

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received MAR 22 1983

date entered

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

1. Name

historic GIDDINGS BUILDING 5EP527

and/or common Giddings Block

2. Location

street & number 101 ~~North~~ Tejon Street n/a not for publication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
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	n/a being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Tejon/Kiowa Development Associates (contact: Jay Rosenbaum)

street & number 631 North Weber Street, Suite #6

city, town Colorado Springs n/a vicinity of state Colorado 80903

5. Location of Legal Description

courthouse, registry of deeds, etc. El Paso County Records Building

street & number 27 East Vermijo Street

city, town Colorado Springs state Colorado

6. Representation in Existing Surveys

title Landmarks Council of the Pikes
Peak Region has this property been determined eligible? yes no

date unknown federal state county local

depository for survey records Penrose Public Library

city, town Colorado Springs state Colorado

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Giddings Block is a representative example of late 19th century commercial Romanesque Revival, the distinguishing features of which are round arches--typically repeated to form arcades--and corbelled brick work within the cornice. At the time of its construction (1898), the Giddings Block was the tallest building in the city and housed the largest department store.

It is a late example of Romanesque Revival. The Hagerman Block across the street--a similar building--was built nearly twenty years earlier. The Wheeler Bank in Manitou (1888) and the Alamo Hotel in Colorado Springs (1886) were built in much the same style. Colorado Springs' major buildings after that time were normally designed in the emerging Neo-Classical Revival. Thus, the Giddings Block represented the end of an architectural era in Colorado Springs.

The structure has a basement and four stories above grade. Its dimensions are 50 feet on the west facade (which has the main entry on Tejon Street) and 140 feet on the south facade along Kiowa Street. Both convention and function required a conservative structure with regular features. Large display windows occupied the front of the first floor (in a later remodeling, additional display windows were added along Kiowa Street). Windows on the upper floors were evenly spaced in a symmetrical bay pattern that had become commonplace for commercial buildings of the period.

The west and south facades were sheathed with red facing brick, relieved by rusticated sandstone courses that formed the lintel and sill of the fenestration on the second and third stories, but only the sill on the arched windows of the fourth floor. The brick piers between the display windows have rusticated stone inserts which originally continued as stone courses along the south brick wall.

Most of the building's architectural embellishment is confined to the top floor. Here one finds a graceful arcade of round-headed windows--evenly spaced on the narrow west facade, but arranged in clustered triads on the south facade. Each window arch has brick voussoirs extending out from it. A narrow brick molding frames the arch.

The single daring feature of the Giddings Building is the exaggerated arch that extends to the top floor on the south facade. The highest point of the large arch is even with the top of the window arcade and appears as a greatly magnified version of one of the small triad windows. This arch has four tiers of windows; all but the highest row are out of synchronization with the other bands of windows. Although this displacement is visually jarring, it calls attention to the arch pattern of the upper story and heightens its interest and importance as an entrance.

The building has been dramatically but not irretrievably altered over the years. In the post-World War II era, the building was painted gray and the windows of the upper stories were boarded and painted over. This newly-acquired "skin" has far less texture and color than the original brick, stone, and glass surfaces. Modern signs are attached to the side and front (photos ca. 1910 show handsome, conservative large gold relief letters that spell "Giddings Bros."). Modern wood and aluminum around the entry door further alter the main floor exterior, although the large display windows are keeping with the original design.

continued

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On the inside, a lowered ceiling and other modernizations have obliterated the original surfaces. However, the original space remains open much as it was at the turn of the century. The second floor was initially designed as a ballroom; the third and fourth floors were rented as individual offices, numbering more than forty. The successful Giddings department store eventually occupied the entire building.

8. Significance

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

Specific dates 1898

Builder/Architect

Designed and built by the architectural and general contracting firm of Roberts and Bischoff.

Statement of Significance (in one paragraph)

The Giddings Building was a conventional commercial structure in keeping with the architectural expectations of its era. As such, it is a valuable example of late 19th century commercial building and one of the few remaining in downtown Colorado Springs. The fact of its corner location heightens its value as an historic building; a similar structure occupies the opposite corner. On a third corner stands a handsome 1920s retail building. Together they form an important reminder of the city's earlier configuration. However, the building's greatest significance grows out of the social and economic ties of its owners and from its function as a retail store.

