NPS Form 10-900
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**United States Department of the Interior**
**National Park Service**

# National Register of Historic Places Inventory—Nomination Form

For NPS use only
received AUG 13 1987
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

## 1. Name

**historic** Not Applicable

**and/or common** Boulder Crescent Place Historic District

## 2. Location

**street & number** 11 W. Boulder Street; 320 North Cascade; 312 North Cascade; 9 W. Boulder Street; 318 North Cascade — n/a not for publication

**city, town** Colorado Springs — n/a vicinity of

**state** Colorado **code** 08 **county** El Paso **code** 041

## 3. Classification

| Category | Ownership | Status | Present Use | |
|---|---|---|---|---|
| X district | ___ public | X occupied | n/a agriculture | ___ museum |
| ___ building(s) | X private | ___ unoccupied | ___ commercial | ___ park |
| ___ structure | ___ both | ___ work in progress | ___ educational | X private residence |
| ___ site | **Public Acquisition** | **Accessible** | ___ entertainment | ___ religious |
| ___ object | n/a in process | X yes: restricted | ___ government | ___ scientific |
| | ___ being considered | ___ yes: unrestricted | ___ industrial | ___ transportation |
| | | ___ no | ___ military | ___ other: |

## 4. Owner of Property

**name** Multiple - see continuation sheet

**street & number** n/a

**city, town** Colorado Springs — n/a vicinity of — **state** Colorado

## 5. Location of Legal Description

**courthouse, registry of deeds, etc.** El Paso County Clerk & Recorder

**street & number** n/a

**city, town** Colorado Springs **state** Colorado

## 6. Representation in Existing Surveys

**title** Colorado Inventory of Historical Sites **has this property been determined eligible?** ___ yes X no

**date** Ongoing ___ federal X state ___ county ___ local

**depository for survey records** Colorado Historical Society, 1300 Broadway

**city, town** Denver **state** Colorado

# 7. Description

| Condition | | Check one | Check one |
|---|---|---|---|
| X excellent | N/A deteriorated | X unaltered | X original site |
| X good | ___ ruins | X altered | ___ moved date N/A |
| X fair | ___ unexposed | | |

**Describe the present and original (if known) physical appearance**

There are a total of 5 contributing buildings.

The Boulder Cascade Historic District encompasses the northeastern portion of the block bounded by Boulder Street (Boulder Place), Cascade Avenue, Boulder Crescent and Monument Valley Park. The district contains five contributing residential buildings. They are located in an enclave in the northern portion of the commercial core of Colorado Springs. The landscaping within the proposed district and in the surrounding area is mature. A parkway containing mature trees and bushes and annual flowers extends down the middle of Cascade Avenue. This forms a natural barrier between the proposed district and commercial enterprises to the east. The western edge is approximately one-half block east of Monument Creek and its surrounding park. To the south are older houses and apartments containing a mix of multi-family residential and commercial ventures. These structures are generally distinguishable from the proposed district in terms of age, style and type of construction. To the north are additional commercial buildings.

The five properties in the proposed district are all two or two and one-half story wood frame residential structures built in the years between 1894 and 1901. One of the residences is Dutch Colonial Revival style, one is late Victorian, two are Colonial Revival and one is Queen Anne vernacular. Their conditions range from fair to excellent. Two houses remain unaltered. Three have minor alterations to the exterior including two with the addition of siding, three with fire escapes and two with replacement parts for porch rails and/or columns. Despite the minor alterations, the houses are an historical asset to Colorado Springs as they clearly portray Colorado Springs as it existed at the turn of the century.

The following is a more complete description of each of the five structures contained within the proposed district:

11 West Boulder Street - 1899

This house, built in 1899, is typical of the large residences constructed along the Monument Valley Park in early Colorado Springs. It has a somewhat greater setback and a larger lawn than other structures on the block. This feature characterizes the large, expansive homes of the area. The house is surrounded by mature landscaping and the original trees line the area adjacent to the street.

