

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

RESUB

SEP 14 2005

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

1. Name of Property

historic name South Cañon High School

other names/site number Wilson Junior High School; Park Avenue Apartments; 5FN1564

2. Location

street & number 1020 Park Avenue [N/A] not for publication

city or town Cañon City [N/A] vicinity

state Colorado code CO county Fremont code 043 zip code 81212

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Regina Cortez State Historic Preservation Officer 8/31/05
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register [] See continuation sheet.
- determined eligible for the National Register [] See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register
- other, explain [] See continuation sheet.

Signature of the Keeper Linda McClard Date of Action 10/24/05

South Cañon High School
Name of Property

Fremont County/Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

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

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Education/school

Current Functions

(Enter categories from instructions)

Domestic/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American Movements

Materials

(Enter categories from instructions)

foundation Stone
walls Brick
roof Asphalt; Synthetic
other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Social History

Education

Periods of Significance

1914-1955

Significant Dates

1914

1920

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Roe, George Washington

Primary location of additional data:

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

Name of repository:

Colorado Historical Society

Local History Center--Cañon City Public Library

South Cañon High School
Name of Property

Fremont County/Colorado
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 480056 4253935 (NAD 27)
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Becky Walker

organization _____ date 9/2000; revised 6/2005

street & number 1436 Sherman Avenue telephone 719-276-5241

city or town Cañon City state Colorado zip code 81212

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional Items

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

Property Owner

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

name Park Avenue Apartments, LC (General Partner Gary Sasser)

street & number P. O. Box 1436 telephone 719-275-2311

city or town Cañon City state Colorado zip code 81215-1436

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.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

South Cañon High School
Fremont County, Colorado

DESCRIPTION

South Cañon High School, also known as Wilson Junior High School, was constructed in 1914, utilizing what remained of a 1904 school building destroyed by fire that same year. The school includes a circa 1923 gymnasium addition off the southeast corner. The school building is comprised of three levels—a partially below grade lower level with walls of regularly coursed rhyolite ashlar, an upper level of red brick laid in a running bond, and a half story within the hipped roof and its multiple dormers and gables. The roof is covered in asphalt shingles and has overhanging boxed eaves with simple, low profile, brackets applied to the angled soffits. Dormers of various sizes and roof shapes pierce all four slopes of the main hipped roof. The rhyolite foundation walls are capped with a water table and a corbelled brick beltcourse encircles the building forming a sill course for the windows on the upper level. All the windows of the school have wood frames, and the most are tall, narrow, double hung, with one-over-one lights. The dormer windows are multi-lights over two vertical lights. The gabled roof dormer windows have a raked upper sash that follows the roof slope and a portion of these raked upper sashes are covered with wood panels. Converted to apartments in the 1970s, the building and its setting have been impacted over time. A modern two-story building was constructed adjacent to its west side, while concrete sidewalks encircle the school building with large parking areas out front and at the rear. Despite these alterations to its setting, the building retains enough integrity of location, materials, design, and workmanship to convey its historical significance. As part of an ongoing tax credit project, the front staircase was rebuilt and some windows changes occurred.

North Elevation (Front)

Two large gabled roof dormers flank a centered smaller half-hipped roof dormer. A small bracketed, pent roof underscores the three dormers. A capped brick chimney projects from the ridgelines of each gabled roof. Each large gable is fronted by two sets of windows that flank the chimney. These windows are sixteen over two vertical lights with raked upper sashes that conform to the roof. Currently, wood panels cover these sloped areas, in an apparent attempt to “square off” the windows for privacy and interior window coverings. (The original windows, however, remain intact under this covering, and are easily visible from the interior.) These gables have wide board trim surrounding the windows. The central dormer has two double hung sash windows with fourteen over two vertical lights and wide board surrounds. Centered under each gabled dormer are two sets of three windows that flank the chimneys. Each set of three windows has a stone lintel that goes over the entire grouping. A course of rhyolite rests on the corbelled beltcourse and serves as a sill course for these windows. A similar fenestration pattern continues within the partially below grade lower level. The two sets of three windows that flank each chimney wall align with those on the main floor.

Below the shed roof dormer is the offset round arched opening that marks what was once the main entrance to the building. This arched opening is accessed via a staircase constructed of rhyolite stone. The recessed entrance alcove has an eighteen light transom with two French doors. The arched masonry entrance is accented by several courses of brick. To the right of the entry are two small windows with one-over-one lights that share a stone lintel and slipsill. Immediately below the stringcourse is the cornerstone from the old school building with “1904” in bas-relief. Access to this lower level is made via an opening under the stone staircase. One small single light window sets to the right of the staircase.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

South Cañon High School
Fremont County, Colorado

West Elevation

A gabled roof dormer breaks the eave of the west slope and its end is filled with four windows trimmed with wide board surrounds. A window with three vertical lights is positioned in the apex above three larger (12-over-1 light) windows below. As on the north face, the two outside windows have raked upper sashes that follow the slope of the roof.

Thirteen double hung 1/1 windows punctuate this side of the building—six on the main level and seven on the lower level. Each window has its own stone lintel. The upper windows have a sill course of rhyolite and corbelled brick. The lower level windows have 18" wood "privacy" panels at their top, again apparently dictated by the interior window coverings. Access to the lower level is made through a single-light metal door. A 1926 photograph shows only four windows on the upper level—two below the dormer and one at each end. The lower level has five windows and what appears to be a wide door opening; four of the windows are aligned with the upper floor counterparts. It is not known when the additional windows were created, but they are considered an historic change as their horizontal alignment and stone lintels are consistent with the original windows.

South Elevation (Rear)

Two large gabled roof dormers flanking a shed roof dormer mark the back of the building. A brick chimney projects up through the shed roof dormer. The window configuration of these gabled dormers echoes those on the north face, with sixteen-over-two-vertical-light windows trimmed with wide board surrounds. As in the front, an exterior wood board covers the top of each of these windows. The shed roof dormer has three double hung windows with two-over-two lights—a pair on one side of the chimney and a single window on the other. There are nine double hung 1-over-1 windows on the main floor—five below the gabled roof dormer and four below the shed roof dormer. (The gymnasium addition is attached just below the other gabled roof dormer.) Each window has a rowlock lugsill topped with segmental arches of projecting rowlock and soldier coursing. These are the only segmentally arched window openings on the building. The stringcourse on this side of the building lacks the rhyolite cap, which is replaced by two additional courses of brick. There is one square fixed sash window on the lower level. A small wooden structure has been constructed to cover an access into the lower level of the building, while creating a patio on its roof. A small staircase accesses the patio.

East Elevation

Like the west side, a large gabled roof dormer breaks the eave line. A small brick chimney pierces the east slope of the roof. The stringcourse is like that on the south elevation and lacks the rhyolite cap. The window configuration in the gabled end is similar to that on the west side however, the bottom center window has been replaced with a metal single-light emergency exit door. From this door is a metal landing and staircase, enclosed in chain link fencing that serves as the fire escape.

The main level has eight one-over-one double hung windows, with stone lintels and sills. A ninth opening, also topped with a stone lintel, is another emergency exit and consists of a large transom window (which mimics the dimensions of the upper sash of the windows) and a single light metal door. A metal staircase with a metal pipe railing leads from this door to the ground. The lower level has four

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

South Cañon High School
Fremont County, Colorado

small 1/1 one-over-one double hung sash windows. The gymnasium addition extends from the corner.

