

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED **SEP 21 1982**
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Old Colorado City Historic Commercial District

AND/OR COMMON Old Colorado City

LOCATION

STREET & NUMBER Roughly ~~on~~ N side of Colorado Avenue from 24th Street ^{W 2611} west to 2626 Colorado Ave. ~~(see Continuation Sheet)~~

CITY, TOWN Colorado Springs VICINITY OF ^{also includes 115 S. 26 St. and 2418 W. Pikes Peak Ave.} n/a NOT FOR PUBLICATION CONGRESSIONAL DISTRICT 05

STATE Colorado CODE 08 COUNTY El Paso CODE 041

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	n/a IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	n/a BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input checked="" type="checkbox"/> OTHER: Library vacant

OWNER OF PROPERTY

NAME Multiple Ownership - see Continuation Sheet

STREET & NUMBER

CITY, TOWN STATE VICINITY OF

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. El Paso County Clerk and Recorder Office

STREET & NUMBER Centennial Building, 200 South Cascade Avenue

CITY, TOWN STATE Colorado Springs Colorado 80903

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Colorado Inventory of Historic Sites (21/04/0000/01)

DATE Ongoing FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Colorado Historical Society; 1300 Broadway

CITY, TOWN STATE Denver Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" 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 checked="" type="checkbox"/> MOVED DATE <u>1927</u>
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		(Dr. Garvin's cabin only)

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Old Colorado Historic Commercial District is located on the west side of Colorado Springs in what was originally a separate city. It includes 27 properties situated principally along Colorado Avenue between 24th and 26th streets with some additional properties on Court Street and the block between 26th and 27th streets. Bancroft Park, which includes an early pioneer cabin, bandshell, and pavilion, is located within the district between 24th and Court streets. The park provides a focal point for the district and open space relief to the dense character of the adjacent commercial buildings. In all, the 18 structures that contribute to the integrity of the district maintain the feeling and association of a former time; this integrity is not altered by the presence of 9 non-contributing buildings.

Old Colorado City does not exhibit examples of "high style" architecture. Rather, the buildings are relatively simple and representative of western commercial architecture during two periods of Colorado City's early history. The earliest known style of construction in Colorado City is represented by small one-story frame and brick buildings.

The second typical style found within the proposed district is the Western Victorian, turn-of-the-century commercial building. For the most part, these structures are two-story, constructed of red brick with an almost square facade. The distinctive exterior feature is decorative stone and brickwork, which is primarily illustrative of Queen Anne style panel brick patterning, although combinations with Italianate and Romanesque Revival features can also be found. Most of these buildings extend to the front and side lot lines. This lot coverage in addition to the relatively uniform roof lines gives a consistent rhythm and profile to the buildings. This coherency of style sets off the area from the other commercial development along Colorado Avenue and defines the district boundaries.

While some of the buildings within the district have been altered or modernized in some way, their scale, shape, and materials remain in harmony with one another. The pattern of ornamental brick work meanders from building to building, primarily along the upper levels. Differentiated from one another by the degree of intricacy, this detailing combines with the regular window placement to further tie the buildings together. The result is a visually cohesive area defined by shape, texture, and style. It is an area which evokes a sense of time and place, an embodiment of the western commercial centers of frontier days.

The Old Colorado City area has been the focus of public and private revitalization efforts since the mid-1970s. In some examples of private renovation, particularly in the last couple of years, there has been an effort to recover more of the historical character of the buildings. Throughout Old Colorado City, examples can be found where modern facades and signs have been removed or replaced, original architectural detailing has been exposed and highlighted or buildings have been painted to match the materials and/or colors that were used at the turn-of-the-century. The city of Colorado Springs has developed a public improvement plan which will include such things as building rehabilitation, burying the overhead utility wires, landscaping, and special traffic and lighting features. As the original form and style of the

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Description

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historic buildings becomes more evident, Old Colorado City will become an even stronger evocation of its past.

Buildings in District (Building Numbers Keyed to Map 1)