The property is in excellent unaltered form. The style of the building, with its eclectic mix of forms and detailing, is representative of Victorian period housing constructed in the city. The architectural style is Colonial Revival. It is a two-story rectangular structure with steep cross gabled roof, shingled exterior, and dentil trim above the windows the gable rakes and returns and porch entablatures. It has bay windows facing east and north and square shingled porch columns with dentiled cornice capitals.

The Legal description for all properties are is follows:

Lots 11-15, in Johnston and McClintock's resubdivision of Lots 7, 8, 9, 10 and 11, Block D, Addition No. 5 to the City of Colorado Springs.

| Name | Address | Lot |
|---|---|---|
| Helen M. McCaffery and Ellen C. McCaffery | 11 West Boulder Street Colorado Springs, CO 80903 | 15 |
| Jane E. Freeman | 9 West Boulder Street Colorado Springs, CO 80903 | 14 |
| Jane E. Freeman | 320 North Cascade Avenue Colorado Springs, CO 80903 | 13 |
| Helen B. Britton and Eleanor W. Britton | 318 North Cascade Avenue Colorado Springs, CO 80903 | 12 |
| Gene M. Gardner | 312 North Cascade Avenue Colorado Springs, CO 80903 | 11 |

11 West Boulder Street also contains an original hitching post at the front of the property in good condition, on the original site and unaltered. It is three foot high, made of black iron in the shape of a horse's head and neck.

9 West Boulder Street - 1899-1900

The residence at 9 West Boulder Street, built in 1899-1900, with its close proximity to neighboring buildings, large size and small lawn, is typical of the dense residential development which occurred in the area during the period 1894-1901. Large mature trees line the area adjacent to the street.

The architectural style of this wood frame building is vernacular Queen Anne and bears many similarities with the Colonial Revival style of architecture. It is a two and one-half story rectangular structure, with a two story open porch topped with a conical cap and a multi-gabled roof. It also has a second story enclosed porch on the rear. Dentil detailing is found beneath all cornices. Notable historic elements include fine ornate beveled glass sidelights at the front entrance and an ornate oval beveled window on the building's west side. On the interior there are two fireplaces with carved mantles and local Van Briggle tile surrounding the fire box, an ornate staircase to the second floor with carvings on the newell post and unusually turned spindles, and an unusual built-in wood carved bench in the main foyer.

The condition of the building following extensive renovation is excellent. Alterations from the original condition include the addition of asbestos shingles to the exterior in 1954 and new columns to match the original on the front porch and second story open porch added during renovation in 1985.

320 North Cascade Avenue - 1894

320 North Cascade Avenue is set diagonally on the lot at the intersection of Boulder Street and Cascade Avenue. The front of the structure faces diagonally between the two streets. The effect of this is to enhance the imposing size and character of the building. The house is set back a substantial distance from both streets, however there is very little yard space on either side of the building.

The structure, built in 1894, is a large three-story complex rectangular structure with full basement and rough stone block foundation. The roof is a large gable with cross gables, secondary facade gables and dormers. The gables and cornice above the second story have dentil and modillion detailing. There is a two story

bay window in the front of the building accented by beveled glass and a porch off the third story gable on the building's right side. A large one-story porch wraps around the front of the structure and has large unfluted columns of the Ionic order. The asymmetrical form and detailing are representative of the vernacular interpretation of the Queen Anne style of architecture.

Notable historic elements on the interior include two fireplaces with carved oak mantles with Ionic order columns, leaf and garland motif carvings and local Van Briggle tile; beautiful stained oak molding and trim surrounding the windows and doors and at the base of the walls, a decorative oak pocket door stained to match the trim; and several windows with beveled diamond paned windowheads.

The building was in fair to poor condition and deteriorating prior to an extensive renovation project. It had incurred extensive fire damage in a blaze in December of 1982, during which two persons were killed. It was condemned and remained abandoned and uninhabited until it was purchased in late December 1984, and renovation commenced. Renovation was complete May 24, 1986. During renovation, alterations consisting of railings and fire escapes previously added to the second and third story were removed so that the front of the building was restored as nearly as possible to its original condition. A fire escape structure was added to the rear to meet building code requirements.