The earliest Giddings company store of 1874 was among the first commercial enterprises in Colorado Springs (the city was founded and platted in 1871 by railroad entrepreneur William Jackson Palmer). When, in 1898, the store moved to its permanent location at this site, it was the largest store in town and remained pre-eminent well into the 1960s when the May-Daniels & Fisher Company moved the store to a new location on the site of the old Antlers Hotel. The Giddings family control of the business continued from 1874 until 1950 when they sold out to the Daniels & Fisher Company of Denver.

During all those years, the Giddings family played a major role in the community, particularly Edwin Giddings, the founder. Like General Palmer and other early leaders, such as Irving Howbert and Matt France, Giddings was a versatile investor who recognized the variety of opportunities that existed in the emerging West. He was a founder of the Colorado Springs and Cripple Creek District Railway, a director of the Exchange National Bank and of the Peoples Passenger Railway Company (a streetcar line), a partner of gold millionaire W.S. Stratton in the Boulevard Baseball Park, and an investment ally of Jimmie Burns, one of the more flamboyant Cripple Creek gold tycoons. He was an incorporator of the Citizens Automatic Telephone Company. Finally, like many other investors of his time, he was a cattleman.

In other ways, in addition to his myriad business interests, Giddings was the quintessential western leader. First, he came to Colorado Springs in the early 1870s for his health, as did up to a third of all other new residents and immigrants during that period of settlement. He joined many other talented and ambitious men who were here for their health, or a family member's men, such as Jerome Wheeler, J.J. Hagerman, and William Hassell. Giddings participated in the city's landmark events; for instance, he chose and ordered the furnishings for the first Antlers Hotel, a sumptuous Queen Anne facility that firmly established Colorado Springs as a premier resort in the 1880s. Giddings was an officer in the Elks and contributed to many park projects and other community programs. He served briefly as alderman from the city's first ward, and he was elected as first president of the Chamber of Commerce.

continued

9. Major Bibliographical References

Pamphlet: "Sixty Years in the Pikes Peak Region." A commemorative printed by Giddings Brothers. (In Penrose Public Library, C.S.)
 Facts Magazine. Vol. III No. 25 (March 26, 1898); Vol. IX, No. 48 (September 3, 1898).
 Sprague, Marshall. Newport in the Rockies. Denver: Sage Books, 1961.

10. Geographical Data

Acreeage of nominated property _____ .22

Quadrangle name _____ Colorado Springs

Quadrangle scale 1/24000

UTM References

A	<u>1</u> <u>13</u>	<u>5</u> <u>1</u> <u>14</u> <u>4</u> <u>10</u> <u>10</u>	<u>4</u> <u>2</u> <u>9</u> <u>8</u> <u>3</u> <u>2</u> <u>5</u>	B	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
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Verbal boundary description and justification

The Giddings Building fully occupies the corner lot (50 x 190) on the northeast corner of Kiowa and Tejon Streets in downtown Colorado Springs. The main entry has been on Tejon Street along a 50-foot facade; the length runs 190 feet on Kiowa Street.

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

state	n/a	code	county	n/a	code
state		code	county		code

11. Form Prepared By

name/title _____ Elaine Freed

organization _____ Preservation Services _____ date _____

street & number _____ #318, 868 Oxford Lane _____ telephone _____ 635-2018/473-2233, x704

city or town _____ Colorado Springs, _____ state _____ Colorado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state XX 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 Swales*

title _____ State Historic Preservation Officer (Acting)

date _____ March 16, 1983

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

Entered in the
National Register

date

4/21/83

for *Albion Byers*
Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

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Significance

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By the late 1890s, just a few years after gold was discovered in Cripple Creek, Giddings was a well-established, influential businessman with sufficient capital and contacts to take full advantage of the new mining speculation and of its secondary benefits that produced a general affluence in Colorado Springs.

Giddings Brothers operated a high-quality department store. At the time of its opening, it was known to be beautifully and lavishly lighted. The walls and ceiling were painted white; the maple floor was varnished. Polished nickel fixtures glittered against this spare, classic background. Shelving of bird's eye maple ran through the center of the store and large glass show cases held samples of merchandise.

Giddings offered the citizens of Colorado Springs the latest high fashion items along with the necessities of domestic life: linen, fabric, gloves, clothes, dress patterns, corsets, underwear. They advertised the best carpets, Wiltons and Axminsters, and also voguish goods from the Orient including Japanese bead curtains and Turkish rugs and hangings. The store became an important institution in the everyday lives of middle-class and well-off Colorado Springs residents.