1. Bancroft Park - "Dr. Gavin's Cabin": (1859) The oldest structure in Colorado City, and the only remaining example of the early buildings of the pioneer era. This building is of log construction with a false front. It has been used as a drugstore and physician's office, a county courthouse, a laundry, antique shop, and is now a museum.
2. Bancroft Park - "Bandshell": (Circa 1929) Stone bandshell, compatible with park setting, although not similar to the historic buildings.
3. Carnegie Public Library (2418 West Pikes Peak Avenue): An excellent example of an adaption of the Greek Revival style of institutional architecture, this structure is laid out in a simple, symmetrical rectangular form. Like the classical temple style, the roof is flat. A solid parapet with the building's name is centered above the entrance. Ionic columns frame the doorway. The building has served as the main library for Colorado City since its construction. It is now called the Old Colorado City Branch.
4. The Colorado Building (2400-2424 West Colorado Avenue): (1903) Constructed originally as a bank building, this three-story brick structure has housed a variety of commercial uses including a hotel, a drugstore, Bible college, and now an artist's gallery and studio. A noteworthy detail of the building is the Queen Anne style brickwork found primarily along its southern facade. The simple wrought ironwork along the third story balconies adds additional appeal to the building's appearance.
5. 2428-2430 West Colorado Avenue: (1900) This brick commercial building, now a retail store, shows some sign of its original character. However, an aluminum facade across the top half of the building obscures most details of its architectural style. This modernization appears easily reversible without great cost. (Intrusion)
6. Waycott Opera House (2432-2434 West Colorado Avenue): (1901) This three-story brick building provides a good illustration of the composite architectural influences which make up the western Victorian style. Queen Anne style brickwork forms pilasters on the front facade and corbelling creates the entablature. Additional Queen Anne detailing enhances the segmental arch and round-arch windows with lattice work and doorways of the building. The large round-arch windows with their rock-faced sills on the third floor exemplify the detailing found in the Richardson Romanesque style of architecture. The Waycott Opera House, originally located on the building's second floor, was Colorado City's cultural center for many years. The first floor housed the Idlewild Theatre, and the basement was Mack's Ice Cream store. On the east and west walls of the structure, a painted advertisement for "Mack's Ice Cream and Candy" can still be seen today. The third floor was previously used for offices and a meeting hall for several lodges. Currently, the building is being renovated for use as a restaurant and lounge and office space.

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7. Templeton Building, 2502-2504 West Colorado Avenue: (1891) Build by Albert Allen for Henry Templeton, this three-story brick structure originally housed a drugstore, lodging, offices, and club meeting room. Within Old Colorado City, this building provides the best example of the Italianate influence on western commercial architecture. The Italianate features include an elaborate iron cornice, metal ornamentation and segmental arch windows on the second and third floors. Additionally, the building is characterized by Queen Anne style panel brick decoration. Brickwork forms four pilasters which support the large iron cornice. Corbelling accentuates and connects the windows on the south and east facades. Today, the Templeton building is occupied by retail stores and the Community Development Department's Westside Field Office. The city office has been renovated to expose the original brick walls and iron support beams and piers. As was typical of Italianate commercial structures, the iron pillars are ornately decorated, as is the metal cornice. Even the metal nuts protruding from the steel lintel above the entrance have been fashioned into decorative rosettes.
8. 2506 West Colorado Avenue: (1896) Although somewhat muted by a coat of white paint, this building exhibits intricate brick detailing which recently has been highlighted by painting the projecting brick panels various colors. Of particular note is the elaborate entablature and ornamental brackets. While the second-story arched windows have been bricked in, their scale and the brick detail surrounding them are consistent with the adjoining buildings. Also of interest is the decorative hardware and wood carving adorning one of the ground floor doorways. Originally, this building was the home of Koch's Drugstore. It is now occupied by the Fox Photo Company.
9. Reed Building, 2508 West Colorado Avenue: (1902) A modest buff colored, brick, two-story structure built originally as a rooming house, now a commercial establishment. A first floor modernization has obscured much of the structure's architectural style. However, the Queen Anne brickwork of the cornice and the radiating stone and brick voussoirs above the second floor windows illustrate the detail which originally went into the building's construction.
10. 2510 West Colorado Avenue: (1889) This is an early commercial building. Unfortunately, an application of stucco to the structure's facade has obscured both the detailing and texture of the original surface. A recent renovation has attempted to recreate the building's historical character by installing a decorative wood cornice similar to those found on other buildings in the area. (Intrusion)
11. 2512-2514 West Colorado Avenue: (1899) The horizontal mass of this building, emphasized by the projections of the brick corbelling, differs from the vertical lines found on most of the other structures in the district. Also distinctive are the two brick parapets trimmed with stone at each end of the building and the flowered-shaped metal fasteners along an exposed steel lintel. Initially, the Colorado City post office and a drugstore were located on this building's first floor, and apartments were found on the second story. Today, it has been renovated as a restaurant.