318 North Cascade Avenue - 1900-1901

The large residence at 318 North Cascade Avenue is an excellent example of Dutch Colonial Revival architectural style with a gambrel roof, dormers and colonial style windows, porch columns and detailing. The structure is wood frame and features high quality construction. Mature landscaping surrounds the structure.

The building is a two-story rectangular structure with gambrel roof and a central gambrel dormer with flanking side dormers with classical pediment and wide shingled faces and sides. The center dormer has a Palladian window and decorative shingling. The second story is shingled, the first story is covered with wood clapboard siding. The foundation is stone. The entrance door has ornate beveled sidelights. A porch runs the width of the residence, has a shed roof supported by Tuscan columns, and a cornice with dentil detailing.

312 North Cascade Avenue - 1895

The residence at 312 North Cascade Avenue is a late Victorian style wood structure. Mature landscaping surrounds the structure and property.

The building, a two and one-half story structure with an L plan, has a gabled roof, side dormers, and a three sided dormer. It has double hung sash windows. The structure has a large porch with columns and dentil detailing along the cornices. The building was originally built as a residence, but is typical of the housing which could accommodate boarders. The structure is currently used for multi-family housing. The multi-planned roof and asymmetrical form are typical of Victorian architecture.

The condition of the structure is fair. It has been altered at some period with the addition of asphalt siding over the original clapboards, but that siding appears easily removable for future renovation. A fire escape was added in 1964.

# 8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|---|---|---|---|
| ___ prehistoric | ___ archeology-prehistoric | X community planning | n/a landscape architecture | n/a religion |
| ___ 1400–1499 | ___ archeology-historic | ___ conservation | ___ law | ___ science |
| ___ 1500–1599 | ___ agriculture | ___ economics | ___ literature | ___ sculpture |
| ___ 1600–1699 | X architecture | ___ education | ___ military | ___ social/ humanitarian |
| ___ 1700–1799 | ___ art | ___ engineering | ___ music | ___ theater |
| X 1800–1899 | ___ commerce | ___ exploration/settlement | ___ philosophy | ___ transportation |
| X 1900– | ___ communications | ___ industry | ___ politics/government | ___ other (specify) |
| | | ___ invention | | |

**Specific dates** 1894-1901 **Builder/Architect** Various

**Statement of Significance (in one paragraph)**

The district meets criterion C as a significant collection of turn-of-the century wood frame housing styles in relatively unaltered form. These residential structures include vernacular versions of Queene Anne, late Victorian and a relatively pure Dutch Colonial Revival style that were constructed between 1894 and 1901. The history of the development of the district meets criterion A for its association with the residential development in Colorado Springs in the late 19th and early 20th centuries. Because the area is located near the train station and downtown core, it experienced rapid growth during a construction boom brought on by the large numbers of people who moved to the Pikes Peak region for health and for the scenic beauty of Colorado Springs. This boom is evidenced by the dense neighborhood development with large structures in close proximity to one another. Today the pattern of building and residential character of the neighborhood remains unchanged.

The block containing the proposed district was laid out in 1883 as one of several picturesque places along Monument Creek. The Boulder-Cascade district is representative of the irregular street plan along the Monument Valley Park. Streets in the area were curved creating blocks and lots of irregular shapes and sizes. The area was resubdivided into smaller lots in 1898. The proposed district was built up during the period 1894 through 1902. Originally, the residences at 320 North Cascade and 312 North Cascade were built. After the resubdivision of 1898, the houses at 11 West Boulder, 9 West Boulder and 318 North Cascade were soon added, creating the dense development of this area.[1]

During the period in which this area was developed, there was extremely rapid growth in the Pikes Peak region. This growth was due to extensive mining activity at the Cripple Creek gold fields and to the promotion of the region as a cure for health disorders, particularly tuberculosis, and the advertising of the area as a tourist center. As a result, a large number of people migrated to the area in a relatively short period of time.[2]

Originally the residences were intended for high income families as evidenced by their large size and extremely high quality of construction. Shortly after their construction, however, many owners took in boarders or converted to full boarding houses because of the severe housing shortages in the area.