Gymnasium Addition

The exact date for the construction of the gymnasium has been elusive. An interview with Conrad Miller, a long-time school administrator, helped to narrow the date. Mr. Miller remembered that the gymnasium was built almost immediately upon the two districts being combined and the school becoming Wilson Junior High School. He did not remember the exact date, nor did a search through the minutes of the school board meetings and records of that era shed any light. Mr. Miller remembered that the construction took quite some time, at least a couple of years. He believed that it was 1923 when the gymnasium was completed. However, the October 1926 Sanborn map does not show the addition. Perhaps Mr. Miller's recollection of 1923 might be the year construction began.

The gymnasium extends from the southeast corner of the school. The addition has walls of red brick laid in an American bond above evenly coursed rhyolite ashlar. The flat roof is framed by low parapet walls on the east and west sides and is covered with a single membrane product. Pilasters with an angled capstone break up the wall expanses on all four sides of the building. The majority of windows are paired wooden casements with 12 lights.

At the north elevation, a large stone lintel incised with the word "GYM" marks the lower level entrance, which consists of a multi-light French door and sidelight. Immediately above it is an upper level entrance that also contains a French door with sidelight topped by a narrow six-light transom window. A metal staircase with a pipe railing accesses the upper level doorway. A pair of casement windows is located on the upper floor, centered on the wall between the entry and the main building. The east elevation has two pairs of six-light casement windows between the pilasters. The south elevation has eight paired casement windows. The west elevation has a small wooden construction that creates a raised patio leading to a glazed and paneled wooden door that accesses the upper floor. There is a pair of casement windows to the right of the door.

Interior

The interior of the building has undergone a great deal of alterations through the transition from school to apartments, but many of the historic elements remain intact.

While the original blueprints of this building have never been located, it is reasonable to surmise that the conversion into apartments in the 1970's made use of existing spaces. Research of the interior walls separating the various apartments within the original building (excluding the gymnasium) has resulted in identifying that the original brick walls which separated each classroom, typical of construction during this era, are intact in most locations throughout each level. The fact that most of the brick walls are weight-bearing walls adds evidence that the original classrooms were utilized to remodel into the apartments located on each level. The addition of a hallway to access the gymnasium addition is apparent and resulted in recessing the west wall of the southwest classrooms on both the first floor and basement levels. The hallway to the gymnasium was constructed in the resulting space. By following the brick interior walls, it becomes apparent that there were originally six classrooms on the upper/second floor level (now converted to six apartments); five classrooms on the first floor level (now

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

South Cañon High School
Fremont County, Colorado

converted into five apartments and one efficiency/studio apartment now constructed in the hallway which would have been the main foyer at the top of the exterior stairs); and six spaces (appearing to have been used for either classrooms, restrooms, offices or storage due to a variety of sizes and separations) on the basement level (now converted to four apartments and various storage/mechanical rooms). Each existing brick wall has been covered with drywall for a more "residential finish" look. Interior stud and drywall partition walls were installed within each "classroom" to create separate living spaces within each apartment, such as kitchens, bedrooms, bathrooms, etc. Likewise, plumbing fixtures have been added to each apartment.

The original central staircase, located in the center front of the building, is intact, as are the majority of its materials. The rise and tread of the stairs is original. The wood stair treats became worn through the years from hundreds of feet walking up or down each side and in the center of the stairs. During renovation, the current owner identifies that the treads were removed and turned in an effort to retain the original wood while obtaining a level tread. Imagine his surprise when the tread uncovered was as bowed at both ends and center as that which he was attempting to resolve. A wood filler was used to level the original wood treads, and the stairs were covered with non-skid rubber as required by code. The banister is original, as are the newel posts. Missing spindles were replicated, though most spindles are original.

Wood trim around the windows remains intact in most instances, excepting those new windows added to meet safety code.

The current owner identifies that the original wood floors are intact, although years of various floor cover treatments (linoleum, carpeting, etc.) now covers them.

Alterations

When fire destroyed the 1904 school building, the current building was constructed using the remaining foundation and walls. The cornerstone from the earlier building remains intact. A gymnasium with brick and stone walls was added in the early 1920s.

The site of this building has been impacted by the development of the neighborhood around it. A new apartment building has been built within six feet of the west elevation of the building.

The interior brick walls separating the original classrooms have been covered with drywall for a more "residential finished" look. Floors which one can assume were originally wood are now covered with glue down carpet and/or tile. Additional penetrations, necessary for running plumbing and separate metered electrical service to each unit, have been made. Historic interior doors have been replaced with modern, security doors and hardware. The central staircase has been covered with rubber treads as required by code. Where possible, historic trim at the floor was reused and additional trim was replicated to match original. Trim around doors, etc., has been replaced. Likewise, historic doors and hardware were replaced with modern security doors and hardware.

Historically the gymnasium was a single level building, however, a second level was created on the interior when the remodeling was done in the early 1970s. These two levels are accessed from the

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

South Cañon High School
Fremont County, Colorado

Section number 7 Page 5

basement and/or first floor level, respectively, via the hallway that was added as described above. Each level contains two apartments. The windows have been impacted several times. A circa 1952 photograph shows two very large (approximate 25-light) windows on the north elevation of the gymnasium. During the 1970s remodeling, these windows were replaced: the left one with an entry door and staircase access; the right one was bricked in except for a set of small aluminum framed casement windows. When the current owner purchased the property in 1985, the windows were again replaced, this time with wood frame casements.

The stone staircase leading to the main entry was removed during the apartment conversion in the early 1970s. The original doors and transoms leading to the main entrance were removed, however the framing remained in place. The owners of the building have since re-built the staircase, utilizing historic photographs to echo the original construction. Stone, stockpiled at the back of the lot, was used to reconstruct the staircase and is an exact match to that used in the building itself. It is assumed that this stockpile was from the original construction or from the original staircase.

The wooden structure with its patio and staircase on the back of the building do not appear to be original. No records can be found which provide a construction date, but it is assumed that this was the result of converting the gym into two floors of living space.

The emergency exit staircases that cut across the east elevation of the building are additions required by current building code, but are easily reversible. Where possible, the current owner has maintained the same size and scale possible for new openings for the fire doors.

