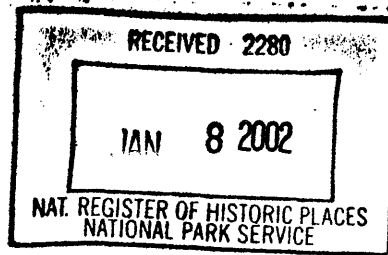


United States Department of the Interior
National Park Service

TERMINATED



15

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Colorado Springs City Hall

other name/site number 5EP652

2. Location

street & town 107 North Nevada Avenue N/A not for publication

city or town Colorado Springs N/A vicinity

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

3. State/Federal Agency Certification

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

Scarzianna Cortez *December 7, 2001*
 Signature of certifying official/Title Date

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

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

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper *Beth Boland* Date of Action *2/19/02*

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

GOVERNMENT/city hall

Current Function
(Enter categories from instructions)

GOVERNMENT/city hall

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival

Materials
(Enter categories from instructions)

foundation	STONE/granite
walls	STONE/granite
	BRICK
roof	METAL
other	

Narrative Description

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

8. Description

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

GOVERNMENT

ARCHITECTURE

Period of Significance

1904-1951

Significant Dates

1904

Significant Persons

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Barber, Thomas P. (architect)

MacLaren, Thomas (architect)

Atkinson, Lynn S. (builder)

Primary location of additional data:

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

10. Geographical Data

Acreage of Property 0.8 acres

UTM References

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

1 1/3 5/1/5/5/7/0 4/2/9/8/3/2/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, historians
organization Front Range Research Associates, Inc. date 31 August 2001 (revised)
street & number 3635 West 46th Avenue telephone 303-477-7597
city or town Denver state CO zip code 80211

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

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

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

Property Owner

name/title City of Colorado Springs
street & number 30 S. Nevada Ave. telephone 719-385-2489
city or town Colorado Springs state CO zip code 80903

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

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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Colorado Springs City Hall, El Paso County, CO

Narrative Description

The Colorado Springs City Hall is a massive gray granite and pressed brick municipal building located on a level site at the important intersection of North Nevada Avenue and East Kiowa Street in Colorado Springs, Colorado. The symmetrical façade of the Classical Revival style building is dominated by a projecting pedimented portico with four two-story Ionic columns facing a flight of granite steps (Photograph 1). The building addresses the commercial district to the west, and the main entrance and windows of the first and second stories of the building have vistas of the mountains in the distance. Across the street to the southeast is the National Register-listed City Auditorium, also designed by Thomas MacLaren, and featuring a pedimented portico, while a newer Municipal Court is located across an alley to the east. Acacia Park is one-half block to the northwest. The City Hall was rehabilitated by the City of Colorado Springs in 200-01 and displays a high level of historic integrity.

The Colorado Springs City Hall is a two-story building with an above-grade basement and a sub-basement. The west and south walls of the building are clad with gray Barre granite, with the basement level featuring rock-faced granite and the two upper stories dressed ashlar. The east and north walls are composed of gray Golden pressed brick above a rock-faced granite above-grade basement. The building has a flat roof with a projecting molded Ionic cornice on the west and south and granite coping on the east and north. The projecting portico of the front wall is flanked by symmetrical wings with slightly projecting end pavilions (Photograph 1).

A pediment with raking cornice tops the massive projecting portico of the façade. The tympanum of the pediment is composed of unornamented coursed blocks of granite. The entablature has a frieze inscribed "CITY HALL" and flanked at each end by garlands. Four immense Greek Ionic stone columns with scroll volutes support the entablature above a granite platform. The smooth five-section shafts of the columns rise from circular bases. The ceiling of the portico is coffered. The north and south ends of the portico are enclosed with decorative cast iron balustrades. The portico is accessed by a flight of twenty-two stone steps. The steps are weathered to allow shedding of rainwater and snow and have modern metal railings. The descending stairs are flanked by rock-faced stone podia to the intermediate landing, where the steps broaden. The podia at the base of the building have circular vent openings with cast iron grilles and deeply inset round arched windows (Photograph 2).

The main entrance is surmounted by a pediment with raking cornice mimicking that of the portico and is flanked by pilasters supporting an entablature. There is decorative molding on the architrave of the entrance surround. Flanking the entrance are large, slightly inset, one-over-one-light double-hung sash windows sheltered by projecting hoodmolds. The windows have surrounds that project slightly outward and have eared lintels and spandrel panels. Centered above these openings are three double-hung sash windows with stone sills on the second story.

The wings flanking the portico have three windows of the same design on the first and second stories and a plain frieze with panels of stone. The rock-faced stone above-grade basement walls feature round arched windows with stone voussoirs. There is a water table of dressed granite that projects slightly outward and the stone foundation also projects slightly outward. Pavilions at each end of the facade have two-story pilasters supporting the entablature and a frieze enlivened with wreaths and festoons. The window of the first story of each pavilion is pedimented and has a band of decorative molding. The keystone of the basement window of

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Colorado Springs City Hall, El Paso County, CO

each pavilion is carved with a caduceus (Photograph 2). At the north end of the façade the basement has a sandstone light well. At the southwest corner is the 1902 cornerstone. The above-grade basement of the building is extended toward the south, forming the foundation of the south podium. There is a flat arched window on the west wall of the south end of the basement.

The south wall of the building has a projecting two-story entrance pavilion topped by a projecting stone cornice surmounted by a carved centerpiece (acroterion) with scrolls and roundels decorated with flowers (paterae). The pavilion frieze is ornamented with wreaths. The center pavilion has an inset central entrance with two five-part two-story Ionic stone columns in antis supporting the entablature. The upper pavilion walls flanking the columns are carved into double square pilasters with pellet molding. A stone balustrade on the podium in front of the entrance has urn-shaped balusters between pedestals. Stone stairs at each end of the podium are enclosed with stone podia, with rock-faced stone walls at the basement level topped by dressed stone. The stairs are wider toward the bottom. The projecting base of the podium is rock-faced stone and has a central entrance to the basement with modern glazed metal frame doors surmounted by a transom. Small double-hung sash windows flank the entrance.