The significance of these five properties lies in the fact that they were constructed during an era of great development in the Pikes Peak region. They are adjacent to the central core of Colorado Springs but separated from it by broad avenues and parkways with landscaping in the parkways and surrounding the residences. The residences have remained single family or multi-family residential for periods of approximately ninety years with their essential character remaining intact. This

# 9. Major Bibliographical References

See attached continuation sheet.

# 10. Geographical Data

**Acreage of nominated property** under 1 acre

**Quadrangle name** Colorado Springs **Quadrangle scale** 1:24000

**UTM References**

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|---|---|---|---|---|---|---|---|
| A | 13 | 515190 | 4298760 | B | | | |
| C | | | | D | | | |
| E | | | | F | | | |
| G | | | | H | | | |

**Verbal boundary description and justification**

See attached continuation sheet

**List all states and counties for properties overlapping state or county boundaries**

| state | code | county | code |
|---|---|---|---|
| n/a | n/a | n/a | n/a |
| | | | |

# 11. Form Prepared By

**name/title** Jane Freeman

**organization** n/a **date** Jan. 15, 1987

**street & number** 10 Hazel Avenue **telephone** (303) 635-1354

**city or town** Colorado **state** Colorado 80906

# 12. State Historic Preservation Officer Certification

**The evaluated significance of this property within the state is:**

___ national ___ state X local

**As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.**

**State Historic Preservation Officer signature** Barbara Sudler

**title** State Historic Preservation Officer **date** 8-4-87

**For NPS use only**

**I hereby certify that this property is included in the National Register**

for Arlene Byan **date** 9-10-87

**Keeper of the National Register**

**Attest:** **date**

**Chief of Registration**

GPO 911-399

enclave of structures looks much the same as when constructed and the alterations are minor. The houses, very similar in nature and construction, are all two or two and one-half story wood frame structures with exquisite trim, beveled glass, and superior construction. Their size and lot setbacks are similar as is their period of construction. Commercial ventures surround this enclave of residential use on all sides. Historical designation would assist in the preservation of the area as an important part of the history of Colorado Springs.

320 North Cascade

The property at 320 North Cascade Avenue is the oldest structure in the proposed district. It was built in 1894. At the time the residence was built, the property was owned jointly by William C. Johnston and Frank McClintock. William C. Johnston was listed by the city directory as being a contractor and builder. Frank McClintock was listed as being in real estate. A reasonable assumption is that they developed and built the residence. In August 1898 as part of the resubdivision, Johnston and McClintock sold 320 North Cascade (lot 13) together with lot 12 (318 North Cascade), lot 14 (9 West Boulder) and lot 15 (11 West Boulder) to a partnership of Thomas Barber who was listed as a wood turner, then later as an architect, and Fred B. Hastings who was an architect. After several property transfers between the partners, late in October 1898, the subject property and 318 North Cascade was returned to William C. Johnston. In early December 1898 the properties were transferred to the Newton Lumber Company, presumably in payment of bills.[3]

In 1900, the Newton Lumber Company transferred the property to William A. Reynolds, an accountant for a mining company who leased the property to Miss Sarah Mathewson for use as a boarding house.[4] In the period between 1900 and 1947, the building had several owners but remained a boarding house. In 1947, the property was transferred to Billy Nations who ran the Nation's Hotel for many years, a longtime landmark in Colorado Springs. At the time of the fire the residence was home to 38 mentally handicapped persons. Following renovation the residence contains 10 upper income apartment units.