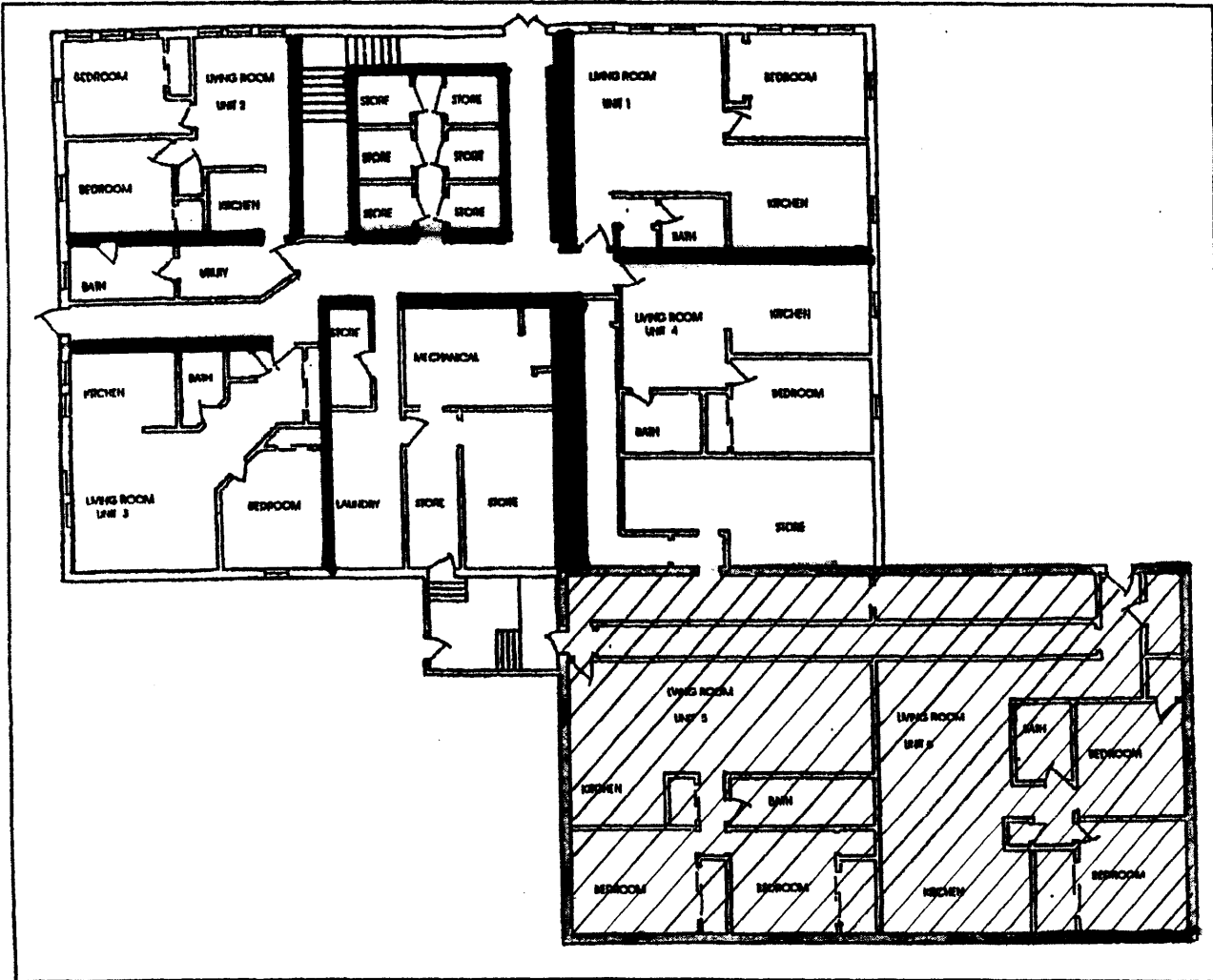
All the windows have undergone some treatment in keeping with the Secretary of the Interior's Standards. Historic fabric has been maintained. Wood "privacy panels" covering the top of the gable windows are easily reversible, and research confirmed that the original window is intact under these panels. Two new openings have been cut into the historic façade on the east elevations of the main structure to provide for emergency exit doors.

Alterations to the opening on the west elevation have been made throughout the building's history. Historic photos depict only four windows on the lower level, with an entry door with transom window, and a delivery entrance. Although it is unknown when, the delivery entrance was made into a large "picture" window, and remained such until the current owner acquired the property. At that time, the large window was removed, and groupings of four one-over-one single double hung windows were installed. This configuration was utilized to meet safety code. One additional window opening, to the north of the original doorway, was installed, again due to safety code. "Privacy panels" at the top of these windows are easily reversible, and research confirms that the original window fabric (of the remaining original windows, as well as the new windows) is intact underneath.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

