

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Dodge-Hamlin House
Name of Property
El Paso County, CO
County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 14000968

Date Listed: 12-3-14

Property Name: Dodge-Hamlin House

County: El Paso

State: Colorado

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Barbara Coyall
Signature of the Keeper

2-4-15
Date of Action

Amended Items in Nomination

The purpose of this Supplementary Listing Record is to remove Criterion B from the nomination for the Dodge-Hamlin House, located in Colorado Springs, Colorado. The property is listed in the National Register under criteria A and C. The nomination does not make the case for the eligibility of the house for an association with the lives of persons significant in our past, specifically Clarence Dodge and Clarence Hamlin. The accomplishments of the men while they held positions as publishers or editors of newspapers are not clearly enough stated. "A property is not eligible if its only justification for significance is that was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group," according to the National Register Bulletin *How to Apply the National Register Criteria for Registration*. The case made for Clarence Hamlin is somewhat more convincing, but the association of this house and the stated period of significance with his achievements is not clearly identified.

Notification and Distribution

The Colorado State Historic Preservation Office was notified of this amendment.

This record was distributed to the following:

National Register property file

Nominating Authority, without nomination attachment

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Dodge-Hamlin House
other names/site number 5EP.1515

2. Location

street & number 1148 N. Cascade Avenue/1122 Wood Avenue

| | |
|-----|---------------------|
| N/A | not for publication |
|-----|---------------------|

city or town Colorado Springs

| | |
|-----|----------|
| N/A | vicinity |
|-----|----------|

state Colorado code CO county El Paso code _____ 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 at the following level(s) of significance:

national statewide local

Signature of certifying official/Title

Deputy State Historic Preservation Officer

Date

Office of Archaeology and Historic Preservation, History Colorado
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain:)

by Barbara Wyatt
Signature of the Keeper

12-3-14
Date of Action

Dodge-Hamlin House; Historic Resources of Colorado College, Colorado Springs MPDF EI Paso, Colorado
Name of Property County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

| | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 2 | 0 | buildings |
| 0 | 0 | district |
| 1 | 0 | site |
| 0 | 0 | structure |
| 0 | 0 | object |
| 3 | 0 | Total |

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

Number of contributing resources previously listed in the National Register

Historic Resources of Colorado College, Colorado Springs, Colorado MPDF

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

EDUCATION/education-related

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Late 19th and 20th Century Revivals/Mission Revival

foundation: STONE
walls: STUCCO

roof: ASPHALT
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary

Erected in 1916 by newspaper publisher and political leader Clarence Phelps Dodge, the Dodge-Hamlin House meets the registration requirements specified in the Multiple Property Documentation Form "Historic Resources of Colorado College, Colorado Springs, Colorado."¹ Colorado College acquired the house in 1943 following the death of second owner Clarence C. Hamlin, an influential newspaper publisher and political leader, lawyer, and mining investor. As a facility of the college, the building has housed students, faculty, and staff and is associated with the historic context "Development of Colorado College During World War II and Beyond, 1941-96." The well preserved residence is significant for its historic association with Colorado College, its association with persons prominent in the city's history, its representation of the Mission Revival style, its early twentieth-century landscape architecture, and its representation of the work of Colorado Springs architect Nicolaas van den Arend. The property type represented is Noncollegiate Residences, defined as privately built dwellings later acquired and used by the college.

The Dodge-Hamlin House, a historic residential property in the western portion of the Colorado College campus, is located at 1148 North Cascade Avenue (formerly addressed as 1122 Wood Avenue) in central Colorado Springs (Photograph 1).² The substantial Mission Revival-style residence displays tan stucco walls atop a rhyolite foundation with decorative inlays of granite.³ The stucco is heavily textured, described in van den Arend's drawings as a "pebble dash" finish. The irregularly shaped house is two and three stories and features porches on the north, east, and south; roof top decks on the south, west, and north; and balconies on the west. There are flat and arched windows with wood or stone sills. The roof, complex in form, is covered with asphalt composition shingles and displays widely overhanging eaves, shaped rafter tails, and tall stucco chimneys.

Historically, this block of Wood Avenue was lined with large, architecturally distinguished single-family homes adjacent to the college grounds. Over time, Colorado College acquired many of the houses and incorporated them into its campus, preserving some for its use while removing others and erecting new residential facilities. North of the nominated property are three large historic residences now owned by the college, while a newer residential hall lies across the south lawn. To the east across Wood Avenue are other historic residences employed as student housing and newer residence halls. The Dodge-Hamlin House is set back from Wood Avenue, and the land declines at the rear, providing the property with views of college athletic fields, the Van Briggie Pottery Building, the Monument Valley, and scenic vistas of Pike's Peak and the Rampart Range. Architect Nicolaas van den Arend designed the house and its grounds to take full advantage of this setting through the use of lawns and terraces, trees and shrubs, encircling balustrades, stone and stucco walls, stone stairways and seating, porches, windows, and balconies. The architecture and landscape are described in greater detail below.

¹ Andrea Lucas and R. Laurie Simmons, "Historic Resources of Colorado College, Colorado Springs, Colorado," National Register of Historic Places Multiple Property Documentation Form, 13 September 1996.

² This portion of Wood Avenue is now wholly within the Colorado College campus and is no longer a public street. The house is formally addressed on North Cascade Avenue, a block to the east.

³ Rhyolite is a generally light-colored extrusive igneous rock with quartz, alkali feldspars, glass, and biotite mica often included in its composition. It was quarried in Colorado and used to construct a number of historic buildings and foundations in Colorado Springs.

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Description

House, 1916, Building, Contributing, Map Reference A

North

Rather than facing east toward the public street, the house faces north.⁴ The front (north wall) of the house (roughly 65' X 63') includes a hipped roof wing at the west end, a central tower with a projecting one-story flat roof porch, and a flat roof wing on the east (Photographs 2-4). On the north wall of the west hipped roof wing, the basement wall is above grade and composed of polygonal rhyolite inset with decorative clusters of granite, while the upper two stories are clad with stucco. A nine-light casement window with a stone lintel and sill is toward the west end of the basement level, while the stories above display an expanse of blank wall. There is a second nine-light casement window toward the center of the basement wall, with nine-light casement windows slightly offset on each story above. Further east are small paired four-light windows just above the basement level and a large panel of nine four-light windows on the second story. A recently added full-height projecting stucco chimney is adjacent to the window panel; the chimney has tapered shoulders at the basement level. Small paired four-light windows are east of the chimney.

Toward the center of the house is the shed roof two-and-a-half-story tower, which is set back slightly from the west wing and has a projecting, stucco entrance porch. The west wall of the porch features a large, arched multi-light window that frames a view of the landscape to the west. The porch includes arched entrances on the north and east accessing a paneled wood door with multi-light sidelights in the tower.⁵ The porch floor is concrete inlaid with blue Van Briggles tiles. French doors on the second story of the tower open onto a deck on the roof of the porch, and a small four-light window is aligned above the doors on the third story. The east wall of the tower includes paired eight-light casement windows on the first story and a single nine-light window above.

The three-story wing at the east end displays stucco walls, and the first story contains paired six-light windows near the foundation at the west end, similar windows at the base of the second story, and a vertical panel of four six-light windows on the third story. Toward the center of the wing are four eight-light casement windows on the first story and two six-light windows aligned above on the second story; further east are two sets of paired six-light windows near the top of the wall under a shed roof hood with shaped rafter tails and corner brackets atop stucco consoles.

East

The east wall displays a two-bay façade composed of the three-story flat roof wing at the north end and a two-story hipped roof wing at the south end (Photographs 5 and 6). The foundation is composed of two courses of rock-faced rhyolite. On the first story, the three-story bay has a small four-light window near the northeast corner and a band of four six-over-six-light double-hung sash windows toward the south. The second story contains paired six-light casement windows toward the north and two single six-over-six-light windows toward the south. The third story has two sets of paired six-light casements sheltered by a shed roof wood hood with shaped rafter tails and corner brackets atop stucco consoles. There is a metal fire escape extending diagonally from the ground to the base of the southern third story windows. The two-story hipped roof bay toward the

⁴ The architect's drawings show the main entrance to the house on the north wall, with the entrance at the southeast corner identified as the kitchen porch. There is no explanation in the historic record for this unusual orientation, but it may have been to place the public and living spaces along the west side of the house adjacent to the important view toward the mountains, with the kitchen and support areas situated on east section of the first story. N. van den Arend, "Dwelling House, 1122 Wood Avenue, Colorado Springs, for Clarence P. Dodge," architectural drawings, Special Collections, Pikes Peak Library District, Colorado Springs, Colorado.

⁵ Ingrid Hetfield, granddaughter of Clarence and Seddie Hamlin, also indicates this was the main entrance to the house utilized by the family and guests arriving via the oval drive. Ingrid Hetfield, Ocean View, Delaware, Telephone Interview by Thomas H. Simmons, 26 May 2013.

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south features an inset porch on the first story with an arched entrance on the east. A paneled and glazed door with a wood screen faces east onto the porch and a paneled and glazed door with a transom faces south. The porch floor is concrete, and there are two concrete steps to the east entrance. Aligned above the porch are two small round arch six-light casement windows. The hipped roof above displays widely overhanging flared eaves with shaped rafter tails.

South

On the south the foundation is composed of courses of rhyolite rubble, as well as decoratively placed clusters of red and pink granite. The south wing is two stories and features the first-story inset porch at the east end, which has an arched window with a wood sill above a solid stucco balustrade (Photograph 7). Further west are small, paired, six-light casement windows. The second story at the east end contains a group of three small round arch six-light casement windows (the center window is wider). Further west is a projecting two-story rectangular bay with an exposed basement level facing a stone window well with two six-light windows. The first and second stories of the projecting bay have two stacked four-light windows on the east wall. The south wall displays bands of ten stacked four-light windows on each story, with the lowest windows of the first story being slightly taller. At the center of the roof above is a hipped roof dormer with wood shingle siding, a band of four eight-light casement windows, and widely overhanging eaves with shaped rafter tails.

A projecting, one-story, flat roof, L-shaped screened porch with rock-faced stone base and stucco walls wraps from the west wall of the south wing to the set back south wall of the west wing (Photograph 8).⁶ The eastern part of the porch projects to the south and displays round arch windows above balustrades on the east and west and an elliptical arch entrance on the south facing stone steps. West of the projecting entrance bay, the porch displays an arcade of round and elliptical arches springing from round stucco columns; an entrance facing stone steps is near the east end, and a window is above a balustrade at the top of a stone wall on the west. The stucco walls of the porch on the south are inlaid with two panels of Van Briggle tiles featuring a floral motif executed in shades of yellow, green, and blue (Photograph 9). The porch interior displays a concrete floor inlaid with green Van Briggle tiles. The roof of the projecting porch forms a deck on the second story, with doors and windows facing the deck on the south and west walls. There is a tall, rectangular chimney above the west wall of the south wing.

West

On the west the land declines and the basement level is exposed, displaying walls clad with polygonal rhyolite of varied finishes and shades and clusters of decorative pieces of granite (Photographs 10 and 11). The basement level contains three nine-light casement windows with a continuous rock-faced sandstone lintel and stone sills toward the south and a paneled and glazed door in an entrance with a sandstone lintel toward the north. The upper stories are clad with stucco, and at the south end the first story is a large picture window with a multi-light transom and sidelights aligned below a set of French doors with sidelights and a transom facing a small wrought iron balcony on the second story. At the north end, a rectangular panel of six four-light windows is on the first story, with a second French door and wrought iron balcony aligned above.⁷ There is a tall, tapered, stucco chimney projecting from the roof.

⁶ The architect's drawings envisioned an open, hipped roof, north-south porch along the west wall of the south wing of the house (see Figure 10). The current porch appears in a ca. 1922 aerial photograph and in other 1920s-1930s photographs. Thus, the current design of the porch may have been original to the house, reflecting a change made during the course of construction. N. van den Arend, "Dwelling House, 1122 Wood Avenue."

⁷ The original architect's drawings show six four-light windows instead of the above-described French doors, and the south window on the first story is shown with a smaller center light (see Figure 10). A 1943 newspaper photograph shows these features as they appear today. They may have been original features, reflecting modifications during the course of construction. N. van den Arend, "Dwelling House, 1122 Wood Avenue."

