to	19.00
"	"	"	Boulderado.....	175		3.00	
"	"	"	The O'Connor.....	100		2.50	
"	"	"	St. Julian Hotel.....	35			10.00 up
Buena Vista	Buena Vista	7967	The Bays.....	75	.75 to	2.00	
"	"	"	St. Clair.....	50	.50 to	1.50	
"	"	"	Cottonwood Springs.....	50			10.00 up
Buffalo Park	Buffalo	6619	Riverview.....	50			9.00 up
"	"	"	Buffalo.....	30		2.00	
Cassell's	Cassell's	8530	Cassell's.....	100			12.00 up
Chase	Chase	8503	Lakeview Lodge.....	30			12.00 up
Canon City	Canon City	3775	Strathmore.....	100		3.00	
"	"	"	St. James Hotel.....	25			7.00
"	"	"	Hot Spgs. Hotel.....	50		2.00	
Cascade Canon	Cascade	7421	Cascade House.....	75			9.00 up
"	"	"	Ramona.....	125		On application.	
"	"	"	East Holme.....	40			12.00 up
Cebolla	Cebolla	7354	Sportsmen's Hotel.....	75		2.00	
Creede	Amethyst	8852	Zang's Hotel.....	60			10.00
"	"	"	Antlers Park Hotel.....	20			14.00 up
"	Antelope Spgs.	"	Antelope Park Club.....	25			15.00
Cliff	Cliff	6952	Cliff House.....	40		8.00 to	10.00
"	"	"	Idlehour.....	35			8.00 to 10.00
Colorado Spgs.	Colorado Spgs.	5992	Acacia Hotel.....	200	E. 1.50 up.....		
"	"	"	Alta Vista.....	175	E. 1.00 up.....		
"	"	"	Antlers.....	450	E. 1.50 up.....		
"	"	"	Depot Hotel.....	50		12.50 to	14.00
"	"	"	Elk Hotel.....	150			10.00 up
"	"	"	Gough Hotel.....	300	E. .75 up.....		
"	"	"	New Alamo.....	350	E. 1.00 up; A. 2.50 up.....		
"	"	"	Park.....	100		1.25 up.....	
"	"	"	Plaza.....	225		2.50 up.....	
"	"	"	Savoy.....			European. On application.	
"	"	"	Spaulding.....	200	E. 1.50 up.....		
"	"	"	The Joyce.....	100	E. 1.00 up.....		
DeBeque	DeBeque	4945	Grand Valley Hotel.....	150		1.50	
"	"	"	Glen Beulah Park.....	15		On application.	

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Spencer Penrose sponsored the re-building of the Pikes Peak Auto Road and a new toll gate opened in 1916. The same year the Pikes Peak Hill Climb races were started to publicize the completion of the road. The 1920s brought a new breed of travellers to Cascade and they arrived in touring cars, rather than by railroad. The Red Cloud Inn opened in 1921 catering to these touring elite (Pettit 1979:22). Eastholme also provided services for these new visitors with their automobiles. During the Pikes Peak Hill Climb in the 1920s, many of the men and their machines stayed at Eastholme. They parked their autos under huge tents and soaked the wooden wheels in barrels in the yard.

Visitors continued to enjoy the cool Cascade summers and Eastholme survived with many return guests, including the Dowd family of Denver. Their daughter Mamie brought her future husband, Major Dwight D. Eisenhower, on one such visit.

Eastholme had several owners, all of whom continued to operate the building as a lodging facility, a testament to Eliza Hewlett's vision. Eliza Hewlett sold the property to her sister, Caroline Hinkle in 1888, who would sell it in 1899 to a William Slutz. During her sister's ownership, the building was leased for a short time and used as a sanatorium and experimenting station for the treatment of tuberculosis and later leased to a writer who used it as a boarding house (Stumbough). In 1913, Mr. and Mrs. A. S. Hewitt bought the building. Although her husband would die in 1919, Mrs. Hewitt continued operating the facility until the 1940s under the name "Easthome." It was during Zelpha Hewitt's tenure that the cottages were constructed and the "wing" was probably added. Although previous listings in the *Colorado Business Directory* called it a boarding house, the 1924 entry lists the "East Home Hotel," the first time such a distinction was made. The property was sold as a summer resort hotel to Mrs. Stanley Eastham, who sold it to the Jacobsons in 1970. The Jacobsons operated the facility as a year round boarding house and then converted it to a bed and breakfast in 1988, after tedious restoration. The Jacobsons sold it to Ms. Thompson in 1995, who continues to operate it as a bed and breakfast.

The 1976 Centennial-Bicentennial Committee officially designated Eastholme as a Ute Pass landmark.