South Cañon High School
Fremont County, Colorado

Section number 7 Page 6



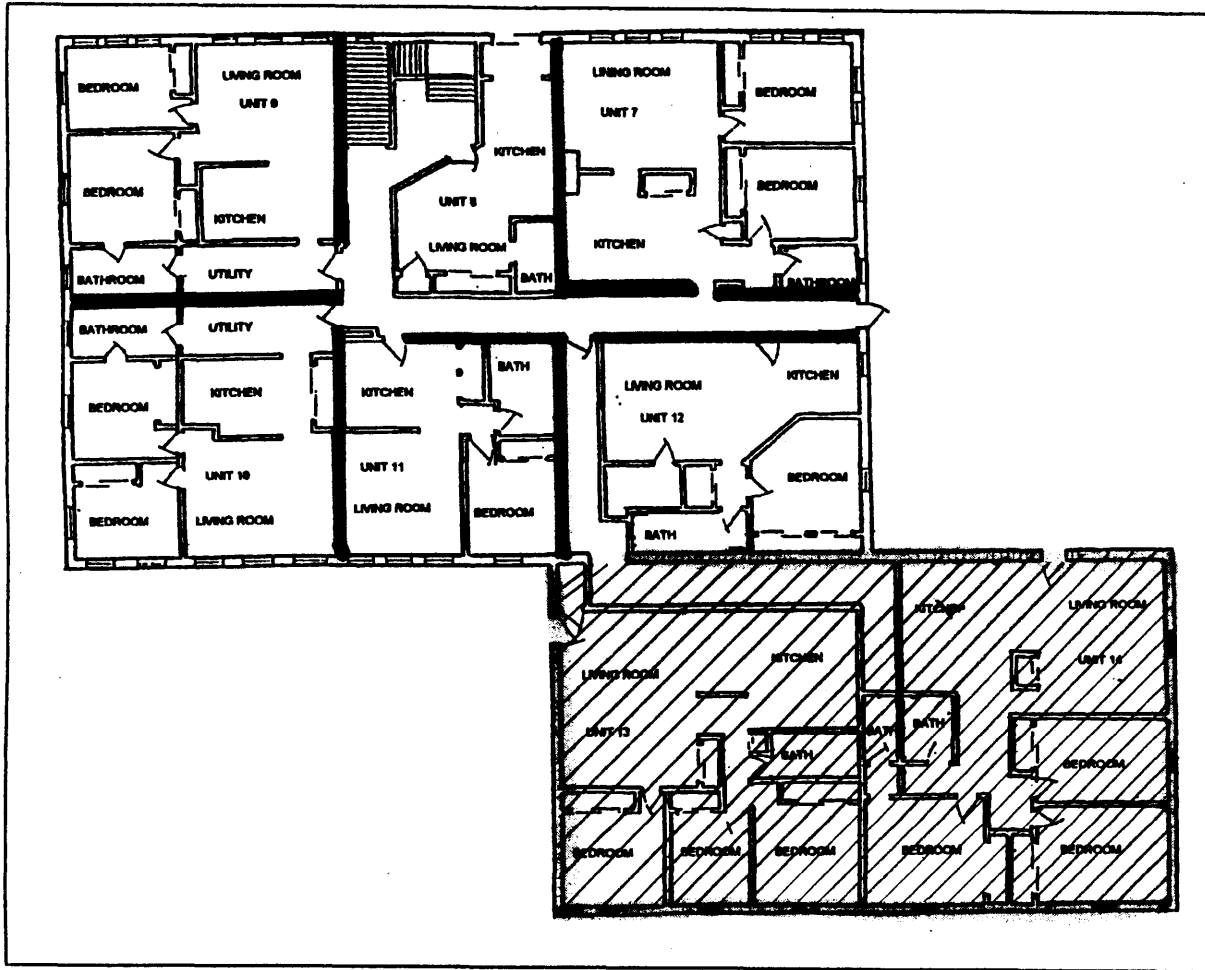
BASEMENT FLOOR PLAN

■ Denotes interior brick
 ▨ Gymnasium Addition

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

South Cañon High School
Fremont County, Colorado

Section number 7 Page 7



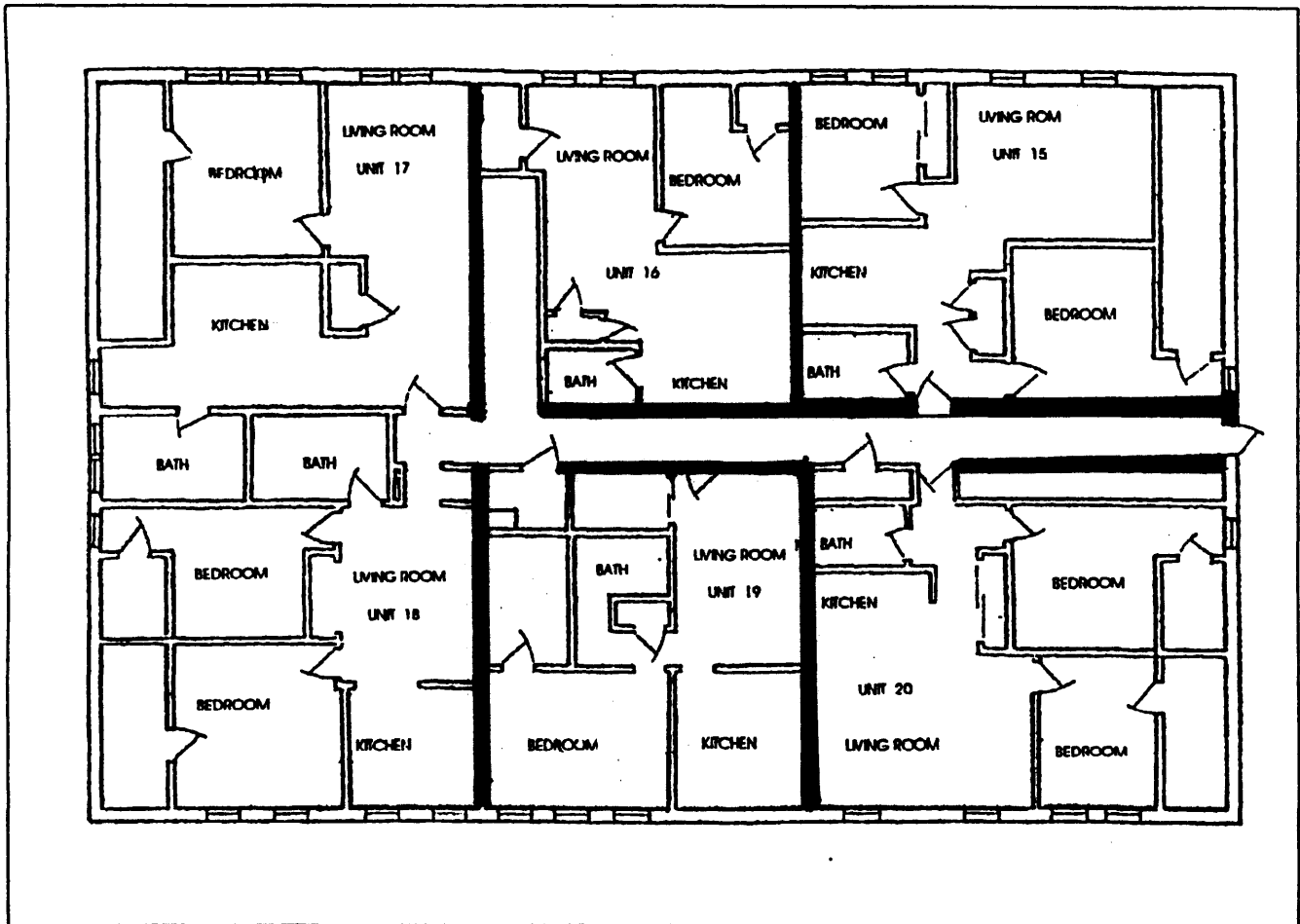
FIRST FLOOR PLAN

- Denotes interior brick
- ▨ Gymnasium Addition

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

South Cañon High School
Fremont County, Colorado

Section number 7 Page 8



SECOND FLOOR PLAN

■ Denotes interior brick

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 9

South Cañon High School
Fremont County, Colorado

SIGNIFICANCE

The building appears to be eligible for the National Register under Criterion A for its association with the social history of Cañon City. The 1914 school epitomizes the rivalry between North Cañon and South Cañon and their respective school districts, which fostered a strong sense of identity and the desire for autonomy within the South Cañon community. The building is also historically significant in the area of education. After the 1920 consolidation of the two school districts that ended the rivalry, the building became Wilson Junior High School with the distinction of serving as the only junior high school in Cañon City for 41 years. Although it continued to operate as the city's only junior high school until 1961, the period of significance arbitrarily ends in 1955 to comply with the National Register's fifty-year rule.

Historical Background

In the spring of 1859, a small village known as Cañon City was established on the north side of the Arkansas River. Directly across the river another settlement, known as South Cañon, was started. From the beginning, both settlements had distinctive histories. For almost half a century, the land on the south side of the River belonged to Spain and then the Republic of Mexico. Not until after the war with Mexico did South Cañon become United States territory.

As early as the 1860s, local settlers began to take up residence in what was to become South Cañon. Two of the noteworthy early citizens of this area were Dallas "Dall" DeWeese and William Catlin. Catlin's home included extensive gardens that employed a number of workers. (Catlin, along with Cañon City pioneers, Anson Rudd and Benjamin Griffin, established the first school district in Fremont County in 1866, on the north side of the river.)

South Cañon experienced rapid growth in the 1870s and 1880s as a result of agriculture, coal mining, quarries, and the establishment of the American Lead and Zinc Company plant. The lead and zinc plant was a major industry in the South Cañon area, with 73 men employed by 1894. A growing number of these families made their home in South Cañon, causing a boom in single-family residential subdivisions. As more families moved into the area, the need for schools became evident. While a school district had been formed on the north side of the Arkansas River in 1866, the difficulty of having to ford the river tended to keep the communities apart. In early 1871, School District #8 was organized to serve the South Cañon area. An old prospector's cabin became the first school after the County Superintendent stated that, without a school structure, the School District would be forced to disband.

In 1874, District No. 8 built its first school on Smelter Hill in South Cañon with fifteen pupils attending classes. By 1885, the increasing numbers of residents and their children had quickly outgrown the capacity of the Smelter Hill School. In 1885, a two-story brick school was constructed on South 4th Street. This school was a great source of pride and many school functions. The building became the center for entertainment activities for the community. However, by 1904, the high school had far outgrown this location and taxpayers of South Cañon voted to erect a separate high school. The community of South Cañon had become incorporated in October of 1891, and had continued in a growth pattern throughout the early 1900s. The increasing number of students and the demand for higher education saw the district grow to recognize the need for a larger facility in which to conduct high school

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

South Cañon High School
Fremont County, Colorado

classes.