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12. 2516 West Colorado Avenue: (1889) This one-story building is a good example of the false-front frame buildings, typical of Colorado City's early history. The building's layout, which includes a central door flanked by large display windows, is also representative of the early commercial building style. Of particular interest are the wooden scrolls incorporated into the decorative brackets supporting the simple cornice of the frame facade.
13. 2518 West Colorado Avenue (1948) (Intrusion)
14. 2520 West Colorado Avenue (1949) (Intrusion)
15. 2522 West Colorado Avenue (1894) (Intrusion)
16. Willard Building, 2524 West Colorado Avenue: (1889) This building was initially built as a hotel. It now houses two retail establishments. The brickwork of the Willard Building provides another excellent example of Queen Anne panel brick decoration. Brick detailing creates the entablature and pilasters that accent the building's vertical lines. Contrasting stone lintels accent the second-story windows. The building's name appears on a metal plaque between the two center pilasters. Decorative rosette fasteners are also evident along the horizontal steel support beam. Unfortunately, a first-floor modernization has obliterated the lines and details of the building at the ground level.
17. 2526 West Colorado Avenue: (1921) See #18 below. (Intrusion)
18. 2528 West Colorado Avenue: (1908) These buildings (#17 and #18) were built as offices for the IRIS, an early Colorado City newspaper. Additionally, the Francisco House, the meeting place for the Second Colorado Territorial Legislature, when Colorado City was the territorial capital, stood on this site. First stucco and then a wooden facade has obscured the building's original appearance. (Intrusion)
19. Tenderfoot Building, 2530 West Colorado Avenue: (1904) Originally built as a rooming house, the Tenderfoot Building presently has a retail establishment on the first floor and apartments on the second. The buff colored brick structure features Queen Anne brickwork at the cornice, quoins, and radiating voussoirs with a central keystone above each second story window.
20. 2532 West Colorado Avenue: (1889) Like the Tenderfoot, this two-story brick building was constructed as a rooming house and now holds a retail store and apartments. Below the slight stepped parapet, brick detail work forms the building's entablature. Queen Anne style detailing also forms labels and arches which tie together the square and round arch windows of the second floor. Another interesting feature found on this building is the S-shaped metal pieces which decorate the protruding heads of the structural tie rods. As noted, this kind of decorative hardware is common in Italianate style commercial construction.
21. 2602 West Colorado Avenue: (1940) (Intrusion)

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22. A simple two-story brick building made visually appealing through the use of decorative stone and brickwork. Brick corbelling and dentils form the entablature of the building. Queen Anne string courses, defined by ornamental brick texturing, tie together the three segmental arch windows of the second floor. The building is currently being renovated for commercial use.
23. 2611 West Colorado Avenue: (1904) Built by Jake Schmidt, this building was once one of the most popular saloons in Colorado City. Today, this structure is occupied by the Pleasant Valley apartments and its orientation has been changed towards the east facing a courtyard which parallels the building. An ornamental iron fence encloses the courtyard. Decorative ironwork also forms the railing for the second-story balcony which runs the length of the building overlooking the courtyard. Queen Anne style brickwork defines pilasters, the entablature, and demarcates the first and second floors on the Colorado Avenue facade. Also, the metal bolts along an exposed steel beam across the Colorado Avenue face have been fashioned into decorative rosettes, ornamentation frequently found on Victorian style construction.
24. 2603-2609 West Colorado Avenue - "The Argyle Block": (1889) Originally this building contained a saloon, store and gambling facilities. Later, the upstairs was divided into a number of small apartments for use as a brothel. Today, used as retail and other space, it is an excellent example of the adaptive reuse of a building without altering its original features. The building was designed by architects Douglas and Hetherington and constructed of red brick and sandstone, the facade of the two-story cubical building is embellished by a corbelled entablature, stone columns on the first floor and two large sandstone blocks inscribed with the name "Argyle Block" and the year "1889" on the second floor. Also centered in the building's extended parapet is a hand-chiseled Victorian "A." Scattered across the building surface are star-shaped metal pieces, decoration for the protruding ends of the structural tie rods which hold the interior walls to the brick exterior.
25. 2601 West Colorado Avenue: (1928) Originally a filling station, this small stucco one-story building is now used as a restaurant. Brick trim along the building's cornice, parapet, and the decorative detailing above the windows and door are compatible with the architectural styling found elsewhere in the district. (Intrusion)
26. 2527-2531 West Colorado Avenue: (1889) A two-story brick building constructed originally as a saloon and gambling house. Queen Anne and Italianate detailing merge on this commercial structure to give it visual appeal. Cast iron columns frame the doorways of the three store fronts on the lower level. The name of the manufacturer, a local foundry--the Hassell Iron Works--can be discerned at the base of the western-most column. Italianate ornamental metal fasteners adorn the horizontal steel beam which separates the first and second floor. Decorative brick and stone work animates the second-story facade. Queen Anne brick detailing creates pilasters and the building's entablature. A rough-faced stone string course connects the second-story windows and accentuates the building's horizontal lines. Another interesting feature is the two small elliptical windows, framed with radiating voussoirs and keystones found on the east side of the building.