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Interior

Although the interior was remodeled for college residential use, it retains some original features (see Figures 10 through 14 for historic and current floorplans). The living room (first story, southwest corner) includes a fireplace with stone firebox facing a stone hearth and an arched niche in the overmantel (Photograph 12). The living room also has French doors leading to the south porch, smooth plaster walls, and tall baseboards composed of horizontal wood planks. The dining room (first story, south) retains plaster walls, a plaster fireplace with a concave overmantel, and an entrance to the porch (Photograph 13). There is a paneled wood door at the north foyer entrance and a door with multiple lights above wood panels and with sidelights that leads from the foyer to the hall. The east section of the first story, now containing an apartment flanked by kitchens, originally housed a large kitchen area with pantry, closet, and ice closet and a laundry. The area at the northwest corner of the first story now holding a laundry is identified on drawings as the library.⁸

Garage, ca. 1916, Building, Contributing, Map Reference B

The two-car roughly rectangular (31' X 23') garage is located northwest of the house on a terrace below the courtyard accessing the north porch (Photograph 19). The flat roof one-story building displays walls of polygonal rock-faced rhyolite topped by flat parapets clad with textured stucco with rock-faced sandstone coping. On the west wall the garage has a wide center opening filled with plywood; at the center of the infill area are hinged double plywood doors. The south wall contains a small, inset three-light window with a stone sill and further east an inset pedestrian entrance with a paneled and glazed door.

Landscape, 1916, Site, Contributing

Northeast

The northeast corner of the grounds contains an oval drive with a center oval island northeast of the house, as well as a brick sidewalk laid in a basket-weave pattern leading from the projecting north porch to a stone stairwell providing access to the garage on the lower terrace (Photographs 14 and 18). A blue spruce stands next to the house east of the north porch and a ponderosa pine, a Douglas fir, and a piñon pine are at the northwest corner. The oval island has a concrete curb and its plantings include trees (upright juniper and crabapple) and shrubs. Along the west edge of the brick sidewalk is a solid stucco wall with stone cap flanking a curving section of wrought iron (the base of the wall, composed of polygonal stone, is above grade on the lower terrace and acts as a retaining wall).⁹ Bordering the oval drive on the north and south is a low stucco and stone wall with a stone cap. There is a low stone wall along the east with an entrance flanked by pink stone piers with buff stone caps topped by spherical stone ornaments.

East

In front of the house on the east is a broad concrete sidewalk leading from the public sidewalk to the east porch, with a branching sidewalk to the north, where there is an entrance in the stucco and stone wall accessing the oval drive and the north porch (Photograph 15). The east yard is planted in grass and is enclosed on the north, east, and south by stone and stucco walls; the south wall is curved at the east end. The walls have spherical stone ornaments at the top. A Douglas fir stands in front of the house near the east entrance porch, and a group of shrubs is located at the northeast corner of the yard. The east edge of the property is enclosed with a low stucco wall with a stone cap; the wall is open flanking the intersecting sidewalk (the remnant of a gate latch is present). Mulch covers the area between the sidewalk and the wall in front. Planted in the tree lawn in front are northern red oaks and silver maples.

South

South of the house is a large sunken lawn, slightly lower in elevation than the east lawn, planted in grass and bounded by a low wall composed of pink rhyolite on the outside and stucco with panels on the inside of the

⁸ N. van den Arend, "Dwelling House, 1122 Wood Avenue."

⁹ The stucco portion of the wall above the stone retaining wall is about 4' tall.

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curving east end (Photographs 15 and 16). The curving east end features stone benches flanking three rock-faced sandstone steps leading to a slightly raised platform with multiple upright junipers rising in front of a taller stucco wall. A Northstar cherry tree is on the exterior of the curving wall on the north end and an upright juniper is opposite on the south. The wall extends along the south edge of the property and incorporates a rhyolite base, balustrades with urn-shaped balusters, yellow brick piers, and a stone cap; there is an opening in the balustrade providing access to an adjacent residential building of the college. A Louisa crabapple is just south of the porch at the southeast corner of the house. On the south, the area in the angle formed by the walls of the L-shaped porch is a slightly raised rectangular terrace planted in grass, with a large lilac at the southwest corner, and bounded by a low stone retaining wall. Upright junipers stand in front of the south porch.

West

The balustrade wall extends along the west edge of the sunken lawn, where an entrance in the wall leads to a landing with double stone stairs with stone side walls descending on the north and south leading to the lower west terrace. Upright junipers are in front of the stair wall. The west face of the wall, visible from the lower terrace, has a center stucco section inlaid with a decorative arched panel of Van Briggles tiles depicting a vase with white flowers executed in shades of blue, white, yellow, and green (Photograph 17). A level rectangular section of lawn (perhaps the former site of the rose garden parterre intended to be viewed from the upper terrace) just north of the double stairs is defined by stone retaining walls on the north, south, and east, and is flanked by stone steps descending westward on the north and south. The steps at the north end of the enclosed lawn lead to a curving brick sidewalk winding toward the access road near a college athletic field (Photographs 10 and 11). A row of piñon pines is found north of the sidewalk, screening a college maintenance building to the north.

The north end of the lower terrace, adjacent to the garage, is paved with asphalt and is bounded on the east by a polygonal stone wall. Stone stairs with stone side walls at the rear of the garage lead from the lower terrace to the level of the oval driveway. There is a polygonal stone wall with a curving top capped by stone extending from the west wall of the garage westward to partially enclose the lower terrace.

Integrity

This property retains a high level of integrity of location, setting, design, materials, workmanship, feeling, and association meeting the requirements for listing detailed in the Multiple Property Documentation Form (MPDF), "Historic Resources of Colorado College, Colorado Springs" and representing the property type "Noncollegiate Residences." The MPDF indicates an eligible building nominated under Criterion A should possess integrity sufficient to convey significance as a privately constructed noncollegiate residence associated with the historic growth of the city and sufficient to convey its association with the development of the college through use or acquisition. A building nominated under Criterion C should retain a high degree of historic integrity conveying its significance as an example of an architectural style or method of construction, high artistic values, or the work of a master. The MPDF notes integrity of interior features will contribute to a building's significance since many houses acquired by the college have undergone remodeling to adapt to academic uses. The Dodge-Hamlin House is also being nominated under Criterion B, for its strong association with prominent Colorado Springs residents Clarence P. Dodge and Clarence C. Hamlin; therefore the property should reflect its character at the time of their ownership.

The property displays excellent integrity of *location*, with the two contributing buildings and the existing historic landscape features occupying the same locations they did during the period of significance. The immediate *setting* of the house, particularly the landscape elements important to its original character, displays substantial integrity, retaining the terraces, balustrades, lawns, stone walls and stairs, seating, some of the trees, and the views incorporated by the architect. Some of these elements are shown in historic photographs of the yard south of the house (see Figures 2 and 4). The pathways formally dividing the south lawn are no longer present. The area in front of the house on the east has lost some of its original plantings, and the rose garden on the lower west lawn maintained by Mrs. Seddie Hamlin, the last owner before the college, is gone; some original trees are no longer present and a few newer trees have been planted. A flood of Monument Creek to the west

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in 1935 damaged much property along its path throughout the city, including trees and other vegetation. Ingrid Hetfield, Hamlin's granddaughter, recalls that the water reached the lower portion of the yard on the west. After the flood, Colorado College acquired the area along the creek, where it created athletic fields remaining today.

Some changes to the setting resulted from this and other properties being incorporated into the Colorado College campus. The oval drive on the north is paved with asphalt and includes newer plantings in the center island. The house retains its original setback from the street, and the street itself retains several of the large residences historically present as well as newer student residence halls south and east of the property. The lot to the south was vacant during the historic period, according to Ingrid Hetfield, and college buildings were seen in the distance in that direction; today the lot is occupied by a newer, four-story, 162' X 32' college residential building. The property retains the excellent views of the immediate landscape, the interrelationship of the landscape elements and the natural setting, and defining views of the Monument Valley, Pikes Peak, and the Rocky Mountains that reflect the City Beautiful principles advocated by designer Nicolaas van den Arend.

The *design* of the exterior of the house retains a high level of historic physical integrity with most changes dating to the period of significance. An undated historic photograph of the house provided by a Hamlin family member shows the east and south walls appearing as they do today, without the fire escape on the east wall (added after the college acquired the property in 1943). The house retains the colorful Van Briggles tile decorations that were a trademark of the architect's designs. The multi-light windows, including arched windows and panels of stacked windows, remain. The house received a full-height stucco chimney in the former location of a coal chute on the north between 2009 and 2013 that necessitated the removal of a small four-light window on the first story. Above the north entrance, the third story once held a small louvered vent; the opening now contains a four-light window. The round arched openings at the southeast corner of the second story originally were screened; they now contain six-light windows. The open porch at the southeast corner of the first story originally held a small four-light window on its east wall that has been replaced with a pedestrian door. The high level of integrity of the unusual design makes it a significant representative of the work of architect Nicolaas van den Arend. Although long reconfigured for college residential use, the interior of the house retains some original features detailed above.

Although the sunken lawn south of the house retains many elements of its original design, historic photographs of the site show the lawn bisected by an east-west sidewalk at the center and with an east-west sidewalk south of the house and a north-south sidewalk extended from the west entrance of the porch to the edge of the lawn. Ingrid Hetfield also recalls the raised platform at the east end of the south garden featured a marble statue by Cesare Lapini, *Psyche Abandoned*. She indicates the lower terrace on the west featured a rose garden parterre, while the remainder of the yard was planted in grass.¹⁰

The *materials* utilized in constructing the house are unchanged, including the stone and stucco of the foundation and walls and the original windows. Van Briggles tiles utilized in the house and landscape features also remain. The upright junipers appear in early photographs of the property and appear to be original landscape elements. The original *workmanship* is clearly evident in the textured stucco and stone masonry of the house, garage, and landscape features. The stonework displays highly ornate finishes, shapes, and varieties of stone utilized for the lower walls of the house, the garage, the landscape walls and stairways, and other features.

The *feeling* of the property remains intact, conveying its role as a residence of well-to-do Colorado Springs families during the first half of the twentieth century. Features reflecting the city's identity during the era include the stone construction, the Mission Revival-style architectural elements, and the attention to the landscape and setting. The building's substantial size, artistic design, and splendid location in an area originally dominated by houses of similar scale and distinction enhance the integrity of feeling. The building also retains integrity of *association*, providing a tangible link to the lifestyles of the wealthy and prominent citizens who occupied the house. Its location within the college campus today reflects the institution's close association with the

¹⁰ Hetfield, Telephone Interview, 26 May 2013.

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neighborhood and its long-established policy of acquiring, through gifts and purchases, houses in areas adjacent to its grounds for use as housing, classrooms, and offices. The property's association with the college as a sorority house, women's residence, classroom, and faculty housing represents an important aspect of Colorado College's history.

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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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

- ARCHITECTURE
- COMMUNICATIONS
- EDUCATION
- LANDSCAPE ARCHITECTURE
- POLITICS AND GOVERNMENT

Period of Significance

- 1916 (architecture, landscape architecture)
- 1916-40 (communications, politics and govt.)
- 1943-64 (education)

Significant Dates

- 1916
- 1923
- 1943

Significant Person

(Complete only if Criterion B is marked above.)

- Dodge, Clarence, P.
- Hamlin, Clarence C.

Cultural Affiliation

N/A

Architect/Builder

van den Arend, Nicolaas

Period of Significance (justification)

The period of significance under Criterion A is 1943-1964, representing the date the house became a component of the Colorado College campus and its historic period of use by the college fifty years from today. The period of significance under Criterion B is 1916-40, reflecting the periods Clarence P. Dodge (1916-23) Clarence C. Hamlin (1923-40) lived in the house. The period of significance under Criterion C is 1916, representing the date the house was completed.

Criteria Considerations (explanation, if necessary) None

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Dodge-Hamlin House possesses significance qualifying it for listing in the National Register under Criterion A in the field of Education, as specified in the Multiple Property Documentation Form (MPDF) "Historic Resources of Colorado College, Colorado Springs, Colorado" for its association with the growth of the Colorado College campus and its educational programs (1943-64). The house is significant under Criterion B in the field of Communications and Politics and Government for its strong association with two leading newspaper publishers and editors and political leaders in the city: Clarence Phelps Dodge, who built and lived in the house during 1916-23, and Clarence Clark Hamlin, who resided here from 1923 to 1940. The house is also significant under Criterion C: in the field of Architecture for its excellent representation of the Mission Revival style and of the types of dwelling construction favored by wealthy Colorado Springs families during the early twentieth century; in the field of Landscape Architecture as an intact residential landscape reflecting City Beautiful concepts; and for its representation of the work of master architect Nicolaas van den Arend in architecture and landscape architecture. The property qualifies for listing in the National Register at a local level of significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A

Dodge-Hamlin House is strongly associated with the growth of the Colorado College campus and the institution's educational programs during the period 1943 to 1964 and falls under the MPDF context "Development of Colorado College During World War II and Beyond, 1941-1996." With the conclusion of World War II and the return of military veterans eager to pursue educational opportunities under advantageous terms of the G.I. Bill, enrollment numbers for both men and women at the college increased dramatically. Student housing was in very short supply, and the college scrambled to find lodging situations meeting its needs. Temporary solutions, such as occupying a wing of the Plaza Hotel, Quonset huts, and other surplus war buildings, were employed. Fortunately, the college owned the large Dodge-Hamlin House as the result of a donation by the El Pomar Foundation and pressed it into use as a women's residence in the postwar period. In acquisition of the Dodge-Hamlin property, the college followed an established policy of utilizing substantial dwellings on the periphery of its campus in its programs, a trend followed by many colleges across the country. Earlier examples of the institution's acquisition of nearby residences included the 1914 donation of State Register-listed Jackson House (5EP.3482), which originally served as the college's Administration Building, and the 1936 donation of National Register-listed Lennox House (5EP.3182, NRIS 990001266, 21 October 1999), used as the first Student Union.