In 1904, South Cañon High School was erected in the 1100 block of Park Avenue below “pump hill”. Thomas Prescott, an early settler, donated the land for the school. The school was designed by Charles Rittenhouse and built by Frank Theibs of Pueblo for a total cost of \$14,000. The local newspaper described the building as a “splendid structure, and is as convenient in its interior arrangement as it is imposing without”. The cost was also touted as being “remarkably cheap”. One of the unique features of the school was the fresh water spring located in the basement. In reporting on this item, the local newspaper stated that the “South Cañon High School has what no other school in the country has, as far as we know – that is a fine spring of clear, cold water coming up in the basement. It is a great convenience and luxury to the school.” This spring was later ordered sealed by health inspectors.

The architect for the building, Mr. Rittenhouse, also designed many of the prominent public buildings and homes in the Cañon City area, including the First Presbyterian Church at the corner of 7th and Macon Streets, the Burrage Block on Main Street, and some of the early buildings (no longer extant) at St. Scholastica Academy.

The new South Cañon High School opened in the Fall of 1904 with 28 students. It soon had an enrollment of 115. By 1909, the school had a larger enrollment than the North Cañon High School, something that South Cañon residents boasted about. Serving not only South Cañon, this school was attended by students from the surrounding area that was quickly growing, including Lincoln Park. According to a history written by George E. Colgate, an early-day Cañon City educator, “the school [grew] faster than the population of the district. Outside places have heard of its fame and pupils have come in great numbers, so that the enrollment for the past year is larger than ever and South Cañon High holds the position of being the largest high school in Fremont County.”

While the rosters from the high school show the attendance and graduation of children from families who worked in the lead and zinc plant, it is not until this date that one sees the attendance and graduation of children from the largely agricultural area of Lincoln Park (southeast of the “South Cañon” area). This was an era where it was perceived that children were more valuable at home working on the farm than receiving higher levels of education. It is surmised that children, who would have previously had their education end at the 8th grade, were afforded the luxury and benefit of attending through the 12th grade due to the convenient location of this high school south of the river. The difficulty in crossing the Arkansas River was an obstacle that many families, especially farm families, could or would not hurdle.

The rivalry between North and South Cañon had intensified when South Cañon officially incorporated as a town in 1891. North Cañon was primarily a supply town for the heavy mining industries in Leadville and Cripple Creek, where wealthy mining tycoons were constructing large, ornate homes. In comparison, South Cañon, with few exceptions, was made up of farmers and workers from the lead and zinc plant. As such, their homes were more humble. One can surmise that this disparity in wealth also caused a great deal of social angst amongst the residents of North and South Cañon. The memories of those who attended the school under the District No. 8 administration clearly reflect the rivalry. One graduate of that district was quoted as saying, “We South Cañon students didn’t have much use for those north of the river, and they felt the same towards us.” That disdain for each other was reflected in the growing competition between North and South Cañon in the sports rivalry carried on by the schools. As

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

South Cañon High School
Fremont County, Colorado

early as 1909, the South Cañon High School basketball team was a success and won the Southern Colorado Championship. The *Cañon City Record* reported on February 11, 1909, a challenge issued by the South Cañon High coach George M. Warner to “a game of basket ball any time an agreement can be reached in regard to impartial officials and said agreement honorably held to by North Canon.” Coach Warner chided his rival for laying claim to “the championship of an imaginary district.” Though this rivalry is referenced several times in documents reviewed for this nomination, the research regarding the rivalry between these two districts remains incomplete. It is hoped that more records will become available or be discovered to allow for a more in-depth approach in the future.

By 1912 there were 827 students attending South Cañon schools. The district was transporting students from Wolf Creek Park and Royal Gorge Mines area, in addition to the children from the coal mine areas of Brookside and Brewster. There continued to be young people from farms in Lincoln Park and surrounding areas. Easy access to both sides of the River was accomplished with the construction of two bridges (one at First Street and one at Fourth Street), and there was some discussion that the north and south districts should be consolidated, but little attention was paid to the idea.

At 7:45 p.m. on November 12, 1914, a fire broke out, believed to have originated with the heating plant, and subsequently destroyed most of the school. The November 19, 1914 edition of the *Cañon City Record* reported, “when the fire department arrived, flames were shooting from the roof and the blaze was fast leaping beyond control. The headway gained before any water could be thrown was so great that the conflagration was impossible of getting under control.” The building was labeled a total loss, as only portions of the brick walls were left standing. As to the contents of the building, nothing was saved except a few boxes of new books, just received two days prior. All the equipment of every description was lost. The loss to the structure and its contents was placed at \$20,000, with only a portion of that loss covered by insurance.

Immediately after the fire, the architect George W. Roe of Pueblo began plans for a replacement building. George Washington Roe was born in 1850 in Jefferson County, Ohio. He attended Hopedale College and in 1874, he went to Pittsburgh to study architecture. He remained in Pittsburgh until April 1881, when he arrived in Denver, where he stayed for only a few days before going to Cañon City. He worked in Cañon City at his profession until the spring of 1889, when he moved to Pueblo. Colorado State Business Directories corroborate this. The first listing for Roe in the business directory appears in 1888, where he is listed as an architect and superintendent in Cañon City. The following year a “Roe & McGrath” are listed in Cañon City. The 1890 directory finds Roe conducting business on Santa Fe Avenue in Pueblo. Roe had a lengthy career with numerous offices throughout the city of Pueblo. The last entry for the architect can be found in the 1925 business directory. Roe became a prominent Pueblo architect, executing many commissions for the leading citizens, as well as for the city and county. Among his Pueblo and vicinity works are the First Methodist Episcopal Church (5PE503) which is listed in the National Register, Centennial School, Stimpson Block, Riverside School, Exchange Block, Fountain School, Bergman block, Carlile School, Somerlid School, William Strait Block (5PE612.40), and Bessemer City Hall. He also designed several residences within the National Register-listed Pitkin Place Historic District in Pueblo and the University Theater in Boulder.

The original builder of the 1904 school, Frank Theibs, also assisted in the construction of the new building. Theibs salvaged the remaining walls and foundation to ease budgetary concerns and reduce the

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

South Cañon High School
Fremont County, Colorado

rebuilding time. Though insurance did not cover rebuilding this structure and budgetary constraints were obvious, the design and craftsmanship of this structure continues to fascinate those who review its history. The elaborate and unusual design have been touted as being not in keeping with other schools designed and erected during this same era. Ready for occupancy in the fall of 1916, the building served as South Cañon High School until the consolidation of the two school districts.

One sign of changing times and feelings was the offer by the North Cañon School District for the use of the Alcott School by South Cañon High students during the rebuilding. This marked the beginning of closer ties between the two districts, which would eventually lead to their merger in 1920.

Beginning in 1918, talk about a merger with North Cañon schools began to be serious. The final decision, however, was delayed as the last vestiges of local pride, manifested in the sports rivalry, kept the districts apart for a few more years. While there was discussion that the districts should be consolidated, it was not until the students became interested and debate teams were formed in 1920 that the issue came to head. A formal debate between the two high schools was publicized with the topic "Resolved that the schools of North and South Canon should be consolidated." The students made exhaustive studies and presented their case clearly. School administrators from South Cañon were so impressed that they presented a detailed plan for consolidation to District No. 1. An election was held to consolidate Cañon City, East Cañon, South Cañon, Lincoln Park, Park Center, Orchard Park and Eight Mile Park into one district. It carried.