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27. 115 South 26th Street - "Second City Hall": (1892) This combination one and two-story brick building was initially built to serve as a municipal building for Colorado City. It included the City Hall and offices, a jail and firehouse. Typical of institutional buildings, the Romanesque style detailing gives the structure an appropriate fortress-like appearance. Rough stone and brick radiating voussoirs form round arches above the first floor windows and doors. Another round arch is incorporated into the extending brick parapet atop the building. The arch is centered with the building's construction date between two supporting brick pilasters. Similarly styled pilasters adorn the front facade at each corner. Textured stone forms the lintels and sills which frame the second story window sashes and transoms. This stone trim also connects the window and doors of the first floor. Since its construction, the building has housed a variety of public and commercial uses. The Colorado Springs Mattress Company once operated out of the building and its painted signs on the north and east facades are still visible today.

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 checked="" 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 1859-1929

BUILDER/ARCHITECT n/a

STATEMENT OF SIGNIFICANCE

The Old Colorado City Historic Commercial District is significant in representing the last remaining vestage of the historic commercial core of the former community of Colorado City (annexed in 1917 as part of Colorado Springs). It reflects the prosperous era of the town's history of the late nineteenth century that resulted from the construction of the railroad into the community in the 1880s and the discovery of gold in Cripple Creek. With so few historic commercial buildings surviving in Colorado Springs, the district takes on added importance in illustrating commercial architectural styling in the area typical of the period.

Colorado City, the first permanent settlement in the Pike's Peak region, was formally organized on August 13, 1859. The town site was selected because of its proximity to Ute Pass and the access it provided to the gold fields of the Rockies and routes westward. As a natural stopping point before the arduous journey across the mountains, the town was established as an outfitting station for gold seekers and pioneers. Most of the early buildings in Colorado City were constructed as stores and businesses to serve these travelers.

Initially, the town was part of the territory of Kansas, but on February 26, 1861, a new territory was established. Largely because of the lobbying efforts of Colorado City's representatives in Washington, D.C., the new territory was named Colorado, and the territorial boundaries were set with Colorado City near its center. On September 9, 1861, Colorado City was designated the territorial capital. Unfortunately, its role as such was short-lived. Only one session of the territorial legislature was held in Colorado City on July 7, 1862. Shortly after convening, the members of the legislative body adjourned to Denver because they were dissatisfied with the poor accommodations and working conditions they had found in Colorado City.

For the next two decades, Colorado City declined. The Civil War and Indian skirmishes along the Arkansas River redirected much of the westward traffic through Denver. The town population dwindled as many of the inhabitants took up ranching and farming in the outlying areas. In 1873, the El Paso County Seat was moved from Colorado City to the newly incorporated Colorado Springs. Until the mid-1880s, the town was relatively inactive except as an agricultural community and in its role as the regional "watering hole" due to the prohibition of liquor in neighboring Colorado Springs.

The coming of the railroads and the discovery of gold at Cripple Creek breathed new life into the struggling town. The Colorado Midland Railroad, chartered in 1883, set up its administrative and operating headquarters in Colorado City. Soon, other industries located in and around the town to take advantage of the convenient rail access.

Continued

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 8 acres

QUADRANGLE NAME Colorado Springs

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A

1	3
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5	1	2	1	5	0
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4	2	9	9	5	8	0
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B

1	3
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5	1	2	1	0	0
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4	2	9	9	5	2	0
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ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

1	3
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5	1	1	6	9	0
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4	2	9	9	5	4	0
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D

1	3
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5	1	1	7	3	0
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4	2	9	9	7	9	0
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E

1	3
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5	1	1	8	3	0
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4	2	9	9	7	8	0
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F

1	3
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5	1	2	1	1	0
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4	2	9	9	6	8	0
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G

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H

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VERBAL BOUNDARY DESCRIPTION

Boundary Justification: The area to the north of the district is residential; to the south, contemporary commercial, to the west, contemporary commercial, and to the east, residential. The south side of Colorado Avenue, between 24th and 27th streets

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
n/a			

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Deborah Edge Abele, Redevelopment Planner