312 North Cascade

The property at 312 North Cascade was built in 1895 according to the records of the El Paso County Assessors and was the second residence built in the proposed district. The city directory does not list the property in 1901, the first year that properties were listed by address. The property was listed by the directory

in 1902 as a boarding house run by Annie A. Graham, the widow of L. H. Graham. The property was purchased in the 1940s by the family of the present owner. It was a boarding house at that time. Its use as multi-family housing continues to the present.

11 West Boulder

The property at 11 West Boulder was the third property to be developed. It was built in 1899 according to the records of the El Paso County Assessor and the Colorado Inventory form. The architect and builder were listed as unknown. From the history as described in relation to 320 North Cascade, the property at 11 West Boulder was transferred to Barber and Hastings, two architects, in late 1898 following the resubdivision.[5] It is reasonable to conclude that they built this residence. The original occupant of the residence was Frank C. Smith, the division superintendent of the C.R.I. & P. Railway. He owned the residence until late 1905 or early 1906 when he sold it to T. F McCaffery.[6] The present owner is the fourth generation of McCaffery's to live at this address. This residence has remained exclusively a single family dwelling since its construction.

The hitching post, on the property, in the shape of a horse's head, also contributes to the historic character of the neighborhood. Although common in the early days of Colorado Springs, few such reminders of pre-automobile transportation can be found in the city. Becuase of its representation of a by-gone era of the city, and because of its unique design, the hitching post is a notable historic resource.

9 West Boulder

The property at 9 West Boulder was the fourth house to be built in the proposed district. As described in this section on 320 North Cascade, Barber and Hastings, two architects owned the property in 1898. In that same year, they transferred the property to Frank Cotten, who was deputy county assessor and was a partner in a real estate firm. In 1898, he contracted with William H. Hogan, a local contractor, to build the residence.[7] The city directory shows that in early 1901, Mr. Frank M. Woods of Woods Investment Company lived there. Neither he nor the property is listed in the 1900 city directory. It seems reasonable to conclude that the property was finished sometime during 1900. The city directory lists the property as vacant during 1902 and as a boarding house in 1903. It remained as a boarding house for at least the next several years. In 1984, when it was purchased by its present owner, it contained nine apartments. Following renovation, the residence now contains four apartment units.

318 North Cascade

This house is the last residence to be built in the proposed district. In 1898 the Newton Lumber Company received this property together with 320 North Cascade. They sold 320 North Cascade in 1900 but had separated this property off prior to sale.

The city directory in early 1902 lists Mrs. Caroline H. Hudson as the resident at 318 North Cascade. Neither the property nor Mrs. Hudson were listed in 1901, which may indicate that the residence was completed at some time during 1901 despite the County Assessor's date of 1904. The city directory lists the Hudson's as living there during the period 1902-1906, and also shows an additional name during 1904-1905. Currently the house is owned and occupied by two elderly sisters who have lived there for many years.

FOOTNOTES:

1. Colorado Springs City Directories: 1894 - 1904
   El Paso County Assessor's Records, El Paso County Office Building

   Security Abstract and Title Company, Abstract of Title No. 121396
   Lot 14, Johnston and McClintock's Resubdivision of Addition
   No. 5, Unpublished 1963.

   Transamerica Title Insurance Company, Abstract of Title, No. 4416807.
   Lot 13, Johnston and McClintock's Resubdivision of Addition No. 5,
   Unpublished, 1983.

2. Sprague, Marshall. Newport in the Rockies: The Life and Good Times of
   Colorado Springs. Chicago, Illinois: Swallow Press, 1961

3. Colorado Springs City Directories: 1984 - 1904
   El Paso County Assessor's Records, El Paso County Office Building

   Security Abstract and Title Company, Abstract of Title No. 121396
   Lot 14, Johnston and McClintock's Resubdivision of Addition
   No. 5, Unpublished 1963.

   Transamerica Title Insurance Company, Abstract of Title, No.
   4416807. Lot 13, Johnston and McClintock's Resubdivision of
   Addition Lot 5, Unpublished, 1983.