The south entrance has a pediment with raking cornice and decorative molding on the door surround. Centered above the entrance is a decorative plaque that is slightly inset. The windows of the first and second stories flanking the pavilion are of the same design as the windows of the west wall within the pavilion.

The stone wall surface of the south wall wraps around the corner to the east (rear) wall for a short distance as a return. The rest of the east wall is composed of gray brick on the upper stories with rock-faced stone at the basement level. There is stone coping along the roof. A recent two-story addition divides the rear wall. The east wall south of the addition has two windows on each story. The first story double-hung sash windows have slightly projecting molded brick lintel trim, brick surrounds, and sawn stone sills. The plainer windows of the upper story are double-hung sash with sawn stone sills. The basement level also has double-hung sash windows.

The two-story, projecting, tan brick addition to the rear provides access and restrooms for persons with disabilities. The addition is set back from the north and south walls and does not impose upon the view of the south portico from the intersection at Nevada and Kiowa streets. The addition has a curved wall on the southeast with a basement level, inset, glazed entrance area with columns and with windows on the upper stories. A rectangular section of the addition on the north projects toward the east. This section of the addition has no windows on the south or east walls. The east wall of the addition has a gabled parapet between projecting bays. The north wall has an entrance at the basement level and windows at the west ends of the first and second stories.

The rear wall, north of the addition, has four ranks of windows of the same design as those south of the addition. There are rectangular vent openings near the top of the wall. There is a full-height brick chimney with rock-faced stone base between the last two windows on the north end. A second chimney is at the center of the roof toward the south end. The basement has three windows with projecting window wells between them. The northernmost basement window is covered up. There is a new concrete patio on the rear, north of the addition. A small new utility structure containing chiller units is located at the northeast corner of the property, enclosed with a concrete block wall.

National Register of Historic Places Continuation Sheet

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Colorado Springs City Hall, El Paso County, CO

The stone of the façade extends for a short distance to the west end of the north wall as a return, as does the cornice. The remainder of the north wall has a narrow coping of granite and the wall is gray brick above the raised rock-faced stone basement. The water table is also rock-faced stone. There are five ranks of windows of the same design as those of the rear east wall.

Interior Features

The main entrance on the west accesses a vestibule with walls clad with green scagliola wainscot designed to resemble panels of marble.¹ The floor is clad with tan hexagonal glazed tiles with a border of brown and tan tiles.² The ceiling of the vestibule has a circular molding and there are arched panels on the north and south walls and arched doorways on the east and west. The outside entrance has a decorative grille on the overdoor surmounting the transom. The entrance has modern metal frame glazed doors. The entrance into the rotunda features wood molding and a beveled glass transom.

The substantial two-story rotunda has curved walls surmounted by a coffered plastered dome with a central panel of stained glass (originally surmounted by a skylight). The walls are clad with green scagliola wainscot, which rises to scagliola clad molding adjacent the coffered ceiling of the dome. The tile floor of the vestibule is continued in the rotunda. There are wide intersecting hallways on the north and south accessed through arched entrances. Some offices facing the halls retain original hallway doors with large rectangular lights and transoms with beveled decorative glass. Some interior walls have vault doors with ornamental surrounds with fluting and rosettes.

At the south end of the building is an entrance vestibule with exterior modern double metal frame glazed doors surmounted by a narrow rectangular transom and an overdoor with decorative grille. The walls of the vestibule are clad with green scagliola wainscot. The interior entrance is arched, and has a surround with wood molding and beveled glass.

On the east side of the rotunda is a wide staircase leading to the second story. The staircase splits into two flights of curved stairs at the intermediate landing, which is illuminated by triple stained glass windows consisting of a wide central window flanked by narrow windows. The stained glass includes shades of gold, amber, red, and orange. The staircase has cast iron railings and projecting staircase newels at the landing have a bronze finish. The treads of the stairs are marble and the risers are brass. The lower, wider stairs are cut with flowing edges. Above the intermediate landing are balustrades with decoratively carved balusters and continuous bottom rails of hammered brass. The balustrade at the second floor landing has a flowing shape.

The council chamber is located at the south end of the second story. The entrance area to the chamber is clad with panels of green scagliola, and the main entrance to the chamber has an arched doorway with a wood surround with entablature and amber colored glass panels. On the interior of the room, the arched entrance has an oak surround with carved garlands and a central bracket. The rectangular chamber has a coved ceiling, which originally featured a dome with stained glass skylight. The dome was removed during energy conservation remodeling in the 1960s, although the opening remains. The ceiling is ornamented with plaster

¹ Scagliola is plasterwork that imitates stone and is composed of a mixture of marble dust, sizing, and pigments laid in decorative patterns.

² The historic tiles were produced by the American Caustic Tile Company.

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Colorado Springs City Hall, El Paso County, CO

beams and moldings. The walls of the chamber are paneled with white oak topped by oak molding. There is a raised dais at the west end of the room. Tall windows are flanked by pilasters with fluting at the top.

Alterations

The inscribed "CITY HALL" on the frieze was not added until 1921. The plans for the frieze were designed by MacLaren and Hetherington, who were working on the City Auditorium across the street. The interior of the building was remodeled in the 1960s to improve energy efficiency. The most notable component of the remodeling was the removal of the stained glass dome from the city council chambers.

The building was rehabilitated in 2000-01, and significant interior features of the rotunda and council chambers were restored. The building was originally situated and designed to accommodate an addition to the rear. A rear two-story addition was completed to provide access for persons with disabilities and includes an elevator, stairs, and restrooms. The original restrooms were removed. Windows replicating the originals were added to the entire building as part of the rehabilitation.