Following the consolidation of the district, students from both sides of the river attended high school in the grand structure that remains standing on Main Street on the north side of the river. The South Cañon High School building became home to the only junior high school for the new combined district. Renamed "Wilson Junior High," this structure served under that function for 41 years, until 1961. School records at that time reflected an increase in population that required a larger facility for both the high school and junior high, while elementary schools were being constructed throughout the district. A new high school was constructed at its current location on College Avenue, and the high school building on Main Street became (and still is) the only junior high school in the district.

From 1961 to 1971, the old Wilson Junior High building housed fifth and sixth grade students from two elementary schools that did not have room for them. Both McKinley and Lincoln elementary schools housed kindergarten through fourth graders, who were then "fed" into Wilson for fifth and sixth grades. Known as Wilson Elementary School during this time, the building was the only elementary school in the system that had separate gym and cafeteria areas, rather than dual-purpose rooms. However, the winding staircase on the interior of the building created a hazard if a fire ever started in the basement. McKinley and Lincoln elementary schools were expanded to hold the fifth and sixth graders. When those expansions were complete, they absorbed Wilson's students and Wilson closed.

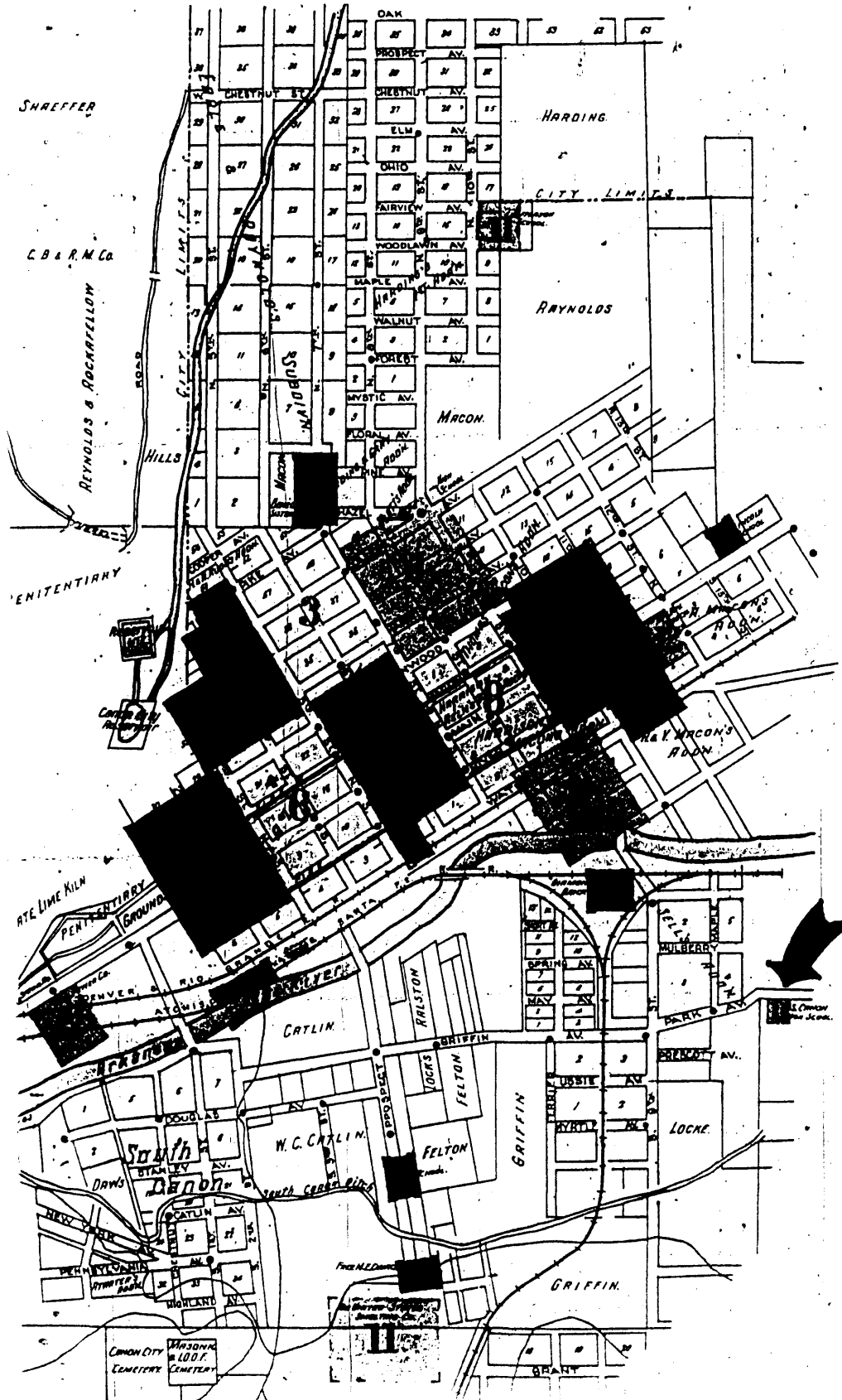
Placed on the auction block, the South Cañon High/Wilson Junior High School building was threatened with demolition. In 1972, the Reverend A. E. Retter acquired the building and converted it into apartment units. The structure currently remains as apartments under the ownership of Gary Sasser, Park Avenue Apartments LLC, who acquired the property in 1985.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 13

South Cañon High School
Fremont County, Colorado

This July 1914 Sanborn Map shows the location of the school in relation to North Cañon.