4. Transamerica Title Insurance Company, Abstract of Title, Ibid.

5. Id.

6. Colorado Springs City Directories: 1899 - 1906

7. Security Abstract and Title Company, Abstract of Title, Ibid.

Abele, Deborah Edge, Downtown Historic and Architectural Intensive Survey. City of Colorado Springs 1985

Blumeson, John J.G. Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1965. Nashville, Tennessee: American Association for State and Local History, 1977

Colorado Springs City Directories: 1894 - 1910

El Paso County Assessor's Records, El Paso County Office Building

Hammet, Ralph W. Architecture in the United States: A Survey of Architectural Styles Since 1776. New York: John Wiley and Sons, 1976.

Historical Property Alliance. North Weber/Wahsatch Historic District Nomination to the National Register of Historic Places. Colorado Springs: The Alliance, 1984.

Office of Archeology and Historic Preservation, Architectural Historic Component Forms. Colorado Historical Society, Ongoing.

Ormes, Manly Dayton and Eleanor R. The Book of Colorado Springs. Colorado Springs, Colorado: Dentan Printing Company 1976.

Panek, Roger T. American Architectural Styles: 1600-1940. Dover, Massachusetts: Architectural Styles, 1976.

Security Abstract and Title Company, Abstract of Title No. 121396 Lot 14, Johnston and McClintock's Resubdivision of Addition No. 5, Unpublished 1963.

Sprague, Marshall. Newport in the Rockies: The Life and Good Times of Colorado Springs. Chicago, Illinois: Swallow Press, 1961

Transamerica Title Insurance Company, Abstract of Title, No. 4416807. Lot 13, Johnston and McClintock's Resubdivision of Addition No. 5, Unpublished, 1983