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Colorado Springs City Hall, El Paso County, CO

Statement of Significance

The Colorado Springs City Hall is significant under criterion A, in the area of government, for its historical association with the development of government institutions in Colorado Springs. The building served as the center of Colorado Springs government and administration from 1904 until 1980, thereby playing a major role in the life of the city. The building housed the office of the mayor, the city council chambers, and the offices of other municipal agencies which shaped the history of the city. The Colorado Springs City Hall is also significant under criterion C, for its architecture. The building is an important example of the Classical Revival style in Colorado Springs, representing the influence of the City Beautiful movement on the city. Notable features representing the style include the monumental composition with pedimented portico with stone columns, the stone cornice and carved stone frieze, the symmetry of the facade, the high basement and elevated entrance, and the domed rotunda. The building is the only known representative of the collaborative work of architects Thomas MacLaren and Thomas P. Barber. MacLaren is regarded by many as the premier architect of Colorado Springs of the late nineteenth and early twentieth centuries.³ Although MacLaren designed buildings throughout Colorado, and examples of his churches, hospitals, residences, libraries, and schools are listed in the National Register, this is the only known example of a city hall designed by either architect. The building is significant for the quality of its stone masonry, which utilizes Barre granite from Chaffee County, displayed in dressed ashlar and rock-faced stone walls, stone columns, stone stairs and podia, decorative components of the frieze and entrances, and the centerpiece and plaque on the south wall. The building also displays significant interior elements, including the unusual scagliola wainscot of the rotunda and entrances, the coffered dome with skylight, the rotunda staircase and stained glass windows, and the paneled council chambers. The only other known use of scagliola in the city was for the County Courthouse in 1903.

The period of significance for the building, 1904-1951, begins with the date of completion of the City Hall and extends through the historic period of its use by municipal agencies. The year 1951 was selected as the closing date for the period because the building's use as a city hall continued until 1980 and no more specific date appropriately ends the historic period.

Early Growth and City Government

Following the incorporation of Colorado Springs in 1872, an existing building at 122 East Huerfano was used as a city office and fire station; the city council met in various halls and buildings. In 1881, the city's first City Hall was erected at 18-20 South Nevada Avenue at a cost of about \$20,000, for which bonds were sold. The building included fire and police facilities as well as general city offices. A local publication observed in 1902 that "since the founding of the city, both the municipal and county offices have been housed in cheap, ramshackle buildings, entirely incommensurate to the dignity and standing of Colorado Springs and El Paso County." The 1901-02 City Council *Annual Report* was somewhat more charitable, noting that the old building was "ample for its day and has served the city well. That a larger and more commodious building is needed is

³ City of Colorado Springs, City Planning Commission, "HPB/CPC P 00-00168," Request to Apply Historic Preservation Overlay Zone to City Hall, n.d.

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Colorado Springs City Hall, El Paso County, CO

evidence of the city's growth and prosperity. The old building has long been inadequate, and two years ago a movement to provide a larger building was started."⁴

Planning and Design

A city building committee was established in 1900 to explore the issue of constructing a new City Hall. Members of the committee were W.H. McIntyre (chairman), Francis Cappell, and J.C. St. John. The northeast corner of North Nevada Avenue and East Kiowa Street in downtown Colorado Springs was selected as the preferred site for a new building. The city bought four lots (a 100'X190' tract) from the First Methodist Church Association for \$28,000. Colorado Springs philanthropist Winfield Scott Stratton, who became a multi-millionaire following his 1893 gold discovery at the Independence Mine at Cripple Creek, advanced the city the money for the initial purchase and offered to donate three adjoining lots (a 75'X190' parcel) for the project if the city promised to erect a building costing at least \$100,000. Stratton reportedly "owned considerable property in the vicinity, and was desirous of seeing a suitable building erected." The city accepted Stratton's offer, resulting in a corner tract measuring 175' north-south and 190' east-west. After the land was acquired, the Methodist parsonage was used for City Council meetings until the new building was completed. To finance the construction of the new building, the city sold \$118,000 in bonds.⁵

Plans for the new Colorado Springs City Hall were drafted by two local architects, Thomas P. Barber and Thomas MacLaren. Which of the two should be credited for the primary design of the building is a matter of dispute. The building's cornerstone listed T. MacLaren and T.P. Barber as "associate architects," but Charles Thomas, an architect and mayor of Colorado Springs from 1917 to 1921, later asserted that Thomas Barber was supposed to have been listed first on the cornerstone rather than MacLaren. Thomas described the "petty larceny" inflicted by MacLaren on Barber: MacLaren "had Barber's approval of the detail of the corner stone and then changed it so as to put his name first. The stone did not come onto the job until the day of the laying too late to be rejected, so Mac salvaged Barber by agreeing to a bronze tablet in the vestibule with Barber's name first, and then went out of his way to discourage any tablet." By contrast, the *Colorado Springs Gazette* on the occasion of the City Hall's dedication stated that "the building was erected from plans and specifications drawn by Architect Thomas MacLaren." This dispute may account for the fact that the City Hall is the only known example of a collaboration between MacLaren and Barber. The work was superintended by architects T.P. Barber and C.E. Thomas.⁶

Thomas MacLaren (1863-1928) was born in Scotland and attended the Kensington School of Art in Edinburgh and the Architectural Department of the Royal College of Art. He practiced architecture briefly in London before moving to Colorado for health reasons in the mid-1890s, first living in Denver and then in Colorado

⁴ *Facts Magazine*, 26 April 1902; Colorado Springs City Council, *Annual Reports and Financial Statements to the City Council, 1901-02* (Colorado Springs: Colorado Springs City Council, 1901-02), 156; Manly D. Ormes and Eleanor R. Ormes, *The Book of Colorado Springs* (Colorado Springs: Dentan Printing Co., 1933), 63.

⁵ Ormes and Ormes, 64; City of Colorado Springs, *Annual Reports, 1901-02*, 156 and 249; and Marshall Sprague, *Newport in the Rockies* (Denver: Sage Books, 1961), 171-77.