Criterion B

The house is significant under Criterion B as the residence of two men important in the history of Colorado Springs as newspaper publishers and as political leaders: Clarence P. Dodge (1916-23) and Clarence C. Hamlin (1923-40).¹¹ Dodge, who built the house and was described as "one of Colorado's distinguished citizens," is significant in the areas of Communications and Politics in Colorado Springs as publisher and editor of city newspapers, including the *Colorado Springs Gazette*, the *Herald*, and the *Evening Telegraph*.¹² In an era prior to television and alternative media, local newspaper publishers and editors held pivotal positions in the city, with the capacity to wield enormous influence and power in shaping public opinion and governmental

¹¹ The buildings housing the newspapers associated with Dodge and Hamlin during the historic period are no longer extant. Prior to building this house, Dodge lived in at least three houses during 1902-16 period, much brief tenures than at 1122 Wood Avenue. He lived elsewhere in Colorado Springs 1923-30 after selling this house, but his newspaper publishing career ended in 1923.

¹² James H. Baker and LeRoy R. Hafen, *History of Colorado: Biographical*, vol. 4, (Denver: Linderman Co., Inc., 1927), 127.

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policy. In this capacity Dodge guided the outlook of the city, as in his strong support of Governor Oliver Shoup, who opposed the state's incipient Ku Klux Klan and condemned radicalism, discrimination against immigrants, and the "virus of hate."¹³ Historian Marshall Sprague found Colorado Springs was the only major city in Colorado that "escaped" infiltration by the Klan in the 1920's.¹⁴ Dodge also achieved significance as a political leader, serving as a 1905-06 state representative, the Colorado Progressive Party state chairman during the campaigns of 1914 and 1916, and a Republican Party leader who sought the governorship in 1928.¹⁵ Denver City Treasurer Allison Stocker described Dodge as "a Progressive before Progressivism was invented."¹⁶

Dodge also devoted much time to community activities and organizations. He worked with the Young Men's Christian Association as its state chairman, president of its Colorado Springs organization, organizer of the Estes Park conference, and part of its international committee during World War I. He was a leader in the creation of the Girl Scouts in Colorado Springs and helped to establish Sunnyrest Sanitarium, an institution serving health-seekers of modest means. Active in social affairs and philanthropy, he served as president of the Colorado Springs Community Chest. The Colorado Springs *Gazette* called him a "well known civic, political and social leader of Colorado Springs for a number of years."¹⁷

The Dodge-Hamlin House is also significantly associated with Clarence C. Hamlin, who purchased the residence in 1923; lived here with his family; and died in the residence in 1940. Hamlin played a major role in the areas of Communications and Politics in Colorado Springs as publisher and editor of the leading newspapers of the 1920s-1940s. He acquired three newspapers from Clarence Dodge and consolidated them into the *Gazette-Telegraph*, forerunner of today's *Gazette*, the city's only daily newspaper. Like Dodge, Hamlin used his newspaper to influence public opinion and governmental decision-making, and from 1923 to 1940 he controlled the daily newspaper market in Colorado Springs.¹⁸

Hamlin also played a major role in the area of Politics, serving as a longtime Colorado delegate to national Republican conventions, a Republican national committeeman for Colorado for eight years, and a close friend of presidents Harding, Coolidge, and Hoover. The *New York Times* called Hamlin "one of the State's most influential political experts."¹⁹ At the time of his death, he was cited as a "political leader in Colorado for nearly 40 years, Cripple Creek mining pioneer, one of the West's best known attorneys, and a man of wide acquaintance with the nation's leaders."²⁰ The most notable crusade in Hamlin's political career was his leading, prominent, and sustained effort to fight the influence of the Ku Klux Klan in Colorado Springs and in Colorado politics during the 1920s. Hamlin employed his newspapers in an unrelenting campaign to expose and denounce the group, deeming the Klan's ideology "such that few save the most viciously biased would openly subscribe to it. The protection of anonymity, the refuge of moral cowardice, alone brings members to it."²¹ According to historian Robert A. Goldberg, "Hamlin and his staff prominently displayed news articles highlighting Klan violence and corruption while maintaining a steady flow of anti-Klan commentary. The newspapers even refused to report information concerning Klan lectures or public meetings."²² Hamlin helped

¹³ Oliver H. Shoup, "Address of Governor Oliver H. Shoup Delivered to the Extraordinary Session of the Twenty-second General Assembly of Colorado," 8 December 1919, Bancroft Library, Berkeley, California, <http://www.archive.org/details/addressofgoverno00colorich>.

¹⁴ The authors are indebted to retired Senior City Planner Timothy J. Scanlon for assessing Dodge's impact on the city, Timothy J. Scanlon, Colorado Springs, Colorado, email to Thomas H. Simmons, 13 July 2013.

¹⁵ *Gazette* (Colorado Springs), 26 February 1928 and 30 July 1939, 1.

¹⁶ *Gazette* (Colorado Springs), 6 April 1913, 1.

¹⁷ *Gazette* (Colorado Springs), 30 July 1939, 1.

¹⁸ The buildings housing the newspapers associated with Hamlin during the historic period are no longer extant. James H. Baker and LeRoy R. Hafen, *History of Colorado: Biographical*, vol. 4, (Denver: Linderman Co., Inc., 1927), 127.

¹⁹ *New York Times*, 31 October 1940.

²⁰ *Gazette* (Colorado Springs), 31 October 1940.

²¹ Quoted in Robert A. Goldberg, *Hooded Empire: The Ku Klux Klan in Colorado* (Urbana, Illinois: University of Illinois Press, 1981), 52.

²² Goldberg, *Hooded Empire*, 52-53.

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organize and served on the executive council of the anti-Klan Citizens' Committee of Colorado Springs in 1925. The group played an important role in preventing the secret organization from gaining control of the city council and school board that year. In 1926 he and former Governor Oliver H. Shoup received national attention for leading a successful fight to defeat Klan-backed candidates in Republican primaries and keep the Ku Klux Klan from controlling the party in Colorado.²³ Two leading studies of the history and role of the 1920s Klan identify Hamlin as a leader in the anti-Klan movement in Colorado: Robert A. Goldberg's *Hooded Empire: The Ku Klux Klan in Colorado* and David M. Chalmers, *Hooded Americanism: The History of the Ku Klux Klan*.²⁴ Robert D. Loevy, professor emeritus at Colorado College and author (with Thomas Cronin) of *Colorado Politics and Policy: Governing a Purple State* (2012) observes:

I have always regarded it as one of the bright spots in the history of Colorado Springs that my hometown of 45 years has been identified in many historical accounts as a center of resistance to the Ku Klux Klan in Colorado. It has been amply demonstrated that Clarence Hamlin, owner and editor of the *Gazette-Telegraph*, used his newspaper and its central role in the news media of the period to oppose the Ku Klux Klan and thereby aided the defeat of the Ku Klux Klan's anti-minority program for Colorado. In my opinion, Clarence Hamlin's successful opposition to the Colorado Ku Klux Klan in Colorado contributes greatly to the historical significance of his former home – Hamlin House at Colorado College.²⁵

Criterion C

Dodge-Hamlin House is significant under Criterion C in the field of Architecture as a large-scale, finely crafted example of the Mission Revival style in Colorado Springs. The Mission Revival style represented American architecture's return to its historic roots, a reaction to the Victorian era focus on imported historic revival styles. Deriving expression from the architecture of old Spanish missions and haciendas in the southwest, the style became popular at the same time as the Craftsman style, displaying similar preferences for simplicity, use of natural materials, and a forthright approach to construction. Some credit rising interest in the style to former Colorado Springs resident Helen Hunt Jackson's 1884 novel, *Ramona*, which stimulated appreciation of California's Spanish Colonial and Native American heritage and the attendant preservation and restoration of related historic sites. California architects promoted the style in the late 1880s and early 1890s, and the design of a Mission Revival-style California Building at the 1893 World's Columbian Exposition in Chicago spread the style's appreciation, particularly in the West. Early examples of the style tended to be large public buildings, such as churches and hotels. As the style was adopted for residential applications, the first houses designed tended to be the focal points of large estates, with gradual adaptation for more modest dwellings. Common features of the style included stucco walls, round arches, shaped parapets, grouped small-scale casement windows, round columns, one-story arcaded porches, rooftop decks and balconies, projecting square towers, inlaid tiles and carved stonework, niches, French doors, flat and hipped roofs, Craftsman-influenced deep eave overhangs with exposed shaped rafter tails, dormers, and clay tile roofs. Virginia McAlester indicates popularity of the style declined after World War I in favor of Spanish Colonial Revival design "as architectural fashion shifted from free, simplified adaptations of earlier prototypes to more precise, correct copies."²⁶

Colorado Springs residents recognized the state's Latino heritage and, like much of the country, retained romantic visions of the history of the Old West, which were also themes attractive to the tourists important to the city's economy. The Mission Revival style, with its roots in the West, seemed appropriate for the setting

²³ *New York Times*, 16 September 1926.

²⁴ Goldberg, *Hooded Empire*, 52-53, 58, 78, and 100 and David M. Chalmers, *Hooded Americanism: The History of the Ku Klux Klan*, 3rd edition (Durham, North Carolina: Duke University Press, 2003), 127.

²⁵ Robert D. Loevy, Colorado Springs, Colorado, Email to Laurie and Tom Simmons, 12 July 2013.

²⁶ Paul Duchscherer and Linda Svendsen, *Beyond the Bungalow: Grand Homes in the Arts and Crafts Tradition* (Salt Lake City: Gibbs Smith, Publisher, 2005), 121-127; Cyril M. Harris, *American Architecture: An Illustrated Encyclopedia* (New York: W.W. Norton & Co, 1998), 216; Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 518.

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and lifestyles of the city, and significant public buildings were designed in the style during the early twentieth century, including 1901 Whittier School (5EP.312) and 1921 Church of the Sacred Heart (5EP.266). Only a few of the large Mission Revival-style dwellings erected in the city are listed in the National Register. These include Lennox House (5EP.3182, NRIS 99001266, 21 October 1999) designed by architect Frederick Sterner and built in 1900 at 1001 North Nevada Avenue, a property donated to Colorado College by the estate of William Lennox in 1936. The National Register-listed Mission Revival-style Orchard House at Chambers-Rock Ledge Ranch (5EP.188, NRIS 79000599, 29 November 1979) was built about 1906 on a country property owned by William Jackson Palmer. In 1916 Spencer Penrose hired Thomas MacLaren to make Mission-style modifications to an existing residence, El Pomar (5EP.377, NRIS 95001328, 22 November 1995), on a large estate now listed in the National Register. The Dodge-Hamlin house is an important large-scale example of the Mission Revival style in Colorado Springs, including such representative features as stucco walls, flat and hipped roofs with deep eaves and shaped rafter tails, round arch casement windows, an arcaded porch, rooftop decks and wrought iron balconies, a projecting tower, decorative inlaid tiles, and French doors.

The property is an important representative of the work of architect Nicolaas van den Arend in Colorado Springs. Van den Arend designed only a small number of buildings during his few years in the city, but the buildings he created are considered highly important to the city's architectural heritage. The architect desired to produce buildings that matched the beauty of the city's setting and climate, according to his contemporaries. Two of his masterpieces, the Van Briggie Pottery Company (5EP.614, NRIS 09000249, 29 April 2009) and the Colorado Springs Young Women's Christian Association (5EP.198, NRIS 79000602, 10 September 1979), are listed in the National Register. Only two houses in Colorado Springs are known to be the work of van den Arend. Both are substantial Mission Revival-style residences of the finest quality designed for persons of prominence. The architect designed the 1913 A.G. Sharp residence (5EP.333.559, a contributing resource within the North End Historic District) for the president of the Exchange National Bank. The Sharp House is an important predecessor of the Dodge/Hamlin House, displaying themes and features the architect also employed in the later dwelling, including a stone foundation; multiple porches and balconies, porch arches rising from columns; small-pane casement and bay windows; glazed doors leading to porches; and a roof with widely overhanging eaves and shaped rafter tails. The landscape of the large yard also received van den Arend's attention, featuring a raised terrace enclosed by a balustrade on the south facing a yard traversed by pathways, many trees, and a fence with sections of wrought iron and stucco walls encircling the property.