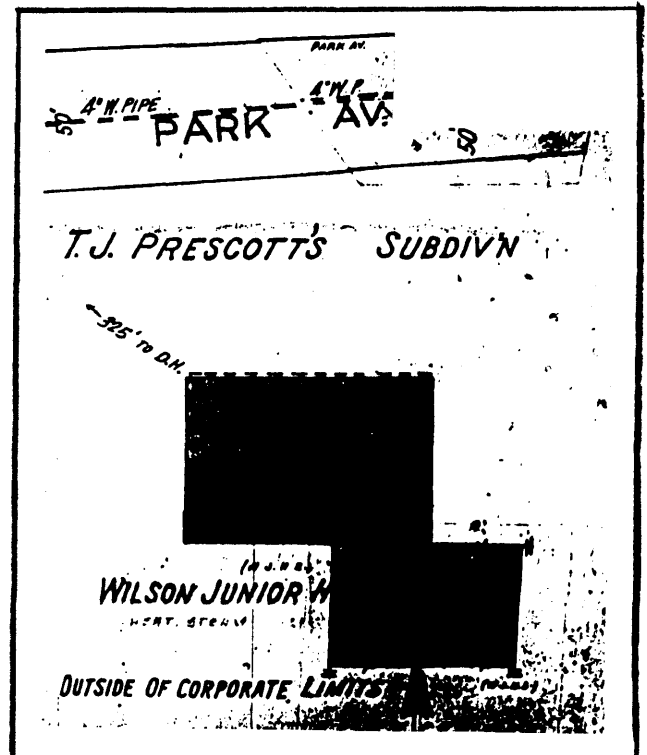
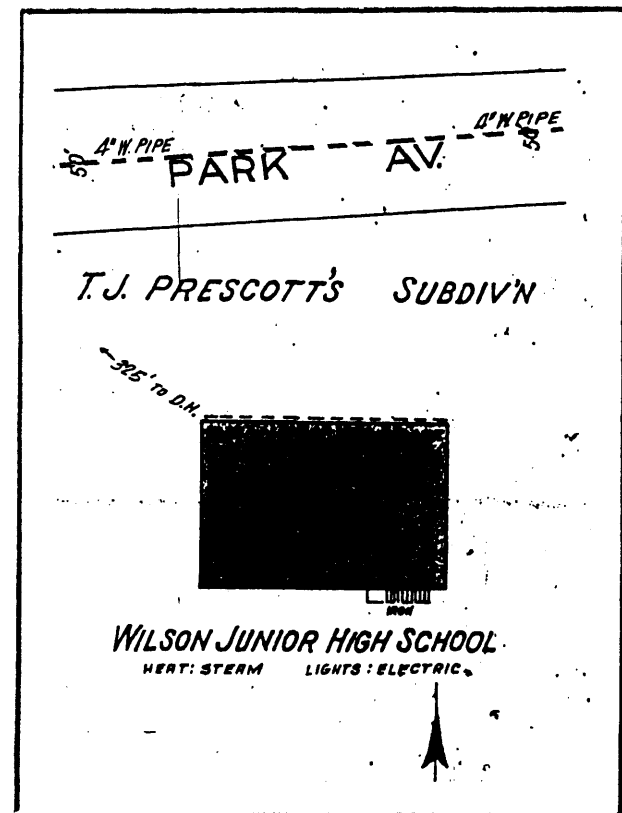
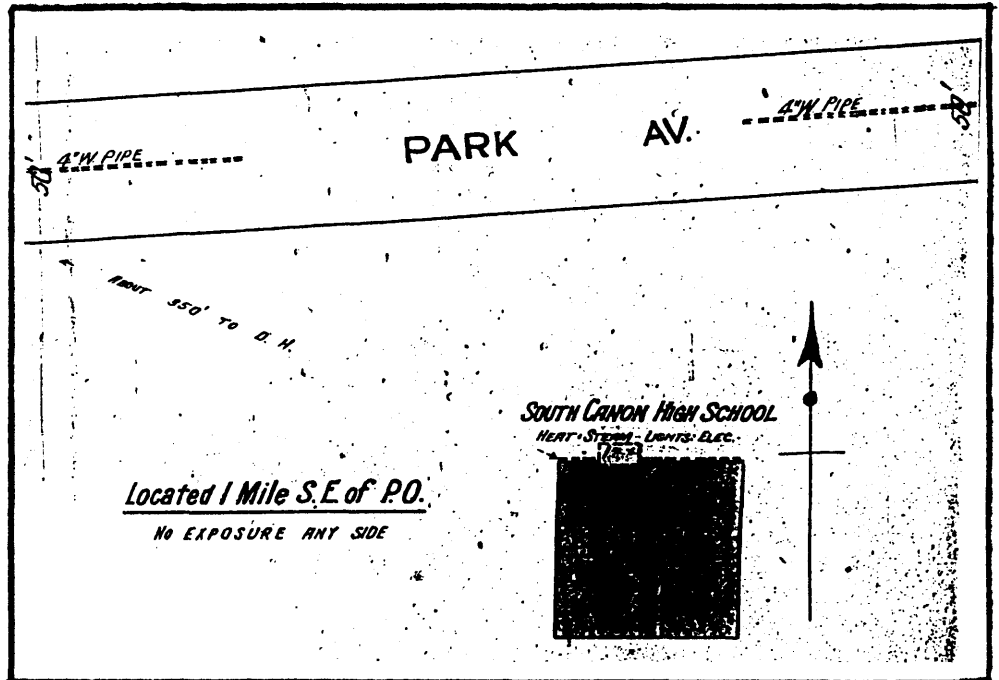
United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

South Cañon High School
Fremont County, Colorado

Section number 8 Page 14

Sanborn Maps illustrate the changes to the footprint of the building.

July 1914 (at right)
October 1926 (below)
March 1945 (below right)



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 8 Page 15

South Cañon High School
Fremont County, Colorado

A 1922 photograph of South Cañon High School (courtesy of the Local History Center, Public Library, Canon City, Colorado)



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 9 Page 16

South Cañon High School
Fremont County, Colorado

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United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number 10 Page 17

South Cañon High School
Fremont County, Colorado

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The nomination boundary is a parcel of land included within Lots 2 and 3, and the east half of Lot 4, of T.J. Prescott's subdivision of Trace "A" of the Prescott Estate. The northern boundary is the edge of the parking lot that fronts Park Avenue. The eastern boundary is the lot line, delineated by a retaining wall surmounted by a privacy fence and the east wall of the gymnasium addition. The southern boundary runs along the edge of the alley behind the building. The western boundary proceeds halfway between the school and the new construction from the alley to Park Avenue. (See sketch map.)

BOUNDARY JUSTIFICATION

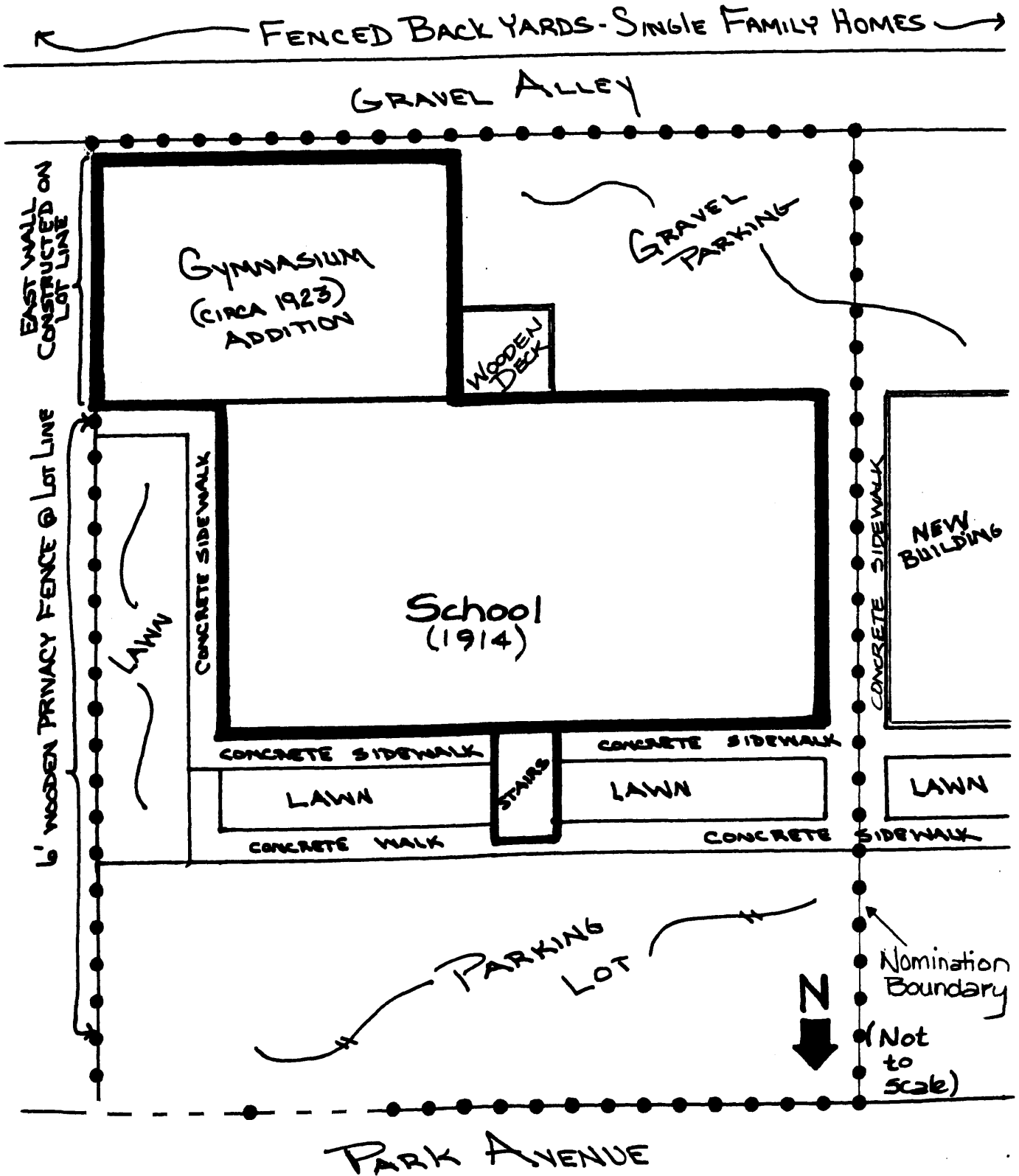
The boundary was drawn to exclude immediately adjacent, more recent, construction that is related to the school's use as apartments. There is a new building less than eight feet from the west side of the school. The 1920s gymnasium addition was built on the east lot line and today there is a privacy fence atop a large retaining wall along the remaining east property line. The historic drive and landscaping that was in the front of the school (north elevation) has been replaced with a concrete parking lot.