⁶ "Thousands Pleased with New Municipal Building," *Gazette*, 17 November 1904; Charles Thomas, "The Municipal Auditorium," undated, in Charles Thomas Notebook, Penrose Library, Colorado Springs, Colorado. Thomas, who worked with MacLaren on a number of buildings, alleged similar problems with MacLaren over the design of the Municipal Auditorium.

National Register of Historic Places Continuation Sheet

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Colorado Springs City Hall, El Paso County, CO

Springs. MacLaren worked in Colorado Springs from 1894 to 1928, on his own and in partnerships with Charles E. Thomas (from 1906-1917) and Thomas D. Hetherington (1918-1924). MacLaren's works (his own and in collaboration) include numerous private dwellings, schools, libraries, and churches in Colorado Springs and throughout Colorado. Buildings by MacLaren alone or in partnership with others that are listed in the National Register of Historic Places include: Christ Episcopal Church (1902), Cragmor Sanatorium (1914), Claremont/Trianon (1906), Boulder Carnegie Library (1906), Orchard House/Chambers Ranch (1907), Salida Public Library (1907-09), El Pomar Chauffeur's Cottage, Gardener's Cottage, and Gate Lodge (1916-17), Inez Johnson Lewis School in Monument (1920), Glen Eyrie Carriage House (1922), and the Colorado Springs City Auditorium (1922).⁷

Thomas P. Barber (1862-c.1933) was born in England and came to the United States as a boy with his family. They first settled in Illinois and then moved to Colorado Springs, where Thomas was educated. By the late 1880s he was practicing architecture in the city with Frederick R. Hastings. Known buildings in Colorado Springs designed by Barber and Hastings include the house at 315 North Weber (1889), the Dr. Hart House, 615 North Corona (1891), and the DeGraff Building, 116-18 North Tejon (1897). Barber was subsequently joined in partnership by his younger brother, William. Later Barber works included buildings at the YMCA of the Rockies near Estes Park, Colorado (1909), Hibbard's Department Store, 17 South Tejon (1914) in Colorado Springs, and the Buchtel Memorial Chapel at the University of Denver (1917). Barber moved to Los Angeles in the late 1920s and designed a number of churches in southern California. He died in about 1933.⁸

The 1901-02 *Annual Report* of the City Council noted that the new City Hall would be 57'X130' and that the building's "style of architecture is Grecian, severely plain but of pleasing design. It will be constructed of stone. The basement will be rock-face granite; the upper portion of dressed Colorado Barre granite of a gray color. The building will be commodious and will accommodate all the city departments." Writing in 1933, Manley and Eleanor Ormes observed that MacLaren and Barber "were influenced by the idea that the Greek temple was imperatively the model for public buildings, such as custom and court-houses, state capitals [sic] and the like. Unbelievable as it may be, the lack of money was the only thing that prevented the City Hall's being topped off with a tower. For it was so designed."⁹

Original drawings show the building with a tall, domed tower with a note reading "omitted." Original plans called for all of the outside walls to be of clay brick and, later, of Trinidad sandstone. As eventually constructed, the west and south walls were built of gray granite. Lynn S. Atkinson of Colorado Springs, with a low bid of \$94,250, was the general contractor for the building, while Doyle and Schwartz received a \$13,000 contract for the heating and plumbing work. Mr. Atkinson owned the quarry from which the Barre granite was supplied. *Facts Magazine* extolled the virtues of the stone: "The Barre granite is by far the finest building stone quarried in Colorado. It is more durable than any other and is of a grayish color. The quarry is on the main

⁷ Colorado Historical Society, Office of Archaeology and Historic Preservation, "Thomas MacLaren Biographical Sketch," 8 November 1999; "Thomas MacLaren, Architect," University of Colorado, Colorado Springs, www.uccs.edu, 26 December 2000.

⁸ City of Colorado Springs, historic resources files, Colorado Springs, Colorado; Jack R. Melton and Lulabeth Melton, "YMCA of the Rockies: Spanning a Century," www.epcenter.org website, 4 September 2001; Henry F. Withey and Elsie R. Withey, *Biographical Dictionary of American Architects, Deceased* (Los Angeles: New Age Publishing Co., 1956), 36.

⁹ City of Colorado Springs, *Annual Reports, 1901-02*, 156; Ormes and Ormes, 351.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

Colorado Springs City Hall, El Paso County, CO

line of the Colorado Midland and the stone can be easily taken out." Inclusion of the Barre granite added \$19,000 to the cost. Golden gray pressed brick was used on the north and east walls of the building.¹⁰

Construction

Construction on the new building began in April 1902. The cornerstone at the southwestern corner of the building was laid on 16 August 1902 by members of the local Benevolent and Protective Order of Elks, Lodge 309. The ceremony attracted thousands of onlookers as five hundred Elks marched in full regalia from their lodge to the building site. The Colorado Midland Band played religious pieces and I.N. Stevens presented an address on "The Influence of Architecture in History." Reporting on the Elks participation in the event, the *Denver Times* stated that it was "the first time in the history of that order that a cornerstone of a public building has been laid under the ritual of that order."¹¹

At the outset, it was anticipated that the building would be completed in one year; construction actually extended over more than two and a half years. A January 1904 newspaper article on the building cited "labor troubles" which had generally delayed construction in the city. The new City Hall was dedicated on 16 November 1904 with public tours of the facility extending from 2:30 pm to 10:00 pm. City officials, department heads, and employees were on hand to explain the layout and function of the offices and to keep the throngs moving smoothly through the building. Palms and other plants decorated the interior and a local orchestra performed a concert program.¹²

In an editorial shortly after the dedication, the *Colorado Springs Gazette* opined that "it is safe to say that neither in Colorado nor any other Western state is there a municipal building which, size and cost considered, is more nearly correct from an architectural standpoint, more beautiful, and more thoroughly modern and convenient than the new Colorado Springs City Hall." Arguing that it was no longer sufficient for a municipal building to be functional, safe, and convenient, the new City Hall was praised as "a structure that will remain for years to come a thing of surpassing beauty as well as utility." The writer noted that "there is no reason why such a building should not be ornamental as well as useful; indeed in a metropolitan city this consideration is an essential."¹³