The 1916 Dodge-Hamlin House is believed to be the last residence van den Arend designed in the city and is important for conveying the evolution of the architect's work. The house displays hallmarks of the Mission Revival style while presenting a restrained public (east) face to Wood Avenue that is devoid of the highly ornamental shaped parapets found on many examples of the style. The design took full advantage of the awe-inspiring setting through the use of porches, balconies, and decks; grouped and bay windows; and a Beaux-Arts landscape with a sunken lawn, terraces, an oval drive, and magnificent views. The architecture displayed regional emphasis through incorporation of Van Briggie tile, appropriate for the original owners who invested in the Colorado Springs company and a signature component of van den Arend's designs, and stone masonry lavishly displayed in the foundation and basement walls of the house and in the landscaping.

The Dodge-Hamlin House is further significant in the area of Landscape Architecture as an example of an early twentieth-century designed landscape reflecting City Beautiful era principles held by its designer, Nicolaas van den Arend. As the Colorado College *Tiger* judged upon the institution's acquisition of the house in 1943: "The landscaping on the large double lot, which runs into Monument Valley Park on the west, adds greatly to the attractiveness of the property."²⁷ During the 1900s and 1910s, as the City Beautiful movement gained momentum and Denver, led by Mayor Robert Speer, planned and began work on its Civic Center (listed as a National Historic Landmark on 16 October 2012), Nicolaas van den Arend, who had studied architecture in the Netherlands and other parts of Europe, spoke to the citizens of Colorado Springs about French architecture

²⁷ *Tiger* (Colorado College, Colorado Springs), 26 February 1943, 1.

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and city planning.²⁸ In 1910 he gave a presentation to a large audience at Colorado College, describing the growing appreciation for the work of improving and beautifying cities. Van den Arend stressed the importance of public squares and open spaces to cities like Colorado Springs and suggested the need for a large city auditorium, a pavilion for music, and more fountains and flowers. At the same time, he believed the city should retain its individual character, "making it a distinctly beautiful, modern, and western American city."²⁹ These suggestions reflected the philosophies of the City Beautiful movement, which encouraged American cities to become more attractive, well organized, and enjoyable for their residents and visitors.

The placement of the Dodge-Hamlin House took advantage of expansive views west toward Monument Valley Creek, Pikes Peak, and the Rampart Range. Van den Arend used the site's existing topography to create upper and lower terraces, with the house, a sunken lawn, and an oval drive on the upper terrace, and a garden parterre and garage on the lower terrace. Views of the lower terrace were afforded from the west end of the sunken lawn, a small terrace partially enclosed by the porch at the southwest corner, and a curving overlook at the west end of the driveway. Sunken lawns or gardens, landscaped areas below the grade of the surrounding land, became popular in the early twentieth century and were found in many American cities and abroad. The original design of the house's formal sunken lawn reflected such Beaux-Arts concepts as symmetry, balance, and rational progression through the space, with a *tapis vert* originally divided by two principal intersecting gravel paths forming a long east-west axis and a shorter transverse north-south axis. The lawn included a platform to display statuary at its curving east end, stone benches incorporated into the low encircling walls, classical balustrades, and a formal means of accessing the lower terrace by double stairs at the center of the lawn's west end. In addition to statuary, van den Arend incorporated locally-produced Van Briggie art tile panels on the house and on the wall of the stairs to the lower terrace. While some landscape elements, including concrete sidewalks dividing the sunken lawn and some original plantings, are no longer present, what remains strongly illustrates van den Arend's original concept, making the site the focal point of the property and increasing its overall significance.

Developmental history/additional historic context information (if appropriate)

Introduction

During its history as a private residence, this building was home to the two most prominent newspaper publishers and influential political leaders of the early twentieth century in Colorado Springs. In 1916 Clarence Phelps Dodge erected the \$15,000 house, which was designed by Dutch-born Colorado Springs architect Nicolaas van den Arend. The dwelling's location on Wood Avenue commanded a magnificent view of Pikes Peak and the Rampart Range. Dodge published the *Evening Telegraph*, which he purchased in 1901, and the *Gazette*, which he acquired in 1902. In 1903, he sold the *Telegraph* to Clarence Clark Hamlin. Dodge started a competing newspaper (the *Herald*) in 1908, later selling that publication to Hamlin, who combined it with the earlier newspaper in 1909. Dodge continued to publish the *Gazette* until Hamlin purchased it in 1923, the year he also bought this house from Dodge. Hamlin lived in the house with his family and published the *Gazette* until his death in 1940. Colorado College acquired the house from his widow, Mrs. Seddie Gunnell Hamlin, in 1943, and has utilized it for residential and classroom purposes in subsequent years.

Clarence Phelps Dodge

Clarence Phelps Dodge, the first owner of this house, was born in Honolulu on 26 July 1877 (see Figure 1). He was the grandson of William Earl Dodge, an abolitionist, railroad builder, Native American rights activist, Temperance leader, philanthropist, and founder of the Y.M.C.A. William E. Dodge and his father-in-law established Phelps, Dodge & Company, which became one of the largest mining enterprises in the country. Clarence P. Dodge attended the Westminster School, Phillips Academy, and Yale University, from which he

²⁸ *Gazette* (Colorado Springs), 10 February 1905 and 4 October 1910.

²⁹ *Gazette* (Colorado Springs), 4 October 1910, 1.

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graduated in 1899.³⁰ He lived at the family home in Simsbury, Connecticut, before arriving in Colorado Springs to visit an ill brother, Francis Phelps Dodge. Remaining in the Centennial State, he engaged in the real estate business before becoming a reporter for the Colorado Springs *Evening Telegraph*. He acquired the newspaper in 1901 and in 1903 sold it to Clarence Hamlin and C.Y. Yeager. In 1902 he purchased the *Gazette*, a morning newspaper, and he also served as its managing editor beginning in 1916. In 1912 the *Gazette* became a Progressive newspaper in tune with Dodge's political beliefs. In 1908 he founded the *Herald* as a competitor to the *Telegraph*, selling it to Hamlin in 1909. In 1923 Dodge sold the *Gazette* to Hamlin.³¹

Clarence Dodge served one term in the Colorado House of Representatives and was chairman of the Progressive Party of Colorado during 1913-16.³² The Progressive movement, a reform effort that gained widespread support during the first two decades of the twentieth century, hoped to correct abuses associated with the growth of big business through improvement of working conditions, banking reform, consumer protections, and other means. Progressive successes in Colorado during the first two decades of the twentieth century included the first civil service statute for state employees, creation of a state railroad commission to regulate the industry, and measures governing child labor, elections, factory safety, and soil conservation.³³ Political leaders such as Theodore Roosevelt, Woodrow Wilson, and Robert M. La Follette were identified with progressive philosophies. Dodge planned to run as a Republican for the U.S. Senate from Colorado in 1918, but withdrew from the race to volunteer as a member of the National War Work Council and International Committee of the YMCA during World War I. For the YMCA he took charge of the Western Division headquarters, which supervised work in cantonments.³⁴ During the war he conducted such work on the Pacific Coast, in the Northwest, and in Hawaii.³⁵ Dodge was described as an intimate friend of Gifford Pinchot, chief of the U.S. Forest Service during the administration of Theodore Roosevelt. With Clarence C. Hamlin he served on a committee to plan a memorial for the late president in 1919.³⁶ Dodge was chairman of the state committee of the YMCA for more than ten years and president of the Colorado Springs group for several years.³⁷ He became president of the Colorado Springs Community Chest in 1926 and also served as a trustee of the University of Beirut in Syria. He belonged to numerous clubs, including the Chicago Club, the Denver Club, Elks Club, and Broadmoor Golf Club. Dodge was a talented tennis player, winning a number of championships in the state.³⁸ He pursued public welfare work and philanthropic activities after selling the *Gazette*.

In Colorado Springs in 1900 Dodge married Regina Lunt (born 1879), daughter of Judge Horace G. Lunt and niece of former Territorial Governor John Evans. The society column of the *New York Times* announced the wedding. Mrs. Regina Dodge, herself an artist, served on the Board of Trustees of the Broadmoor Art Academy and was a founder and officer of the Colorado Springs Art Society.³⁹ Along with other Colorado Springs leaders, Clarence P. Dodge became a large investor in the Van Briggles Pottery Company in 1902. In 1903 the couple purchased a fine house on Cascade Avenue, where they lived with a daughter and a son: Regina Phelps Dodge and C. Phelps Dodge, Jr.⁴⁰

At the end of December 1915 the *Gazette* reported C.P. Dodge would build a new home (see Figure 3). The article indicated plans were being prepared by an architect and the work would begin in February or March and

³⁰ Baker and Hafen, *History of Colorado*, vol. 4, 429.

³¹ Wilbur F. Stone, *History of Colorado*, vol. 1 (Chicago: S.J. Publishing Co, 1918), 794-795; *Gazette* (Colorado Springs), 30 July 1939, 1.

³² *Gazette* (Colorado Springs), 6 April 1913, 1.

³³ Thomas E. Cronin and Robert D. Loevy, *Colorado Politics and Policy: Governing a Purple State* (Lincoln, Nebraska: University of Nebraska Press, 2012), 88-89.

³⁴ *Gazette* (Colorado Springs), 19 February 1918, 1.

³⁵ *Gazette* (Colorado Springs), 9 November 1918.

³⁶ *Gazette* (Colorado Springs), 4 June and 17 December 1919.

³⁷ *Gazette* (Colorado Springs), 14 February 1918, 1.

³⁸ *Gazette* (Colorado Springs), 6 December 1919, 8.

³⁹ *Gazette* (Colorado Springs), 16 January 2013, B2.

⁴⁰ *Gazette* (Colorado Springs), 4 December 1903.

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be completed by the fall, if weather conditions were favorable. The property had a 300' frontage on Wood Avenue. The newspaper noted Mr. Dodge had owned two lots at the southern end of Wood Avenue for several years and commented, "The site overlooks Monument Valley park and affords an unusually fine view of the entire mountain range."⁴¹

The Dodges were members of the city's social elite who knew Nicholaas van den Arend through their association with the Van Briggie Pottery Company and his work on the Y.W.C.A. building in Colorado Springs. It seems probable that Regina Dodge worked with van den Arend to achieve the final plans, as she previously had provided builder Jock Spence with a Rustic design for the family's summer cabin on Haystack Ranch in Jefferson County west of Evergreen.⁴² The house was completed by December 1916, when the *Gazette* indicated Henry J. Allen of Wichita, Kansas, a "publisher and prominent figure in the Progressive movement" would stay with the Dodges on Wood Avenue while in town to address a Colorado Springs club.⁴³ In January 1917 a Bishop Johnson was a guest in the house.⁴⁴ The 1920 U.S. Census showed the Dodge family at this address, including Clarence P.; Regina, who was born in 1879 in Illinois; daughter Regina Phelps; son C. Phelps; nephew Stewart [sic] P. Dodge; and a servant and cook. After selling the house, Clarence Dodge was involved in public welfare work of various kinds.⁴⁵ In 1930 the Dodges moved to Washington, D.C. Clarence Phelps Dodge, Sr. died in Denver in 1939, after returning to Colorado in search of better health.⁴⁶

Architect Nicolaas van den Arend

The architect, Nicolaas van den Arend, was born in The Hague, Holland, in 1870, and studied architecture at Leiden University in the Netherlands and in Paris, Italy, and New York.⁴⁷ In New York he met Lillie Belt McGrath, whom he married in 1893 before returning to Holland. The van den Arends had two sons, Frederik and Hood Dulaney.⁴⁸ Nicolaas worked several years in The Hague, and the couple then moved to Cologne, Germany, where he practiced architecture for six years. Between 1897 and 1900 van den Arend, in collaboration with Louis Schreiber, designed at least six substantial masonry houses in central Cologne.⁴⁹

About 1901, the van den Arends returned to New York, where Nicolaas established an architectural practice. However, in 1904, Lillie contracted tuberculosis and the family moved to Colorado Springs in search of a cure. The couple became active in Colorado Springs social and cultural circles, and, in 1910, the *Gazette* described Nicolaas as "a prominent architect of this city."⁵⁰ Van den Arend designed the Van Briggie Pottery Company (built 1908, 5EP.614, NRIS 09000249, 29 April 2009), gymnasium for St. Stephen's School (1910), Sunny Rest Sanatorium (1911), Young Women's Christian Association (1913, 5EP.198, NRIS 79000602, 10 September 1979), Sharp House (1913, 5EP.333.559), Marksheffel Garage (1914), and the 1916 Dodge-Hamlin House in the city. All of the buildings included Van Briggie tiles on the exterior, interior, or both. In 1912, he was a co-designer of the first Colorado Springs municipal flag and also became a naturalized American citizen. While in the city he participated in and supported musical productions and artistic exhibitions.⁵¹ Colorado Springs

⁴¹ *Gazette* (Colorado Springs), 29 December 1915, 5.