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EASTHOLME
EL PASO COUNTY, CO

VERBAL BOUNDARY DESCRIPTION

Lots 12 through 17 inclusive, Block 21, Addition No.1 to the Town of Cascade, El Paso County

BOUNDARY JUSTIFICATION

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

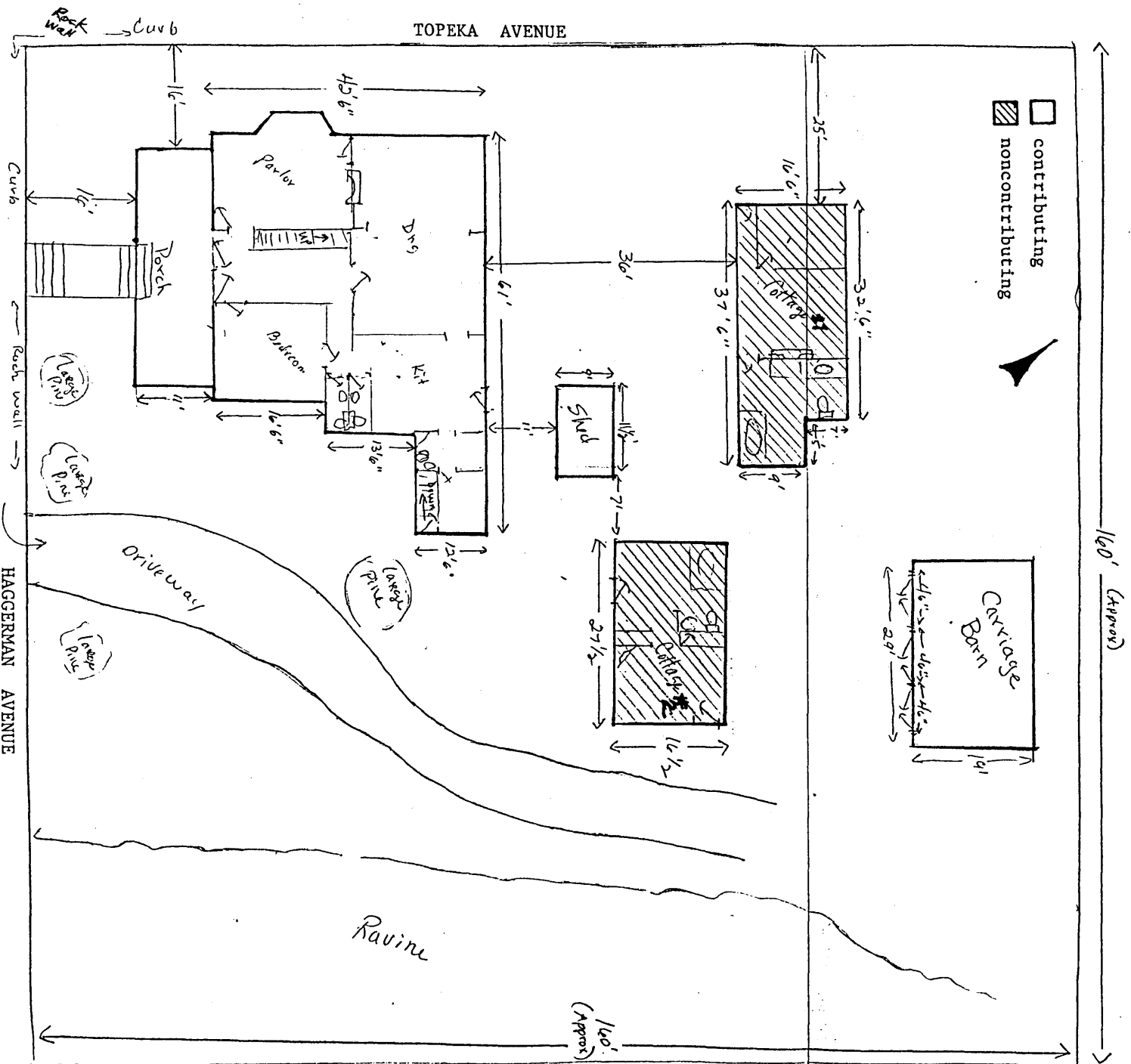
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EASTHOLME
EL PASO COUNTY, CO