These comments reflect the important influence of the City Beautiful movement on the design of Colorado Springs buildings during the early twentieth century. The movement was introduced by the Chicago Columbian Exposition in 1893, which awakened many Americans to the rediscovery of classical architecture and provided a planned vision for American cities. City Beautiful-inspired architects favored buildings with domes, arched openings and columns of classical style displayed in a landscape which emphasized order and

¹⁰ Barre was located north of Buena Vista in Chaffee County, Colorado, probably taking its name from Barre, Vermont, a prominent granite quarrying location. *Facts Magazine*, 12 April 1902; City of Colorado Springs, *Annual Reports, 1901-02*, 249; T.P. Barber and T. MacLaren, associate architects, "City Hall Colorado Springs," architectural drawings, in the files of the Penrose Library, Colorado Springs, Colorado; R.J. Verner, "Building Which Will Be Ornament to City," *Gazette*, 1 January 1902, Annual Edition; "City Did Not Lose Money on City Hall Contract," *Gazette*, 3 April 1905, 1.

¹¹ *Facts Magazine*, 26 April 1902 and "Elks Lay Cornerstone," *Denver Times*, 17 August 1902, 21.

¹² R.J. Verner, "Building Which Will Be Ornament to City," *Gazette*, 1 January 1904, Annual Edition; "Thousands Pleased with New Municipal Building," *Gazette*, 17 November 1904.

¹³ "The New City Hall," editorial, *Gazette*, 18 November 1904.

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proportion, with wide streets, parks, and vistas carefully situated. The buildings which resulted were to be grand in scale and of a design and substance to withstand the ages. As the focus of government, the design of the City Hall set an important precedent for public architecture in Colorado Springs. Other notable examples of the City Beautiful influence in Colorado Springs came after the City Hall, including the Carnegie Library (1905), the U.S. Post Office (1909), and the City Auditorium (1922).¹⁴

The final cost of the City Hall was about \$140,000. A charge by Rev. C.S. Brooks that the city had lost \$4,500 on the construction of the building was disputed by the city and the local newspaper. An April 1905 newspaper account reported that architect T.P. Barber made errors which added an extra \$5,000 to the building: failing to provide a water table around the building (\$1,000) and allowing the contractors to initially cut the steps for the building from sandstone and later having to have them re-cut from granite (\$4,000). In the view of the *Gazette*, the deficit was made up when City Council successfully negotiated a reduction of \$4,925 in the cost of the interior finishing.¹⁵

Original Uses

The new City Hall accommodated all city departments except for the Fire Department which remained in the old building on South Nevada Avenue. The building was completely lighted by electricity and an elevator shaft was included, although an elevator was not initially installed. Ample public and private lavatories were provided throughout the building. As the building was intended to be utilized for generations to come, it was designed and located on its parcel so that an addition off the rear could be constructed.

Much of the basement was occupied by the Police Department, which included the city jail (with separate facilities for men and women), a detention room, an office for the Chief of Police, a police locker room, and a hearing room for the Police Court. Also housed in the basement were the offices of the city physician and market master (precursors of today's health department), with shared laboratory space for the two positions. The caduceus on a window at each end of the exterior basement symbolized these uses.

The south end of the first floor of City Hall was occupied by the City Clerk, City Treasurer, and City Auditor. The northern end housed the Water Department, Water Commissioner, and Water Superintendent. The second story of the building contained offices for the Mayor, City Attorney, City Engineer, as well as committee rooms and cloakrooms. The south end of the second story contained the City Council meeting room: "The largest and handsomest apartment on this floor is the council chamber, occupying one entire end of the building. It is 32 feet 8 inches by 54 feet. It has a plastered beam ceiling, oak wainscot and maple floors, and at one end is the raised platform for the presiding officer."¹⁶

¹⁴ William L. Lebovich, *America's City Halls* (Washington, D.C.: National Trust for Historic Preservation, 1984), 25; and Carole Rifkind, *A Field Guide to American Architecture* (New York: Bonanza Books, 1980), 217.

¹⁵ "Thousands Pleased with New Municipal Building," *Gazette*, 17 November 1904; "City Did Not Lose Money on City Hall Contract," *Gazette*, 3 April 1905, 1.

¹⁶ "Thousands Pleased with New Municipal Building," *Gazette*, 17 November 1904.

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Later Uses

The City Hall continued to serve as the seat of Colorado Springs government until 1980. In 1963, the Police Department moved out of the building, and interior remodeling occurred under the direction of Architect Gordon Sweet. The work included the removal of the old jail and remodeling of the former police area to accommodate other city departments. The City Council chamber received a dropped ceiling, auditorium-style seating for the audience, and a new semi-circular seating arrangement for council members. A carriage house at the northeast corner of the property was demolished. City administrative and legislative functions moved to new offices at 30 North Nevada Avenue in 1980. The building housed municipal courtrooms until 1997, when the new Robert M. Isaac Municipal Court Building opened to the east. The building then sat vacant.¹⁷

In 1999 a \$5.3 million renovation plan was developed for the Colorado Springs City Hall. The plan called for the return of the offices and meeting chamber of the City Council, the Mayor's office, City Manager's office, the Budget Office, and the Public Communication Office to the 1904 building. Restoration of the historic building "is the civic duty of an 'enlightened' community," stated City Building Manager Larry Baggett. The City Hall reopened in November 2001.¹⁸

¹⁷ "\$106,857 Is Low Bid on Remodeling of City Hall," *Gazette*, 9 March 1963; "Contractors to Bid on City Hall Remodeling" *Gazette*, 27 February 1963; "New Life for Old City Hall," *Gazette*, 12 October 1999, 1.