⁴² The ranch is now used as the Jefferson County Public Schools Outdoor Education Lab School. Melanie Shellenbarger, *High Country Summers: The Early Second Homes of Colorado, 1880-1940* (Tucson: University of Arizona Press, 2012), 168; Thomas J. Noel, *Guide to Colorado's Historic Places* (Denver: Colorado Historical Society, 2005), 177.

⁴³ *Gazette* (Colorado Springs), 27 December 1916.

⁴⁴ *Gazette* (Colorado Springs), 31 January 1917.

⁴⁵ Baker and Hafen, *History of Colorado*, 429.

⁴⁶ *Gazette* (Colorado Springs), 30 July 1939, 1.

⁴⁷ *Gazette* (Colorado Springs), 3 December 1908, 7.

⁴⁸ Dave van den Arend, email to R. Laurie Simmons, 25 May 2004; *Gazette* (Colorado Springs), 10 February 1910 and 4 October 1910.

⁴⁹ Dr. Wolfram Hagspiel, Cologne, Germany, email to Thomas H. Simmons, 18 December 2008.

⁵⁰ *Gazette* (Colorado Springs), 4 October 1910, 1.

⁵¹ *Gazette* (Colorado Springs), 21 July 1918, 15.

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historians Ormes and Ormes called van den Arend one of the “outstanding architects of Colorado Springs up to the end of the first quarter-century.”⁵²

Van den Arend notably worked with Anne Van Briggie to design the 1908 Van Briggie Pottery Company (5EP.614, NRIS 09000249, 29 April 2009, listed at a national level of significance), a remarkable example of early twentieth century pottery factory architecture displaying on its exterior thousands of art tiles and terra cotta features manufactured by the plant. Both van den Arend’s education in the Netherlands and Europe and his experience with the Van Briggie project led to his signature inclusion of colorful art tiles in all of his designs. Other expressions of van den Arend’s design style were his adoption of elements of the Arts and Crafts movement of the era exhibited in the Van Briggie building, including multiple small porches, small-pane windows, a stone foundation, and wide eave overhangs with shaped rafter tails. The natural setting with its views toward Monument Creek and the mountain ranges to the west played a primary role in determining the design and orientation of the building. The Van Briggie Pottery Building is clearly visible in western views from the Dodge-Hamlin House, which also displays several of van den Arend’s signature architectural elements. He also designed the 1913 National Register-listed Young Women’s Christian Association Building in downtown Colorado Springs (5EP.198, NRIS 79000602, 10 September 1979). The \$100,000 building is noted for its remarkably artistic facade design composed of buff brick and green terra cotta.⁵³ The 1913 A.G. Sharp House (5EP.333.559), a substantial Mission Revival-style dwelling by van den Arend was described as “one of the finest residences in Colorado Springs.”⁵⁴

Van den Arend’s innovative and lavishly ornamented 1914 Marksheffel Motor Company Garage (demolished), reportedly the largest garage in the country, housed a dealership specializing in Cadillac, Chalmers, and Dodge automobiles, as well as departments selling used cars and tires and accessories. The reinforced concrete building with pebble dash finish, whose photograph was featured in the November 1916 issue of *American Garage and Auto Dealer*, displayed Mission-style shaped parapets, arched windows and Van Briggie terra cotta ornaments, including three half-size depictions of motor cars, three name plates, and a central clock with a decorative surround reading: “Love Makes Time Go; Time Makes Love Go.”⁵⁵

Van den Arend’s work on the grounds of the Dodge-Hamlin House was followed by another commission requiring his landscape design skills. In 1917 the city dedicated a new municipal stadium constructed of matched stone and brick in Monument Valley Park designed by van den Arend. Landscape architect W.G. Sutherland of Boulder described the stadium as “one of the most artistic structures of its kind I ever saw.” Sutherland noted the structure, whose stone walls incorporated tiered benches for spectators, harmonized with the park and the mountains and “combines beauty and utility to a high degree.” The *Colorado Springs Gazette* called it a “work of art.”⁵⁶

The architect’s great-grandson, Dave van den Arend, reported Nicolaas “was frustrated with people dictating to him what he should be designing and not allowing him any artistic license in his work.”⁵⁷ Alice Shinn, a contemporary of van den Arend, concurred with this assessment, indicating that “... the architect had little encouragement and he went away saying ‘Americans are afraid of color.’”⁵⁸ About 1918 the van den Arends moved from Colorado Springs. By 1920 they were living in Buncombe County, North Carolina (near Asheville), where Nicolaas took up farming and built a family home in Fairview. Dave van den Arend stated, “He became

⁵² Manly D. Ormes and Eleanor R. Ormes, *The Book of Colorado Springs* (Colorado Springs: Dentan Printing Co., 1933), 222, 253, 311, and 350.

⁵³ *Gazette* (Colorado Springs), 2 October 1910, 14.

⁵⁴ *Gazette* (Colorado Springs), 4 June 1910, 5 and 3 May 1912, 5.

⁵⁵ Architectural elements from the garage were incorporated into an entrance to the parking lot for the Penrose Branch of the Pikes Peak Regional Library in Colorado Springs. *Gazette* (Colorado Springs), 25 February 1917, 21; *American Garage and Auto Dealer*, November 1916, 37.

⁵⁶ *Gazette* (Colorado Springs), 8 July 1917, 5.

⁵⁷ Dave van den Arend, email, 25 May 2004.

⁵⁸ Alice Shinn, “Anne Ritter: An Appreciation,” Copy from the B.E. Sutton Scrapbook, Crouch Collection, Box 14, File Folder 7, Starsmore Center for Local History, Colorado Springs Pioneers Museum, Colorado Springs.

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a gentleman farmer and built a quite lovely home on a piece of property there and raised laying hens, had an apple orchard and a vineyard.”⁵⁹ Nicolaas van den Arend died in Fairview, on 2 February 1940.⁶⁰

Clarence Clark Hamlin

Clarence Clark Hamlin, publisher of the Colorado Springs *Gazette* and the *Telegraph*, later the *Gazette-Telegraph*, bought the residence in 1923. He was described as a “political leader in Colorado for nearly 40 years, Cripple Creek mining pioneer, one of the west’s best known attorneys, and a man of wide acquaintance with the nation’s leaders.”⁶¹ Hamlin, who died in this house in 1940, was born in 1868 in Manchester, Iowa. He studied law at Iowa State University, graduating in 1890. For six years he operated a law office in Rock Springs, Wyoming, where he was twice elected to the state senate, becoming the youngest man to serve in the body up to that time.⁶²

In 1896 Hamlin moved to Colorado Springs, where he continued his career in the legal profession, as well as becoming an investor in mining and other industries. He served as manager and president of the Granite Gold Mining Co., “one of the larger Cripple Creek [District] properties.”⁶³ Hamlin became president of the Midland Terminal Railway, the Beaver Water & Irrigation Company, and the Garden City Water & Irrigation Company. He was associated with the Holly Sugar Corporation and also owned a ranch near Garden City, Kansas. During strikes by the Western Federation of Miners at Cripple Creek at the turn of the century, he represented the operators and successfully fought unionization. In 1940 the *Gazette* credited him with stabilizing labor conditions in the mining camp for decades.⁶⁴

Hamlin associated with such Colorado Springs businessmen as Spencer Penrose, Charles M. O’Neill, Charles L. Tutt, and A.E. Carlton in several ventures. Hamlin was a close friend (perhaps from childhood) and business associate of Verner Z. Reed, whose house stood across the street on Wood Avenue. In 1904 the two toured Europe in Reed’s automobile.⁶⁵ Reed left Hamlin the largest bequest in his will after those to his family.⁶⁶ Hamlin represented many of these men in legal affairs and provided advice to their businesses. From 1905-09 Hamlin served as district attorney of the fourth judicial district of Colorado.

Hamlin married Seddie Gunnell, daughter of his early legal partner Judge A.T. Gunnell, in Colorado Springs in what was judged “an ultra-fashionable wedding” in 1898.⁶⁷ She graduated from Christian College in Columbia, Missouri, and was described as “fond of music and the languages, speaking French fluently and possessing a high soprano voice of sweet quality....” Seddie Hamlin was a member of the Colorado Springs Musical Club and the *Gazette* called her “one of the most popular and accomplished young society women in this city.”⁶⁸ The couple became parents of a daughter, Elizabeth G. Hamlin, who became a music teacher; a son, Clark Gunnell Hamlin, died unexpectedly at the age of one.⁶⁹

Clarence Hamlin became owner, editor, and consolidator of the *Colorado Springs Gazette-Telegraph* through acquisitions from Clarence P. Dodge. In 1903 he purchased the *Evening Telegraph* from Dodge, and later acquired the *Gazette* and the *Herald* from him. He ran the *Gazette-Telegraph* (now the *Gazette*) until his death

⁵⁹ Dave van den Arend, email, 25 May 2004.

⁶⁰ Nicolaas van den Arend Death Certificate, 2 February 1940, ancestry.com (accessed 4 December 2008).

⁶¹ *Gazette* (Colorado Springs), 30 October 1940, A1:1.

⁶² Jerome Smiley, *Semi-Centennial History of the State of Colorado*, vol. 2 (Chicago: The Lewis Publishing Co., 1913), 95; *Gazette* (Colorado Springs), 30 October 1940, A1: 1.

⁶³ *Gazette* (Colorado Springs), 30 October 1940, A1: 1.

⁶⁴ *Gazette* (Colorado Springs), 30 October 1940, A1: 1.

⁶⁵ *Gazette* (Colorado Springs), 19 November 1904, 3.

⁶⁶ *Gazette* (Colorado Springs), 19 November 1904, 3.

⁶⁷ Gunnell had come to the city from Leadville only a year or two before Hamlin. *Gazette* (Colorado Springs), 31 October 1898, 8; *Cripple Creek Times*, 17 November 1898.

⁶⁸ *Gazette* (Colorado Springs), 21 October 1900, Section 2: 13.

⁶⁹ Elizabeth Hamlin married Tor Hylbom, described as “one of the city’s most prominent musicians” in 1940. *Gazette* (Colorado Springs), 30 October 1940, A1: 1; *Gazette* (Colorado Springs), 23 October 1905, 5.

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in 1940. The El Pomar Investment Company and Charles L. Tutt became stockholders in Hamlin's publishing company.

He was active in the Republican Party in Colorado Springs, as a candidate for the Senate in 1908, as committeeman on the executive committee of the Republican national committee during the 1920s, and as a delegate to the national convention many times. In 1924 the Ku Klux Klan gained control of Colorado's Republican Party, causing Hamlin to denounce the divisions that enabled the group's "candidates to win nominations without a majority of the vote."⁷⁰ Hamlin led the effort to defeat Klan candidates within the party, drawing wide attention. He was described as a close friend of Warren Harding, Calvin Coolidge, and Herbert Hoover, and dined with them in Washington many times. The *Gazette* judged him "almost the last of that great coterie of Colorado Springs' great men who worked shoulder to shoulder in business and politics," comparing him to Spencer Penrose, C.M. MacNeill, Eugene P. Shove, and A.E. Carlton. The newspaper concluded, "Few men in Colorado's history added so much to the pages of accomplishment of lasting value as Clarence Hamlin."⁷¹

The Hamlin's granddaughter, Ingrid Hetfield, recalled the house was in "the upscale part of town" and Clarence (or, as the family called him "C.C.") "ran with a very fast crowd."⁷² He was active in fraternal and social organizations, including the El Paso Club, Elks Club, Denver Club, Cheyenne Mountain Country Club, Cooking Club, and the Congressional Country Club in Washington, D.C. After their marriage, the Hamlins lived with her parents, Allyn and Elizabeth Gunnell, who owned a large house at 1126 North Tejon in Colorado Springs and employed a cook and a porter. The Hamlins continued to live in the Tejon Street house until purchasing their Wood Avenue residence from Clarence Dodge.⁷³ At their new home, the family employed a Danish gardener to maintain the landscape (see Figures 4 and 5).⁷⁴ The 1930 U.S. Census listed the family at 1122 Wood Avenue, with Clarence identified as a lawyer and daughter Elizabeth as a music teacher. Living with the Hamlins were a nephew, Jack Gunnell, and a cook, Bertha Bass.⁷⁵ In the 1940 Census, Clarence was identified as an editor and publisher, and the couple lived in the house with the same cook (see Figure 6).⁷⁶ Clarence Hamlin died at home on 29 October 1940, when the *Gazette* described him as a "publisher and political leader in the West for over 40 years."⁷⁷ Ingrid Hetfield recalls her grandmother lived in the house until about 1942, when she moved to a basement apartment at 1826 Wood Avenue.⁷⁸

Colorado College

In 1943, with a gift from El Pomar Foundation, the college acquired the then-vacant Hamlin property, which was located just north of a large vacant lot owned by the institution (see Figure 7). The Dodge/Hamlin house was utilized subsequently as a women's residence, for classes, and as apartments for persons associated with the college (see Figures 8 and 9).⁷⁹ A 1962 Sanborn fire insurance map indicates the house was divided into three apartments. The house continues to contain apartments primarily rented to faculty and occasionally to staff members. A classroom in the house is scheduled for use during every block of the school year.