United States Department of the Interior
 National Park Service
 National Register of Historic Places
 Continuation Sheet

Section number 10 Page 18

South Cañon High School
 Fremont County, Colorado

SKETCH MAP



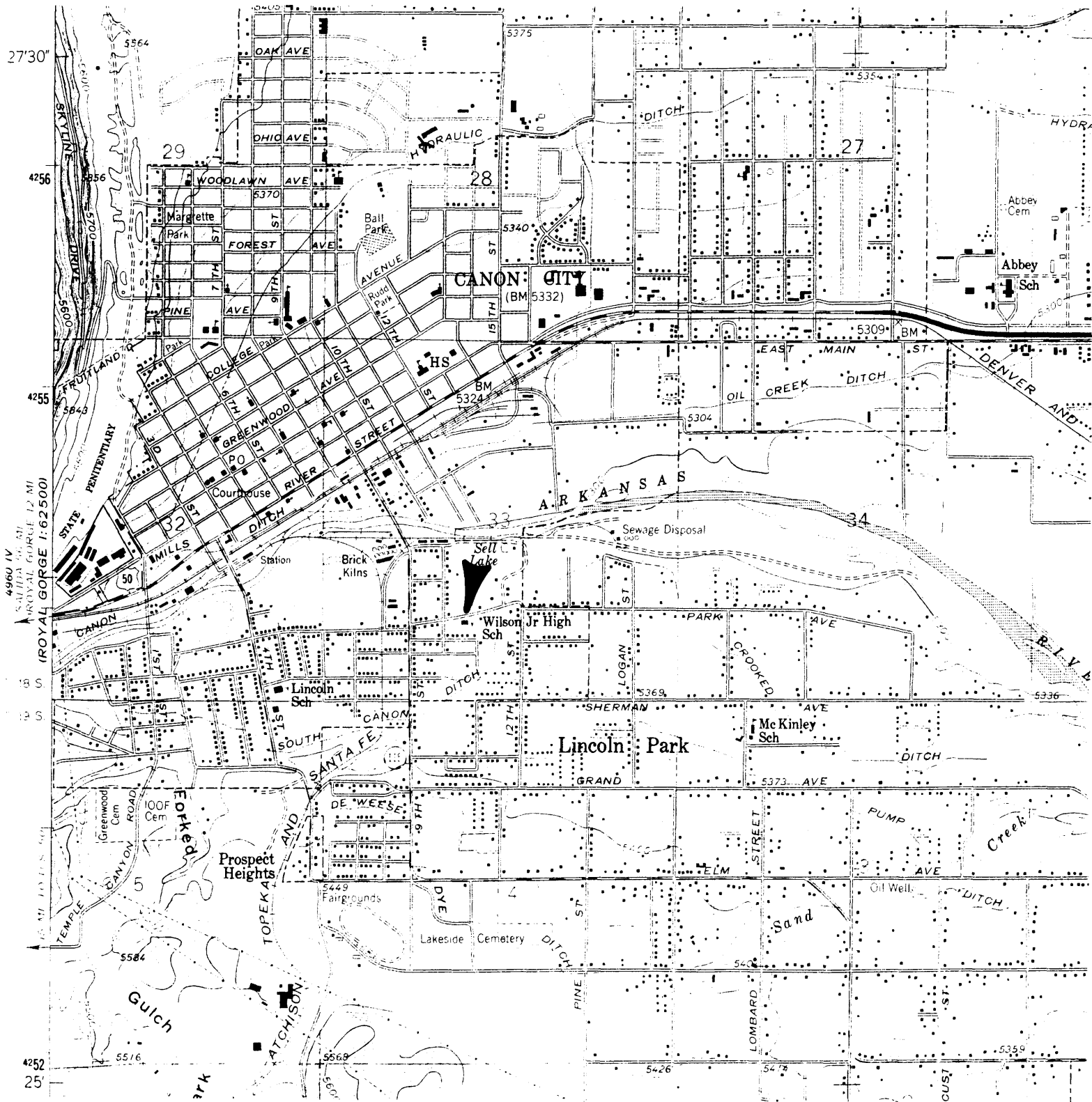
United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

South Cañon High School
Fremont County, Colorado

Section number 10 Page 19

USGS TOPOGRAPHIC MAP
Canon City Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 480056mE / 4253935mN (NAD27)
PLSS: 6th PM, T18S, R70W, Sec. 33 NW NE SE SW
Elevation: 5,338 feet



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Section number ___ Page 20

South Cañon High School
Fremont County, Colorado

PHOTOGRAPH LOG

The following information is the same for all photographs:

Name of property:	South Cañon High School
County and state:	Fremont County, Colorado
Photographer:	Becky Worthen
Photograph date:	25 August 2000
Original negatives:	SHPO, Colorado Historical Society, Denver, Colorado

<u>Photograph #</u>	<u>Description</u>
#1	front of the school (north elevation); camera facing south
#2	detail of pent roof on north elevation; camera facing south
#3	east gable on north elevation; camera facing south
#4	windows on main floor of north elevation; camera facing south
#5	rebuilt stairway on north elevation; camera facing south
#6	side view of stairway on north elevation; camera facing east
#7	recessed arched entry on north elevation; camera facing south
#8	cornerstone of 1904 school on north elevation; camera facing south
#9	lower level windows on north elevation; camera facing south
#10	detail stonework on north elevation; camera facing south
#11	west elevation; camera facing northeast
#12	window on west elevation; camera facing east
#13	southwest corner; camera facing northeast
#14	rear of the school (south elevation); camera facing north
#15	detail of window on south elevation; camera facing north
#16	south elevation of school with west & south walls of gymnasium addition; camera facing northeast
#17	northeast corner of school; camera facing southwest
#18	fire escapes on east elevation; camera facing northwest
#19	detail of gable end gable & fire escape on east elevation; camera facing west
#20	detail of windows on east elevation; camera facing southwest
#21	northeast corner of school with gymnasium in background at southeast corner; camera facing south
#22	original entrance to gym on north side; camera facing south
#23	window on gymnasium's north side camera facing south
#24	windows on gymnasium's east side; camera facing southwest