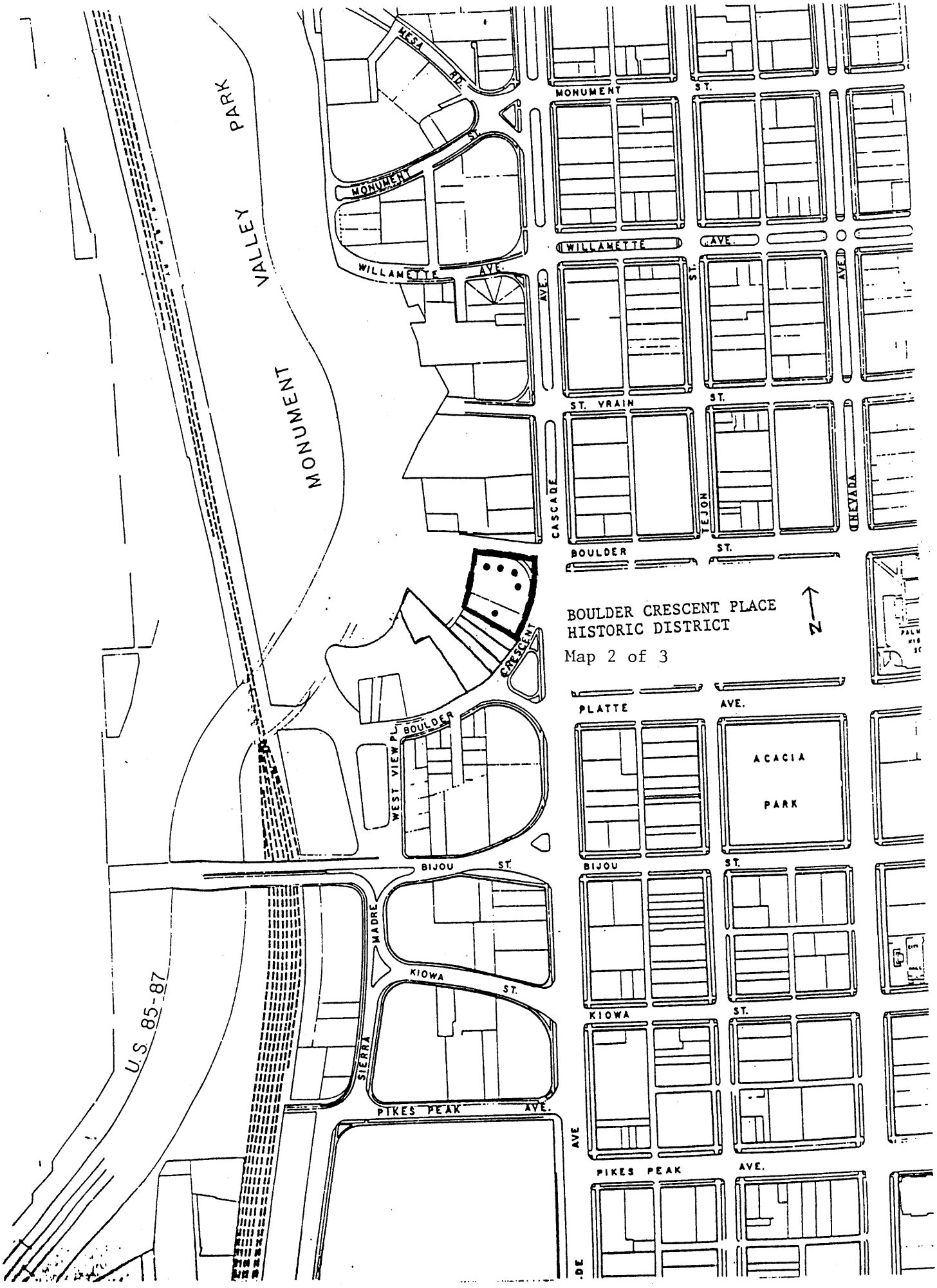
Boundaries

The boundary description of the proposed historic district is as follows:

> Commencing at the private alley midway on the south side of the block of Boulder Place (1-99 W. Boulder Street); Then easterly on the south side of said street to its intersection with Cascade Avenue, then southerly on the west side of Cascade Aveune to the southern boundary of the property known as 312 N. Cascade Avenue, said distance being approximately 648 feet, comprising three houses on Cascade Avenue; then westerly along the south property line of 312 N. Cascade Avenue to the private alley behind said residence; the northerly alley to the point of beginning.

The justification for the boundaries of this district are as follows:

> Across the private alley to the west of the proposed district is a new condominium project along Monument Creek. To the north of the proposed district are offices and commercial properties which do not conform to the period, use or style of the district. To the east of the proposed district across a landscaped median is a large church of modern construction and beyond that, shops and commercial uses of various types and periods. To the south of the proposed district boundaries are residences, bungalows and apartments which are old but are not of the same high quality construction, style, size or period of the five houses in the proposed district. The house immediately to the south of 312 N. Cascade is of the same period, but of substantially smaller size and poorer quality original construction so that it is not comparable to the proposed residences. To the south of that house is a bungalow which is of a different age and type. Following the street around on Boulder Crescent are a variety of apartment buildings, bungalows and houses of varied periods, styles and construction. Except for one residence which is not contiguous to the proposed borders, none of the structures are similar to the buildings contained in the proposed district.