⁷⁰ David M. Chalmers, *Hooded Americanism: The History of the Ku Klux Klan*, 3rd edition (Durham, North Carolina: Duke University Press, 2003), 127.

⁷¹ *Gazette* (Colorado Springs), 30 October 1940, A1:1.

⁷² Hetfield, Telephone Interview, 26 May 2013.

⁷³ U.S. Federal Census, Colorado Springs, 1900-1920.

⁷⁴ Hetfield, Telephone Interview, 26 May 2013.

⁷⁵ U.S. Federal Census, Colorado Springs, 1930.

⁷⁶ U.S. Federal Census, Colorado Springs, 1940.

⁷⁷ *Gazette* (Colorado Springs), 30 October 1940, A1: 1.

⁷⁸ Hetfield, Telephone Interview, 26 May 2013.

⁷⁹ Colorado College Special Collections and Archives, "Hamlin House," <http://www.coloradocollege.edu/library/specialcollections/ColoradoCollege/Buildings.html>, accessed 23 March 2009.

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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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: History Colorado

Historic Resources Survey Number (if assigned): 5EP.1515

10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage.)

Latitude/Longitude Point: Latitude: 38.850141 Longitude: -104.826895

UTM References (1927)

(Place additional UTM references on a continuation sheet.)

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| | | | | | | | |
|---|-------------------------------------|--|---|---|-------------------------------------|--|---|
| 1 | <u>13</u> Zone | <u>515021</u> Easting | <u>4300161</u> Northing | 3 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing |
| 2 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing | 4 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area is shown on the included to-scale sketch map. Colorado College re-subdivided its campus and historic blocks and lots no longer exist therein. The nominated area is a part of Lot 1 of The Colorado College West Campus Subdivision Replat, an area of roughly 34.3 acres.

Boundary Justification (Explain why the boundaries were selected.)

The nominated area includes almost all of the property historically associated with the Dodge-Hamlin House. A small area in the northwest corner now occupied by a 1980s college maintenance building is excluded.

11. Form Prepared By

name/title Thomas H. Simmons and R. Laurie Simmons, Historians (for the owner)
organization Front Range Research Associates, Inc. date 30 May 2014 (revised)
street & number 3635 West 46th Avenue telephone 303-477-7597
city or town Denver state CO zip code 80211
e-mail frraden@msn.com website www.frhistory.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Dodge-Hamlin House

City or Vicinity: Colorado Springs

County: El Paso **State:** Colorado

Digital Images: CO_Dodge-Hamlin_0001 through _0019 (CD-ROM with TIFF images on file with NPS in Washington DC)

Number, camera direction, description of photographs, date photographed, and photographer:

- 1 of 19, northwest, overview of south and east walls of house across sunken lawn from southeast corner of property, December 2012, Thomas H. Simmons
- 2 of 19, southwest, porch on front (north wall), December 2012, Thomas H. Simmons
- 3 of 19, south, front (north wall) with roof of garage to right, December 2012, Thomas H. Simmons

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- 4 of 19, southwest, east and north walls with oval driveway in foreground, December 2012, Thomas H. Simmons
- 5 of 19, west, east wall with sunken lawn to left, December 2012, Thomas H. Simmons
- 6 of 19, west-northwest, south and east walls, with the sunken lawn at left, December 2012, Thomas H. Simmons
- 7 of 19, north, south wall with the sunken lawn in the foreground, December 2012, Thomas H. Simmons
- 8 of 19, northeast, porch at southwest corner of house (note Van Briggie tile panels), December 2012, Thomas H. Simmons
- 9 of 19, north, detail of Van Briggie tile panel on south wall of porch, December 2012, Thomas H. Simmons
- 10 of 19, northeast, west and south walls of house with the balustrade and retaining wall of the sunken lawn to the right and the parterre on the lower terrace in the foreground, December 2012, Thomas H. Simmons
- 11 of 19, east-southeast, west wall of house with the balustrade and retaining wall of the sunken lawn to the right and the curving brick sidewalk and the parterre on the lower terrace in the foreground, December 2012, Thomas H. Simmons
- 12 of 19, northeast, interior, living room fireplace with niche above, December 2012, R. Laurie Simmons
- 13 of 19, south, interior, dining room, December 2012, R. Laurie Simmons
- 14 of 19, west, north wall of house at left with the oval driveway in foreground and the mountains of the Front Range in the distance, December 2012, R. Laurie Simmons
- 15 of 19, west, the sunken lawn from the east edge of the property with the house to the right, December 2012, Thomas H. Simmons
- 16 of 19, southeast, the east end of the sunken lawn, showing the curving stone wall, center steps flanked by benches, and the balustrade at right, December 2012, Thomas H. Simmons
- 17 of 19, northeast, double stairs to lower terrace from the sunken lawn (note the Van Briggie tile panel below the balustrade), December 2012, Thomas H. Simmons
- 18 of 19, northeast, detail of stone retaining wall at the stairs to the upper terrace east of the garage, December 2012, R. Laurie Simmons
- 19 of 19, northeast, west and south walls of the garage with the stone retaining wall to the right, December 2012, R. Laurie Simmons

Property Owner:

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

name Colorado College, c/o Robert G. Moore, Vice President for Finance and Administration

street & number 14 E. Cache La Poudre Street Telephone _____

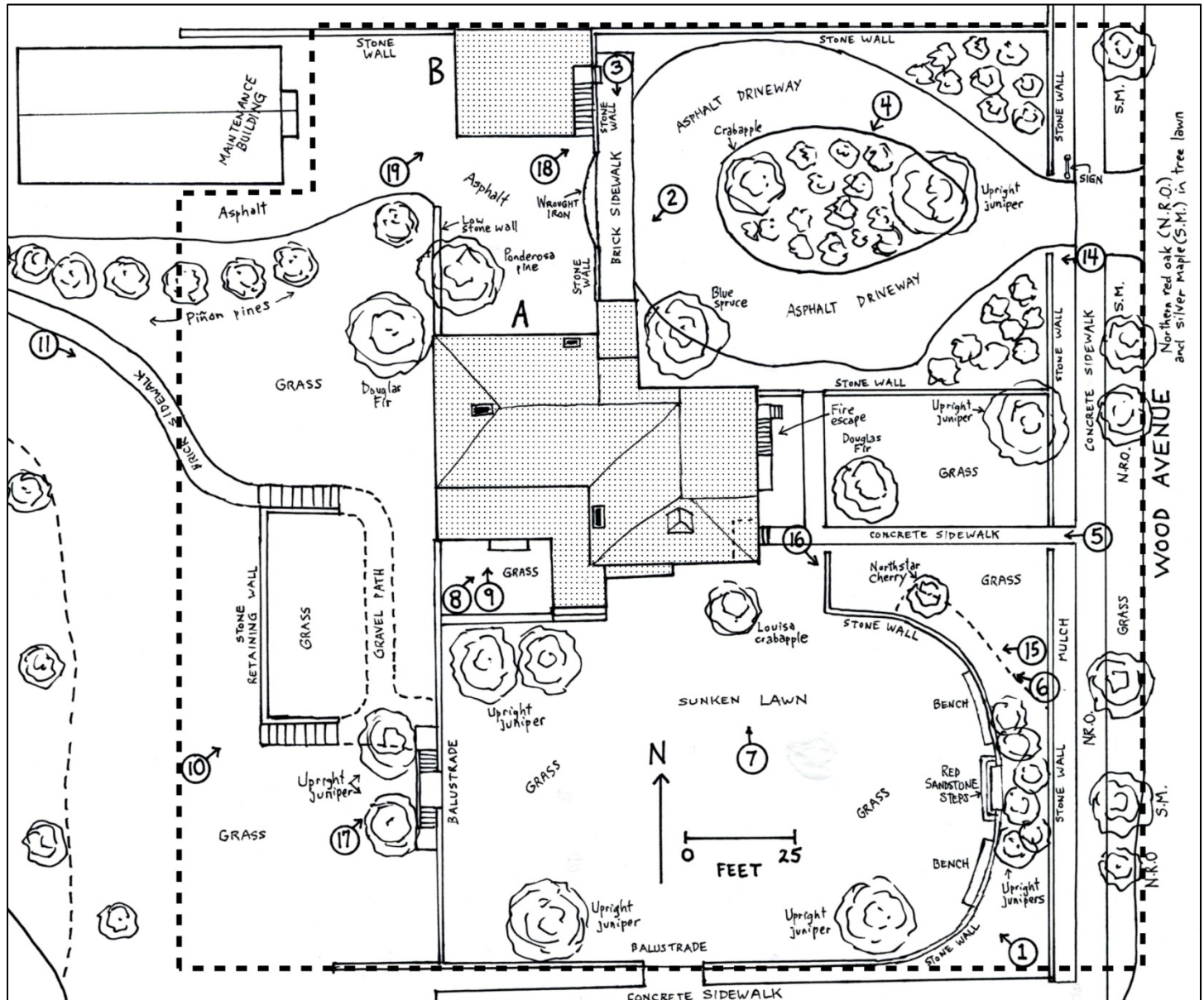
city or town Colorado Springs state CO zip code 80903

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Sketch Map



Numbers in circles with arrows indicate photograph locations and camera directions. Drawn by Thomas H. Simmons, 2012.

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County and State

Latitude/Longitude Coordinates



The labeled box indicates the location of the nominated resource which has the following coordinates:

Latitude: 38.850141

Longitude: -104.826895

Image Date: 22 October 2011

Dodge-Hamlin House; Historic Resources of Colorado College, Colorado Springs MPDF El Paso, Colorado
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HISTORIC PHOTOGRAPH/FIGURE LOG

1 of 14, Clarence Phelps Dodge (left) and his wife, Regina Lunt Dodge, and children (right). Courtesy of White, *Representative Men of the West in Caricature* (1904), 345 (left) and Pikes Peak Library District, photograph collection, image 001-8739, Colorado Springs, Colorado.

2 of 14, This ca. 1922 oblique aerial photograph (view northwest) includes the Dodge-Hamlin House near the upper right (arrow). The paths in the sunken lawn are present and the flat roof third story is visible. Buildings of Colorado College occupy the lower portion of the image. Courtesy of Colorado College Special Collections, Hamlin House, ca. 1922, Colorado College Photo Files, Buildings.

3 of 14, This 1920s or 1930s photograph shows parts of the south and east walls of the house. Courtesy of Tor Hylbom, photographic collection, Arcadia, California.

4 of 14, A late-1920s or early-1930s view south-southeast documents a garden party underway in the sunken lawn south of the house. Two main gravel paths form a cruciform design and narrower gravel paths are present along the balustrade. Buildings of Colorado College are visible in the distance. Courtesy of Tor Hylbom, photographic collection, Arcadia, California.

5 of 14, This late-1920s or early-1930s photograph includes three unidentified people standing next to a balustrade wall in the sunken lawn. A portion of a gravel path is in the foreground. Courtesy of Tor Hylbom, photographic collection, Arcadia, California.

6 of 14, Clarence C. and Seddie Hamlin owned the house from 1923 to about 1943. C.C. Hamlin died in 1940. Courtesy of Tor Hylbom, photographic collection, Arcadia, California.

7 of 14, This view northeast shows the property at the time Colorado College acquired it in 1943. The image shows parts of the west and south walls of the house, the parterre on the lower terrace, and the balustrade atop the retaining wall. Courtesy of Colorado College Special Collections, *Tiger* (Colorado College, Colorado Springs), 2 February 1943.

8 of 14, The south wall of the house and details of the balustrade south of the sunken lawn are shown in this undated view taken after Colorado College acquired the property. The east-west gravel path still appears to be present. Courtesy of Colorado College Special Collections, Hamlin House, Colorado College Photo Files, Buildings.

9 of 14, A group of Colorado College students poses on the porch at the southwest corner of the house in this ca. 1950s view west-northwest. Courtesy of Colorado College Special Collections, Hamlin House, Colorado College Photo Files, Buildings.

10 of 14, This drawing shows Van den Arend's elevation plans for the house. Courtesy of Special Collections, Pikes Peak Library District, Colorado Springs, Colorado.

11 of 14, The plan of the first story and details are shown in this drawing. Courtesy of Special Collections, Pikes Peak Library District, Colorado Springs, Colorado.

12 of 14, The current interior plan of the first story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 18 January 2012.

13 of 14, The current interior plan of the second story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 18 January 2012.