¹⁸ "New Life for Old City Hall," *Gazette*, 12 October 1999, 1; Terri Cotton, "Restoration in Works for City Hall," *Denver Post*, 27 June 2000, 6B; Linda Navarro, "Locations," *Gazette*, 30 October 2000.

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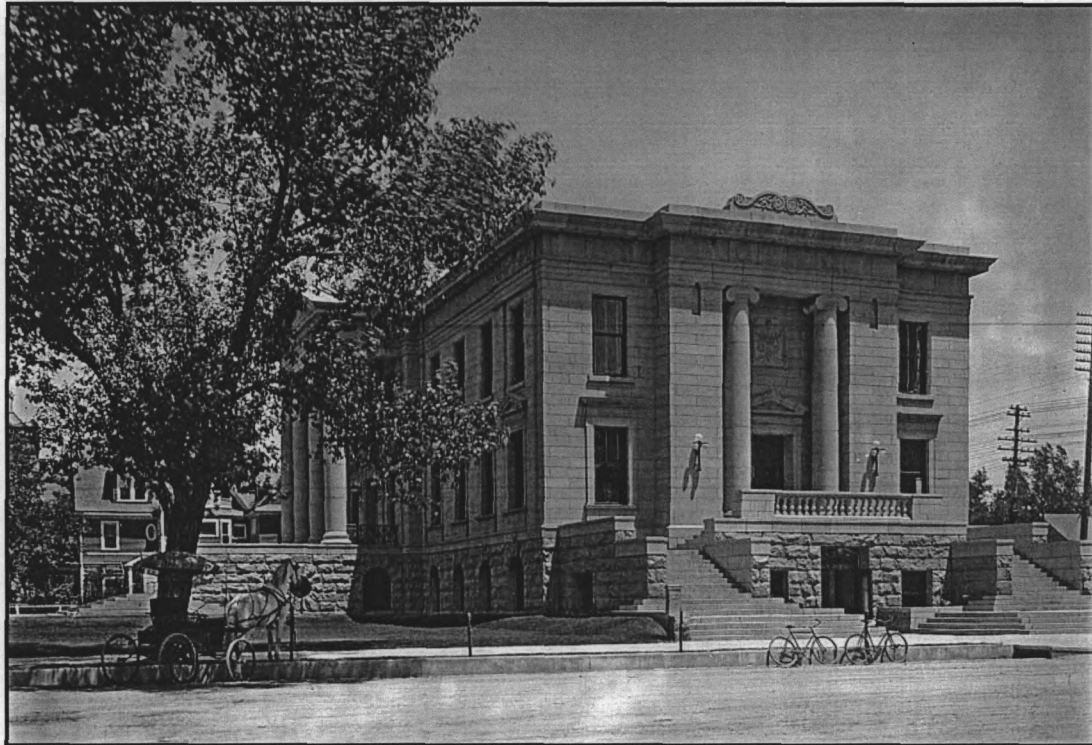


The Colorado Springs City Hall is shown in this pre-1921 view of the front (west wall) of the building. SOURCE: William Henry Jackson photograph, image number 71856, Colorado Historical Society, Denver, Colorado.

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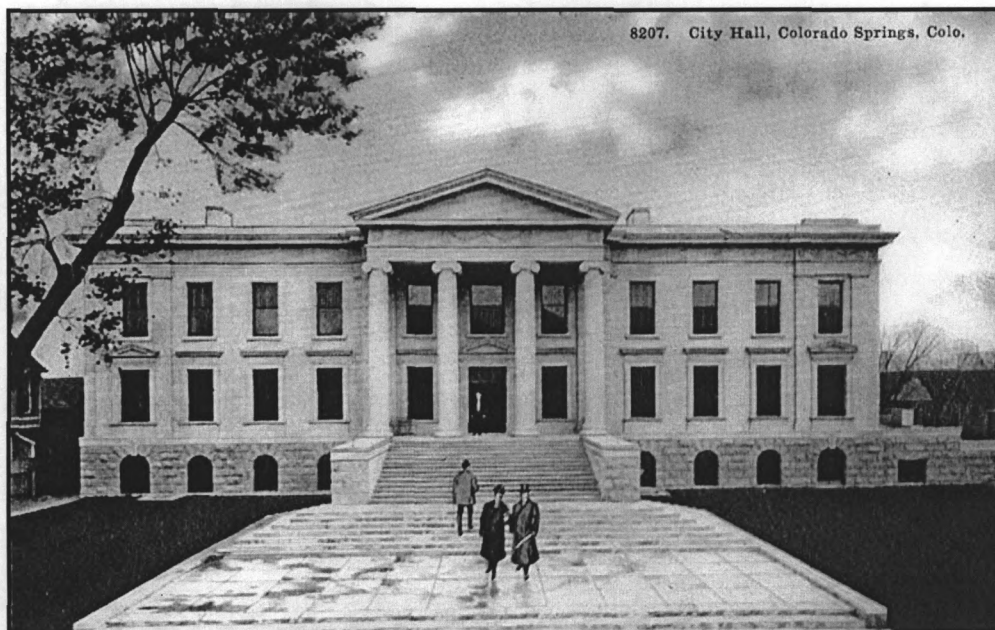


The Colorado Springs City Hall is shown in this pre-1921 view of the front (west wall) and south wall of the building. SOURCE: William Henry Jackson photograph, image number 70882, Colorado Historical Society, Denver, Colorado.