sketch map



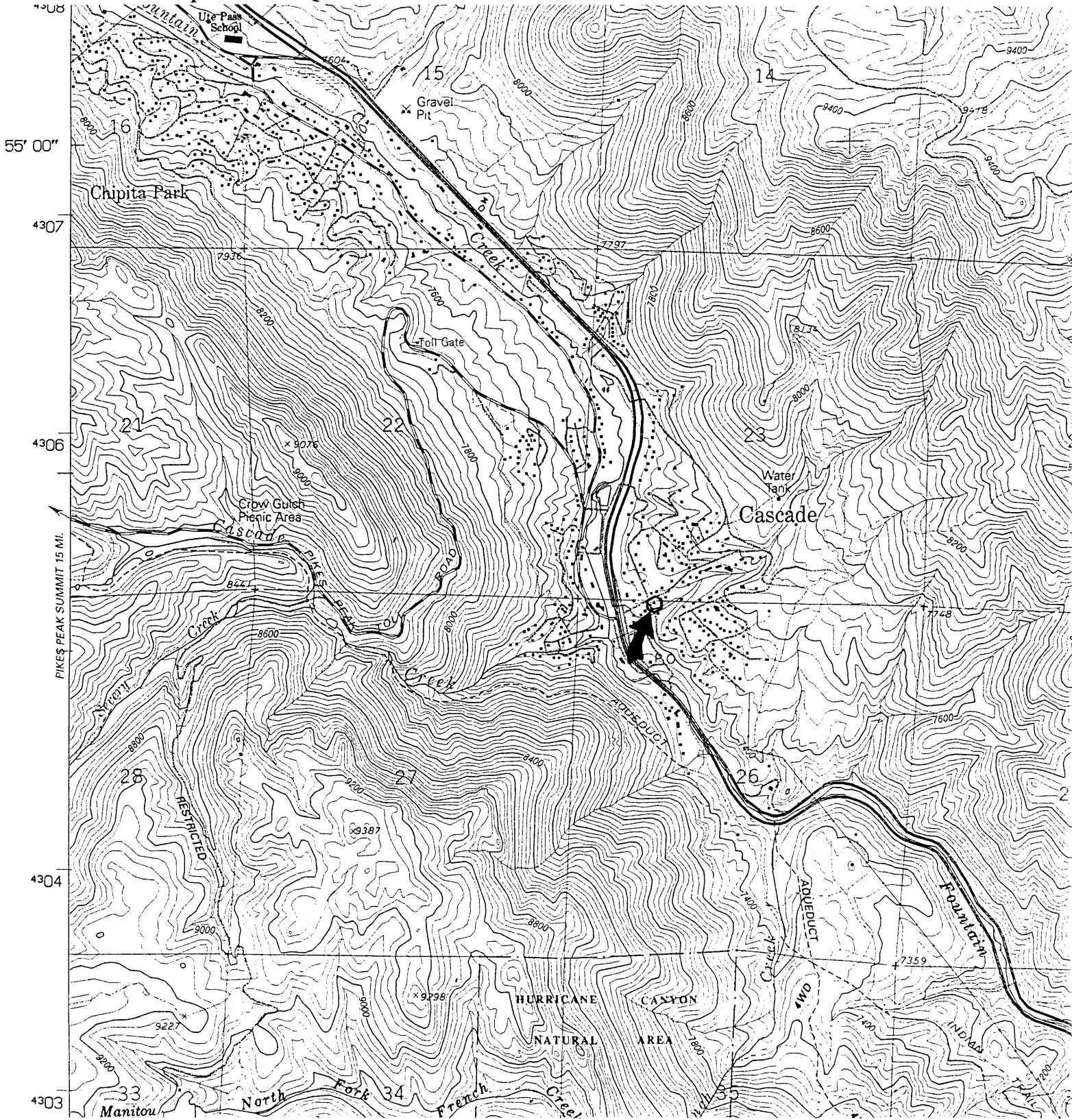
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EASTHOLME
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U.S.G.S. map - Cascade Quad



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PHOTOGRAPH LOG

The following information is the same for all photographs, except where noted:

Name of property: Eastholme
county and state: El Paso County, Colorado
photographer: Teresha Thompson
date of photograph: 1 May 1998
location of negatives: 4445 Haggerman Avenue, Cascade Co.

<u>photograph</u>	<u>description</u>
#1	Haggerman Avenue facade; camera facing northeast
#2	looking east from corner of Topeka & Haggerman Avenues
#3	original front doors with new glass; looking northeast
#4	Topeka Avenue facade; camera facing southeast
#5	bay window on Topeka Avenue facade; looking northeast
#6	rear (northeast face); camera facing south
#7	northeast corner; looking northwest
#8	southeast face; camera facing north
#9	porch; looking northwest
#10	storage shed with cottage #1 in background; looking north
#11	cottage #1; looking south
#12	cottage #2; looking north
#13	back of cottage #2; looking south from behind cottage #1
#14	carriage barn; looking northeast from back of shed (cottage #2 roof at right)
#15	carriage barn; looking north
#16	carriage Barn; looking northeast

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sketch map with photographs