14 of 14, The current interior plan of the third story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 18 January 2012.

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Figure 1. Clarence Phelps Dodge (left) and his wife, Regina Lunt Dodge, and children (right). Courtesy of White, *Representative Men of the West in Caricature* (1904), 345 (left) and Pikes Peak Library District, photograph collection, image 001-8739, Colorado Springs, Colorado.

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Figure 2. This ca. 1922 oblique aerial photograph (view northwest) includes the Dodge-Hamlin House near the upper right (arrow). The paths in the sunken lawn are present and the flat roof third story is visible. Buildings of Colorado College occupy the lower portion of the image. Courtesy of Colorado College Special Collections, Hamlin House, ca. 1922, Colorado College Photo Files, Buildings.

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Figure 3. This 1920s or 1930s photograph shows parts of the south and east walls of the house. Courtesy of Tor Hylbom, photographic collection, Arcadia, California.

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Figure 4. A late-1920s or early-1930s view south-southeast documents a garden party underway in the sunken lawn south of the house. Two main gravel paths form a cruciform design and narrower gravel paths are present along the balustrade. Buildings of Colorado College are visible in the distance. Courtesy of Tor Hylbom, photographic collection, Arcadia, California.

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Figure 5. This late-1920s or early-1930s photograph includes three unidentified people standing next to a balustrade wall in the sunken lawn. A portion of a gravel path is in the foreground. Courtesy of Tor Hylbom, photographic collection, Arcadia, California.

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Figure 6. Clarence C. and Seddie Hamlin owned the house from 1923 to about 1943. C.C. Hamlin died in 1940. Courtesy of Tor Hylbom, photographic collection, Arcadia, California.

Dodge-Hamlin House; Historic Resources of Colorado College, Colorado Springs MPDF El Paso, Colorado
Name of Property County and State



Figure 7. This view northeast shows the property at the time Colorado College acquired it in 1943. The image shows parts of the west and south walls of the house, the parterre on the lower terrace, and the balustrade atop the retaining wall. Courtesy of Colorado College Special Collections, *Tiger* (Colorado College, Colorado Springs), 2 February 1943.

Dodge-Hamlin House; Historic Resources of Colorado College, Colorado Springs MPDF El Paso, Colorado
Name of Property County and State



Figure 8. The south wall of the house and details of the balustrade south of the sunken lawn are shown in this undated view taken after Colorado College acquired the property. The east-west gravel path still appears to be present. Courtesy of Colorado College Special Collections, Hamlin House, Colorado College Photo Files, Buildings.

Dodge-Hamlin House; Historic Resources of Colorado College, Colorado Springs MPDF
Name of Property

El Paso, Colorado
County and State



Figure 9. A group of Colorado College students pose on the porch at the southwest corner of the house in this ca. 1950s view west-northwest. Courtesy of Colorado College Special Collections, Hamlin House, Colorado College Photo Files, Buildings.

Dodge-Hamlin House; Historic Resources of Colorado College, Colorado Springs MPDF El Paso, Colorado
Name of Property County and State



Figure 10. This drawing shows Van den Arend's elevation plans for the house. Courtesy of Special Collections, Pikes Peak Library District, Colorado Springs, Colorado.

Dodge-Hamlin House; Historic Resources of Colorado College, Colorado Springs MPDF El Paso, Colorado
Name of Property County and State

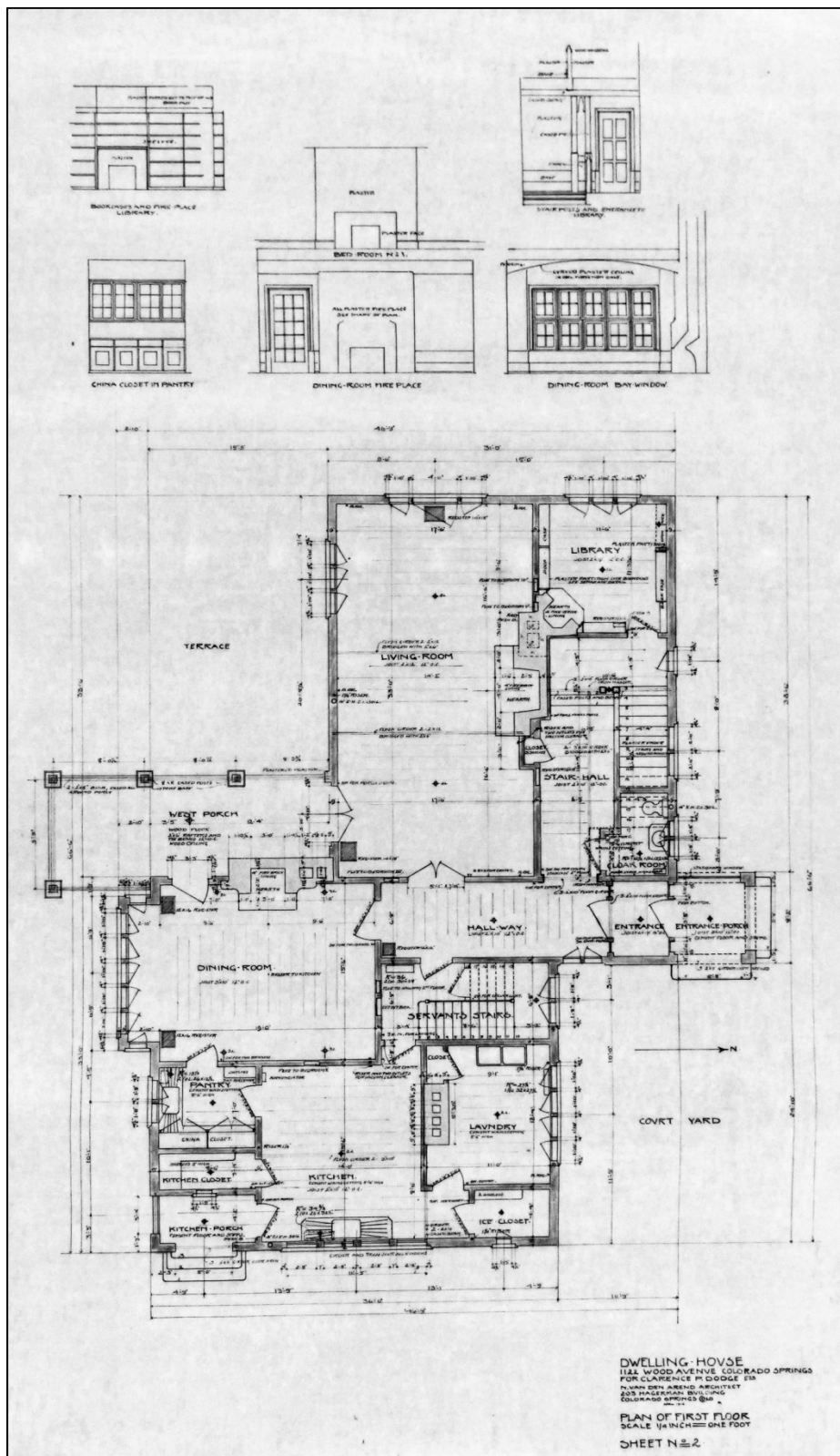


Figure 11. The plan of the first story and details are shown in this drawing. Courtesy of Special Collections, Pikes Peak Library District, Colorado Springs, Colorado.

Dodge-Hamlin House; Historic Resources of Colorado College, Colorado Springs MPDF El Paso, Colorado
Name of Property County and State

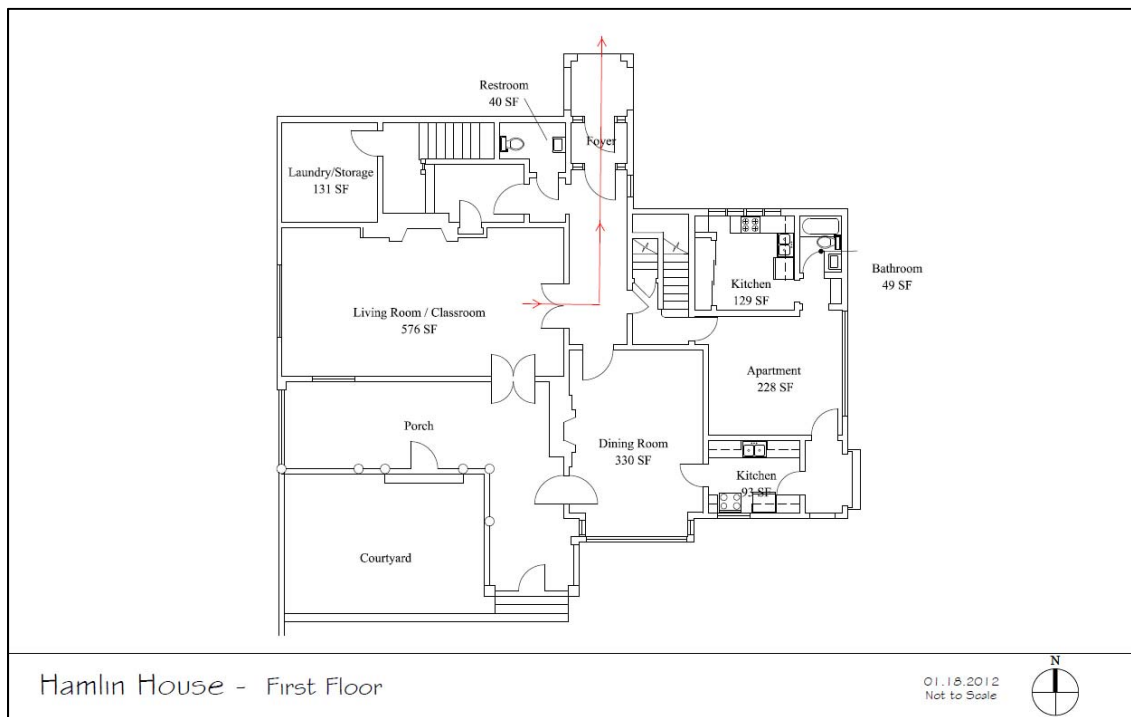


Figure 12. The current interior plan of the first story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 18 January 2012.

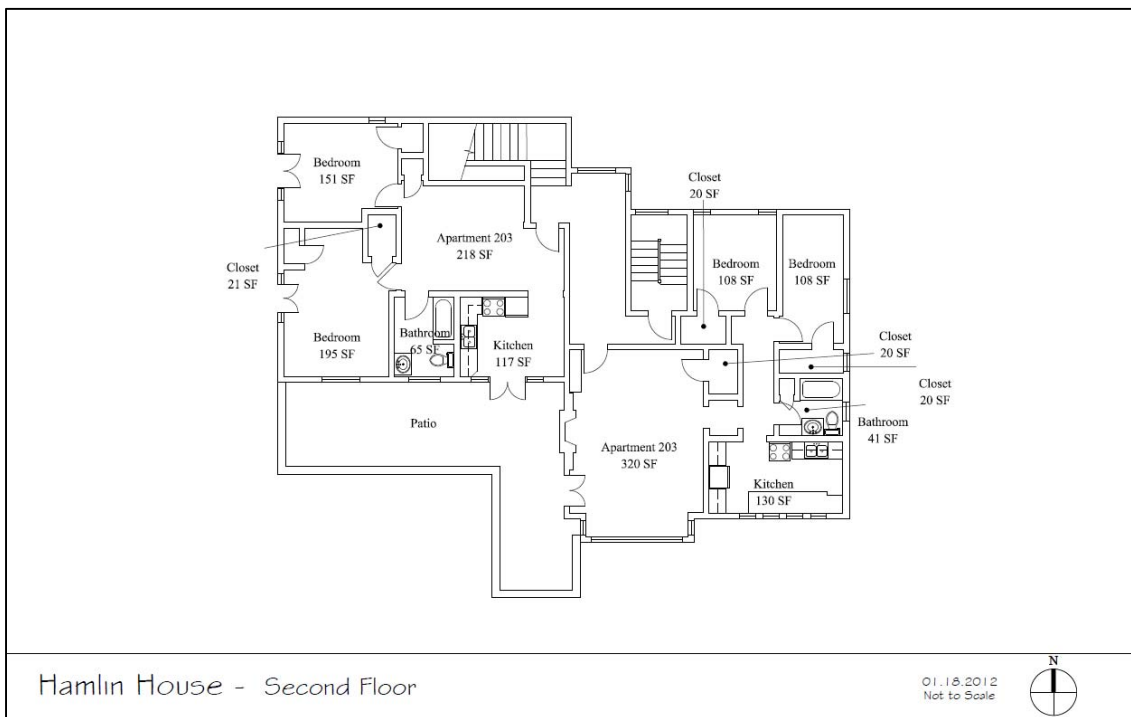


Figure 13. The current interior plan of the second story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 18 January 2012.