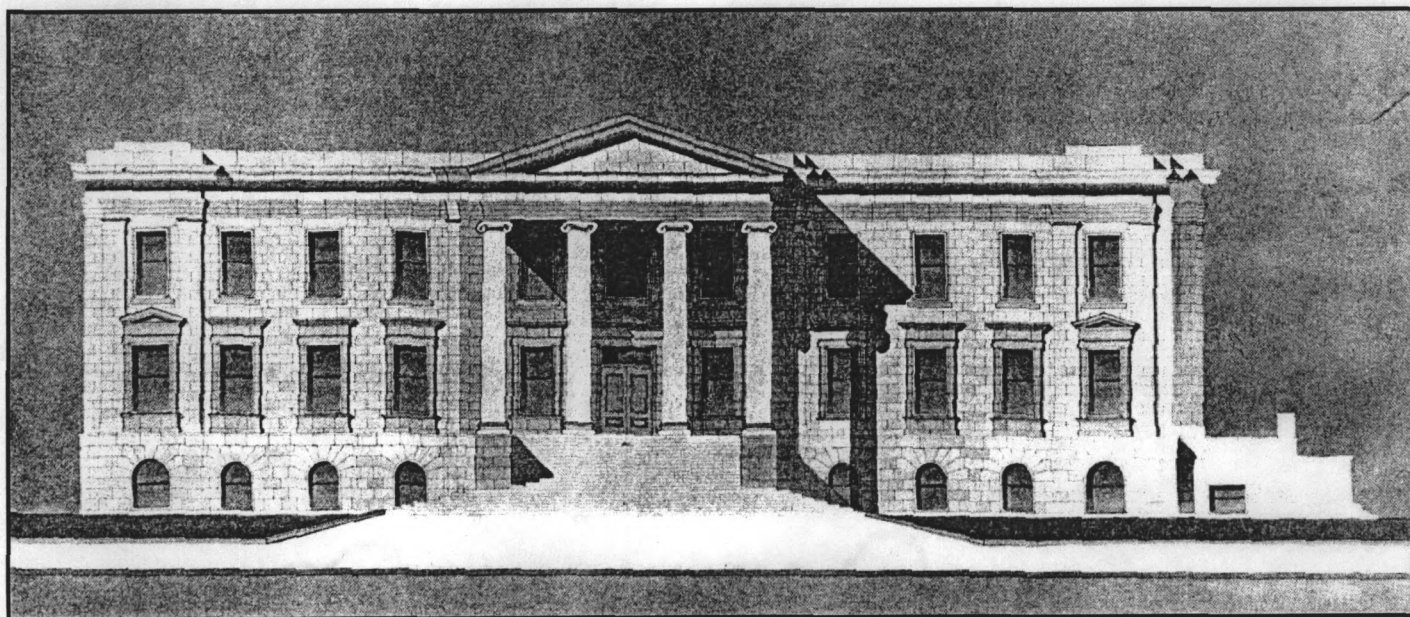
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This historic postcard view (pre-1921) shows the front of the Colorado Springs City Hall. SOURCE: "City Hall, Colorado Springs, Colo.," number 8207, HHT Co., undated, in the authors' collection.



This rendering of the new City Hall illustrates the classical, symmetrical appearance of the façade. SOURCE: City of Colorado Springs, *Annual Report*, 1901-02.

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Colorado Springs City Hall, El Paso County, CO

Geographic Information

Verbal Boundary Description

The nominated area includes lots 10 through 16, inclusive, block 73, Original Townsite, City of Colorado Springs, El Paso County, Colorado.

Boundary Justification

The nominated area includes all of the property historically associated with the building.

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Section No. PHOTOS Page 17

Colorado Springs City Hall, El Paso County, CO

Common Label Information:

1. Colorado Springs City Hall
2. Colorado Springs, El Paso County, Colorado
3. Photographer: Roger Whitacre
4. Date: July 2001
5. Negative on file at City of Colorado Springs

Information Different for Each View:

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

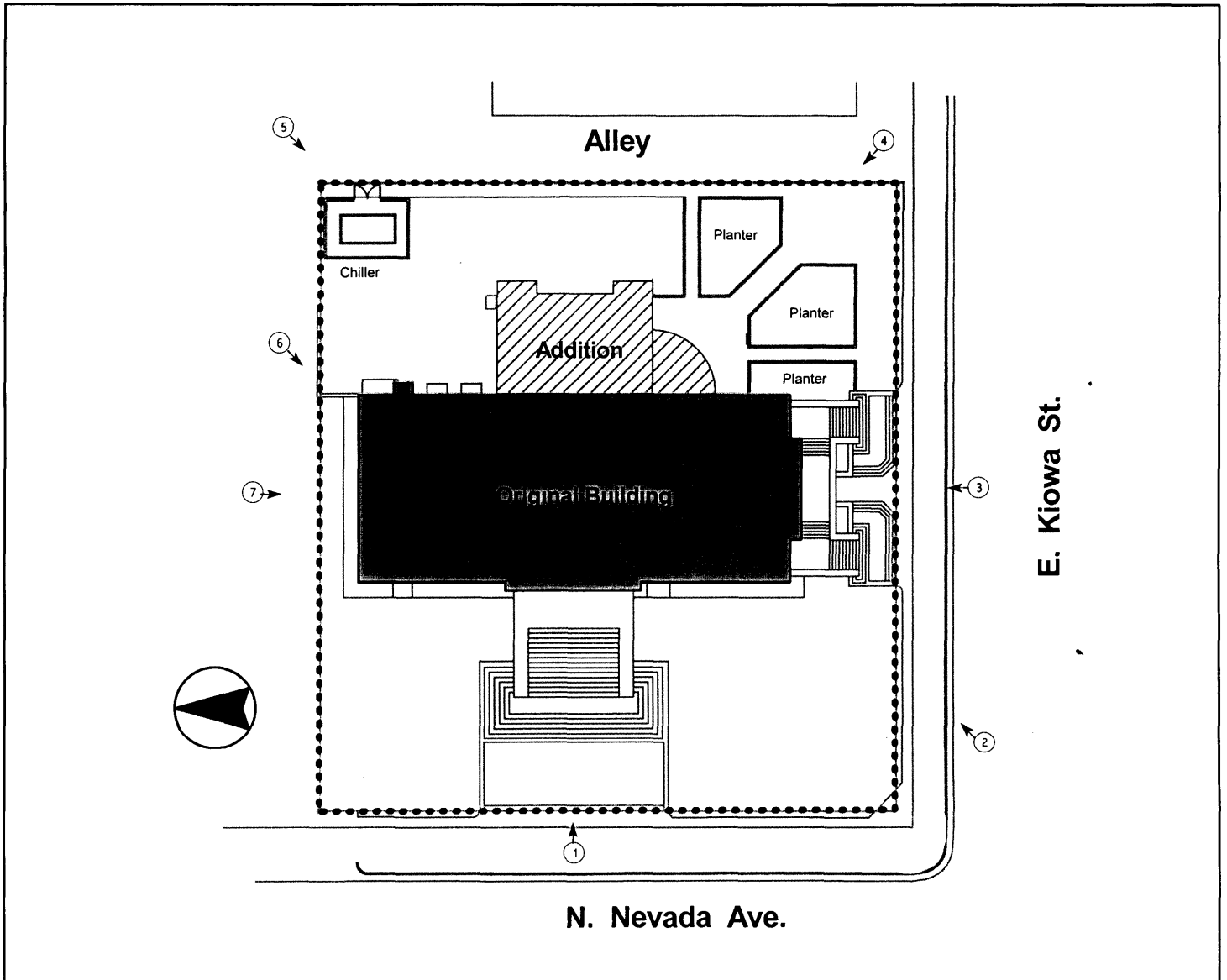
Photograph Number	Description of View	Camera Direction
1	Front (west wall)	East
2	Front (west wall) and part of south wall	East-Northeast
3	South wall	North
4	South wall and part of east wall (showing part of addition)	North-Northwest
5	Rear (east wall) and north wall	Southwest
6	North wall and part of rear (east wall), showing chimney and addition	Southwest
7	North wall	South
8	Interior, from first floor, showing stairs with marble treads, brass balustrade, stained glass windows, and scagliola wall decoration	East
9	Interior, from second floor, showing curving brass balustrade, hexagonal tile floor, stained glass windows, scagliola wall decoration, and coffered dome with stained glass skylight	Northeast
10	City Council chamber (second floor), showing oak paneled walls, oak door surround, plastered ceiling beams, and dome opening	Northeast