MESA RD.
MONUMENT
ST.
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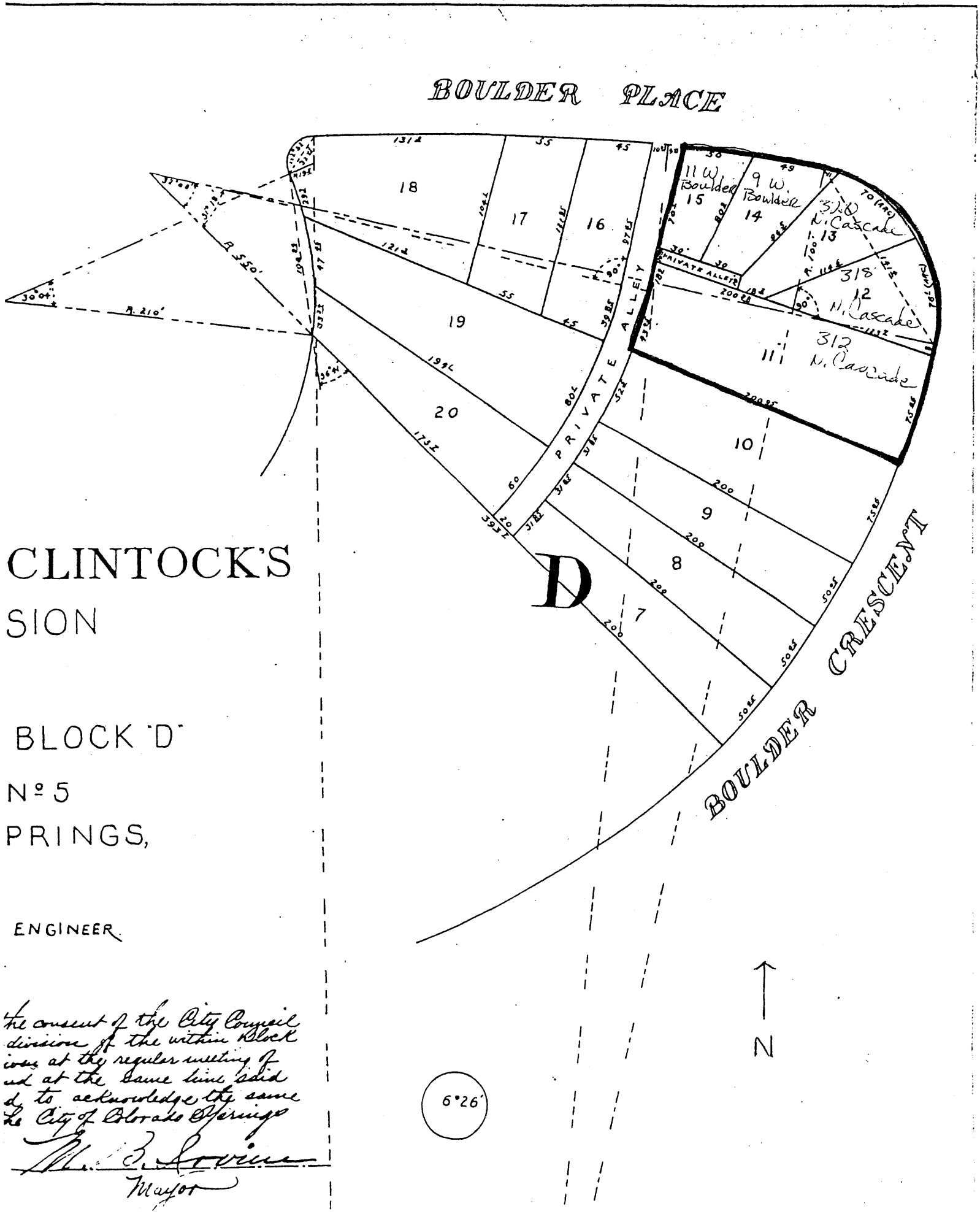
VALLEY PARK
MONUMENT
WILLAMETTE AVE.
WILLAMETTE AVE.
AVE.
ST.
AVE.
ST. VRAIN
ST.
CASCADE
TEJON
NEVADA
BOULDER
ST.
BOULDER CRESCENT PLACE
HISTORIC DISTRICT
Map 2 of 3
N
CRESCENT
PLATTE
AVE.
BOULDER
WEST VIEW PL
ACACIA
PARK
BIJOU
ST.
BIJOU
ST.
MADRE
KIOWA
ST.
KIOWA
ST.
U.S. 85-87
SIERRA
PIKES PEAK
AVE.
PIKES PEAK
AVE.
AVE

Boulder Crescent Place Historic District
Colorado Springs, El Paso County, CO
Map 3 Of 3