Dodge-Hamlin House; Historic Resources of Colorado College, Colorado Springs MPDF El Paso, Colorado
Name of Property County and State

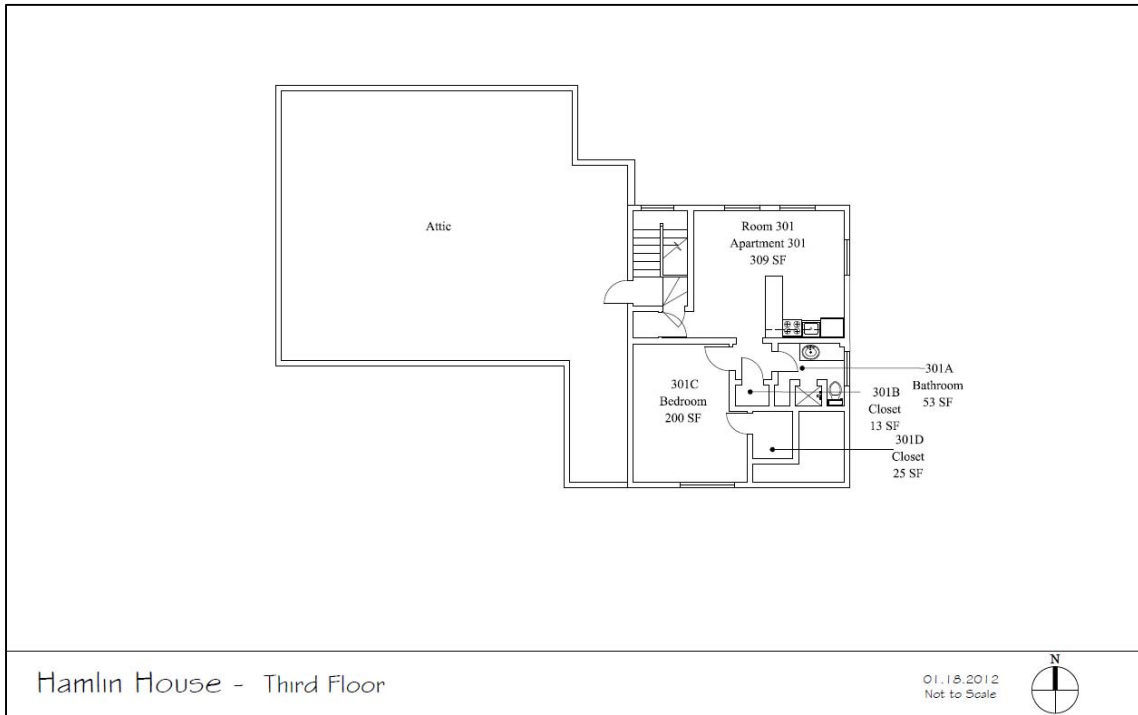


Figure 14. The current interior plan of the third story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 18 January 2012.













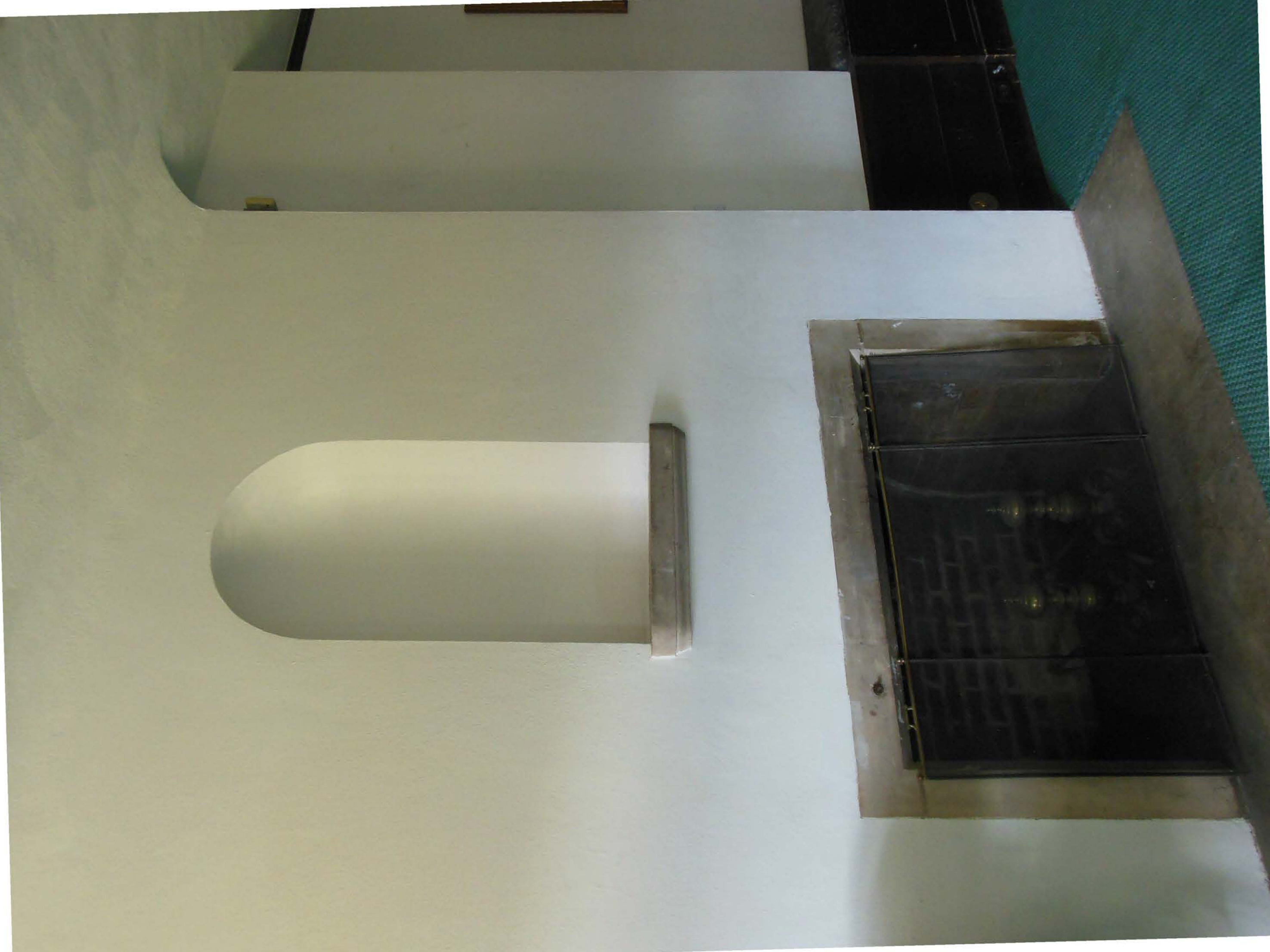
















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N. CASCADE











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Dodge--Hamlin House
NAME:

MULTIPLE Colorado College MPS
NAME:

STATE & COUNTY: COLORADO, El Paso

DATE RECEIVED: 10/17/14 DATE OF PENDING LIST: 11/12/14
DATE OF 16TH DAY: 11/28/14 DATE OF 45TH DAY: 12/03/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000968

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

**Please see the attached
Supplementary Listing Record.**

RECOM./CRITERIA

REVIEWER

Barbara Ogilvy

DISCIPLINE

Historian

TELEPHONE

202-354-2252

DATE

12-3-14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



October 8, 2014

Ms. Carol Shull
Keeper of the National Register
National Register of Historic Places
1201 Eye Street, N.W., 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Dear Ms. Shull:

We submit for your review the enclosed National Register of Historic Places nomination for the Dodge-Hamlin House (5EP.1515) in El Paso County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on September 19, 2014. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register. **The State Historic Preservation Office requests substantive review of the nomination for the following reason: application of Criterion B for Clarence Dodge.**

The enclosed disk contains the true and correct copy of the nomination for the Dodge-Hamlin House to the National Register of Historic Places.

We look forward to your response. If you have any questions, please do not hesitate to contact me by phone at 303-866-4683 or by email at erika.warzel@state.co.us.

Sincerely,

Erika Warzel
National and State Register Historian
(303) 866-4683
erika.warzel@state.co.us

Enclosures

CDs (2)
Signature Page

27 January 2015

TO: Erika Warzel
FR: Barbara Wyatt
RE: Dodge-Hamlin House

Erika,

I'm sending you a draft of the Supplementary Listing Record and, as promised, a discussion of the problems evident in the application of Criterion B in the Dodge-Hamlin House nomination. The exclusion of Criterion B is not intended to disparage the lifetime contributions of either man; however, their contributions are either not in keeping with National Register significance or not clearly associated with their occupancy of the house at 1148 N. Cascade Avenue. As you know, the property was listed in the National Register under Criteria A and C in the areas of education, architecture, and landscape architecture.

Clarence Dodge

Mr. Dodge was associated with the house from 1916 to 1923. He became the managing editor of the *Gazette* in 1916 and apparently held this position until he sold the paper in 1923. Dodge was descended from a wealthy East Coast family of industrialists and philanthropists, as the nomination points out through mention of William Earl Dodge, his grandfather. Clarence Dodge followed the family tradition of contributing time, effort, and possibly, funds to the local YMCA and state chapter (although it is not accurate to say his grandfather founded the YMCA). He had other business pursuits, besides the newspaper, and engaged in other community and political activities. Some of this involvement occurred before or after his association with the Cascade Avenue house, and some activities are not given a time frame in the nomination, such as his work with the Girl Scouts and the Sunnystre Sanitarium. His involvement in social organizations was extensive and the Dodge family was part of the "social elite" (p. 17). Many activities cited do not have a bearing on Dodge's work in the areas of Politics and Government and Communication or, if they do, it is not explained.

Dodge is said to have been important as a newspaper publisher and as a political leader, but what he accomplished as a newspaperman and political leader is not clearly articulated. Much of the political activity mentioned in the nomination took place before or after he lived in the nominated property (state representative, activity in the Progressive Party and, later, activity in the Republican Party). His involvement in anti-Klan activity is not specifically described, but apparently he supported Oliver Shoup, Colorado's anti-Klan governor from 1919–1923. The significance of Dodge's relationship to Shoup's accomplishments as governor is not clearly explained. More specific evidence of the relationship between Dodge and the city's escape from infiltration by the Klan would need to be presented for this to be considered significant under Criterion B. The association must be very specific and clear and must coincide with his occupancy of the nominated house. The "1920s" is not adequate, because he only spent the first few years of that decade in the house.

Mr. Dodge was clearly a concerned citizen, but the significance and the results of his participation are not explained. The nomination of 1148 N. Cascade Avenue under Criterion B for an association with Clarence Dodge is not demonstrated. As stated in the National Register Bulletin *How to Apply the National Register Criteria for Evaluation*, "A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group" (p. 15).

Clarence Hamlin

Clarence Hamlin was associated with the house from 1923 to 1940. He is also considered significant for his contributions in the areas of Communication and Politics/Government. Like Dodge, Mr. Hamlin had other business interests. His interests involved ranching, mining, and railroads, but he was also a prominent attorney in Colorado Springs. In fact, the 1930 census identifies him as a lawyer, although by 1940 he was identified as an editor and publisher. The managing editor (another individual) had an influential role at the *Evening Telegraph* and the *Gazette*, so to what extent Hamlin was involved in the newspaper vs. his law practice and other business pursuits is not clear. In the early 1920s his law office (by the name Hamlin and Rothrock) was in the Mining Exchange Building, which is extant and was determined eligible for the National Register.¹

Much earlier, Hamlin was an important player in the Cripple Creek mining strike (1894), which seems to have been a highlight of his career. He was noted for other accomplishments in politics and government that pre-dated his occupancy of the nominated house, although during the 1920s he served on the executive committee of the Republican National Convention and was a convention delegate more than once. What he accomplished in these roles is not clear. His work to counter Klan activity "during the 1920s" and its relation to his newspaper or to his career as an attorney also is not clear. Specifically, what do the two leading studies of the history of the Klan say that Hamlin did? In what sense was he a leader in the anti-Klan movement? Was his work as an attorney or editor pivotal in this activity? How long did he maintain his law offices at the Mining Exchange Building? This building could, in fact, be more closely associated with Hamlin's work to counter the Klan. Further clarification and explanation may reveal that Criterion B for an association with Clarence Hamlin could be applied to the significance of the house on Cascade Avenue. The submitted nomination omits specific information. Criterion B for an association with Hamlin's work in the areas of Politics/Government and Communication can be added at a later date if Additional Documentation is submitted that clearly articulates Hamlin's contributions and confirms that the house on Cascade is the building most strongly associated with this work.

Please let me know if you have any questions. I can be reached at barbara_wyatt@nps.gov or at 202-354-2252.

¹ James Clark Fifield. *The American Bar, A Biographical Directory of Contemporary Lawyers of the US and Canada* (Minneapolis and NY: The James C. Fifield Co, 1921) 95.