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Colorado Springs City Hall, El Paso County, CO

SKETCH MAP



Dashed line indicates boundary of nominated area. Solid shading shows original 1902-04 building; hatched area indicates 2000-01 addition. Numbers in circles correspond to photograph numbers discussed in narrative and arrows indicate camera direction. North is to the left; one inch equals approximately fifty feet.

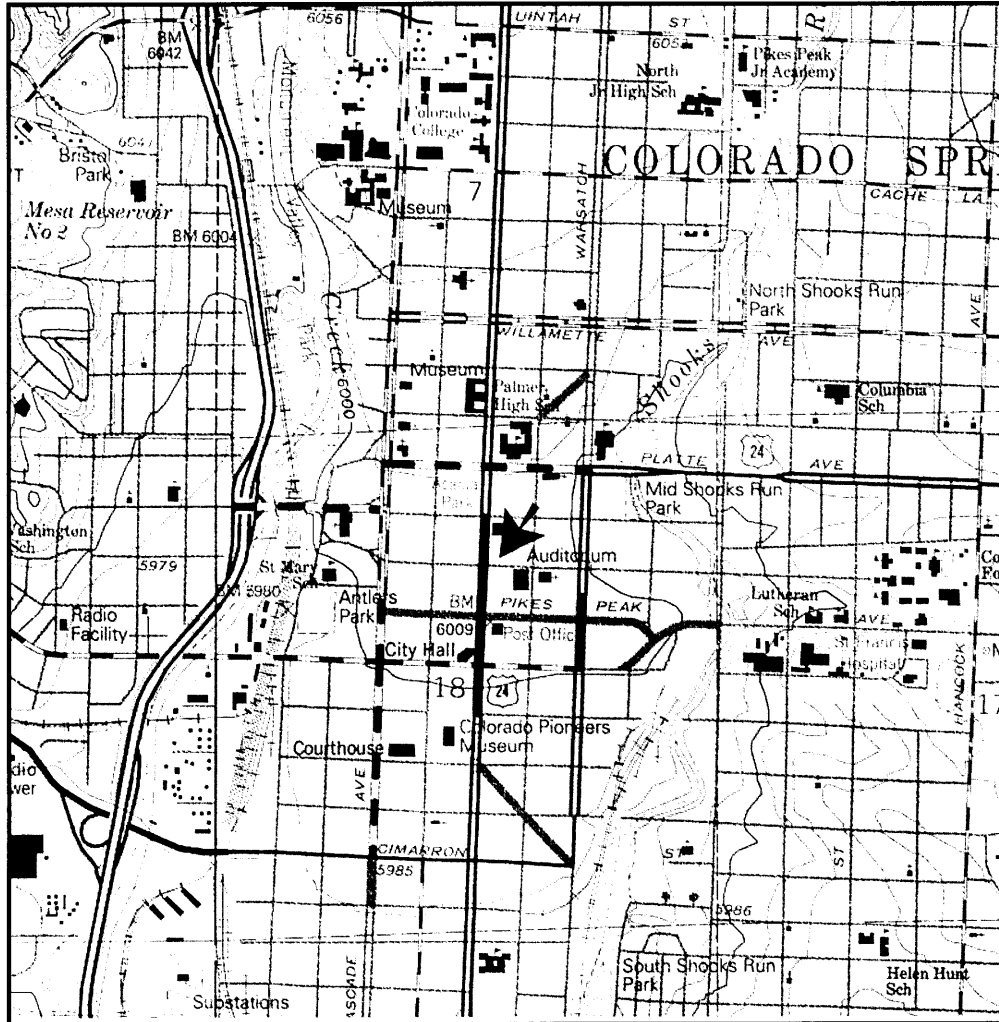
United States Department of the Interior
National Park Service

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Colorado Springs City Hall, El Paso County, CO

USGS MAP EXTRACT



SOURCE: Extract of U.S. Geological Survey, "Colorado Springs, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1961, revised 1994).