ORGANIZATION

City Planning Department

DATE

1979

STREET & NUMBER

P.O. Box 1575

TELEPHONE

(303) 471-6692

CITY OR TOWN

Colorado Springs

STATE

Colorado 80901

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

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

Walter C. Johnson

TITLE State Historic Preservation Officer

DATE 9/16/82

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Linda F. McClanahan

DATE *11/29/82*

ATTEST: *Patrick Andrews*

DATE *11/2/82*

CHIEF OF REGISTRATION

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Significance

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The most prominent of these industries was the ore reduction mills which refined the gold discovered and mined at Cripple Creek during the 1890s and early 1900s. These mills, the railroads, plus several other industrial concerns, such as the Colorado City Glass Works, Hassell Iron Works, and the Ute Pass Paint Factory, generated thousands of jobs. Colorado City became an industrial hub and major employment center for the region. The bulk of the buildings within the Old Colorado City Historic District were constructed to serve the working population which was consequently drawn to the area. Banks, restaurants, rooming houses, offices, meeting halls and other supporting commercial establishments were built along the north side of Colorado Avenue between Court and 26th Street.

The prohibition of liquor in nearby Colorado Springs, however, contributed as much to Colorado City's business development as did the industrial growth. A solid row of saloons was built along the south side of Colorado between the 2500 and 2700 blocks. The top floors of these buildings housed gaming rooms and brothels. Prostitutes also worked out of houses along Cucharras Street behind some of the saloons on the 2600 block of Colorado Avenue. Tunnels connected several of these brothels to the saloons to allow Colorado Springs "gentlemen" to pass undetected from them to the bordellos. Also, the tunnels provided an unobtrusive access to the saloons and gambling halls for mill and railroad workers passing through the area on their way home from work.

The notorious reputation of Colorado City was not to the liking of many Colorado City residents who lobbied to restrict saloon and prostitution activities. After years of protest, this group was finally successful. In 1914, all liquor sales were prohibited in Colorado City. Shortly after this time, the gold processing and railway business declined to the point where they no longer provided a significant economic base for Colorado City.

The annexation of Colorado City to Colorado Springs in 1917 brought to a close the official existence of Colorado City. However, the colorful history of Colorado City lives on its structures. The architectural styles and details prevail as a reminder of a bygone era. The establishment of the Old Colorado City Historic District will help insure that this visual tie to the past is maintained, strengthened and preserved for the generations to come.

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Major Bibliographical

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References

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Boundary Justification

is composed of older buildings whose facades have been severely altered; and contemporary structures. Sufficient historic integrity has not been retained to include the two blocks within the boundaries of the historic district.

Description

See Map 1 for boundaries.

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Also including Carnegie Library; 2601, 2607, 2527-2531 Colorado Avenue; and
2524 West Cucharras.

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<u>STREET ADDRESS</u>	<u>PROPERTY OWNER</u>	<u>MAILING ADDRESS</u>
Bancroft Park	City of Colorado Springs	Park & Recreation P.O. Box 1575, 80901
Bancroft Park	" "	" "
Public Library		
2424 West Colorado	Michael Garmen	P.O. Box 907 Manitou Springs, CO 80829
2430 West Colorado	F.D. & B.B. Green	2430 West Colorado Avenue Colorado Springs, CO 80904
2434 West Colorado	Mountain Fare Incorp.	2941 Main Street Santa Monica, CA 90405
2502 West Colorado	Bob Spear	56 Elm Street Colorado Springs, CO 80906
2506 West Colorado	Kenneth Lindstrom	1501 Wood Avenue Colorado Springs, CO 80907
2508 West Colorado	Robin N. Dailey	122 Hill Colorado Springs, CO 80905
2510 West Colorado	J.R. & MaryAnn Tefft	10296 Ute Green Mountain Falls, CO
2514 West Colorado	City of Colorado Springs	P.O. Box 1575 Colorado Springs, CO 80901
2516 West Colorado	Gene S. Brent	Brent Arms - 2516 West Colo. Colorado Springs, CO 80904
2518 West Colorado	Thomas Rhue	820 North Tejon Colorado Springs, CO 80903
2520 West Colorado	Daniel Rogers	2520 West Colorado Colorado Springs, CO 80904
2522 West Colorado	Edward W. Schoch	2522 West Colorado Colorado Springs, CO 80904

United States Department of the Interior
Heritage Conservation and Recreation Service
**National Register of Historic Places
Inventory—Nomination Form**

Old Colorado City Historic Commercial District

Continuation sheet

Owner of Property

Item number 4

Page

3

STREET ADDRESS

2524 West Colorado
2526 West Colorado
2528 West Colorado
2530 West Colorado
2532 West Colorado
2602 West Colorado
2606 West Colorado
2605 West Colorado
2603 West Colorado
2601 West Colorado
2527 West Colorado
2524 West Cucharras

PROPERTY OWNER

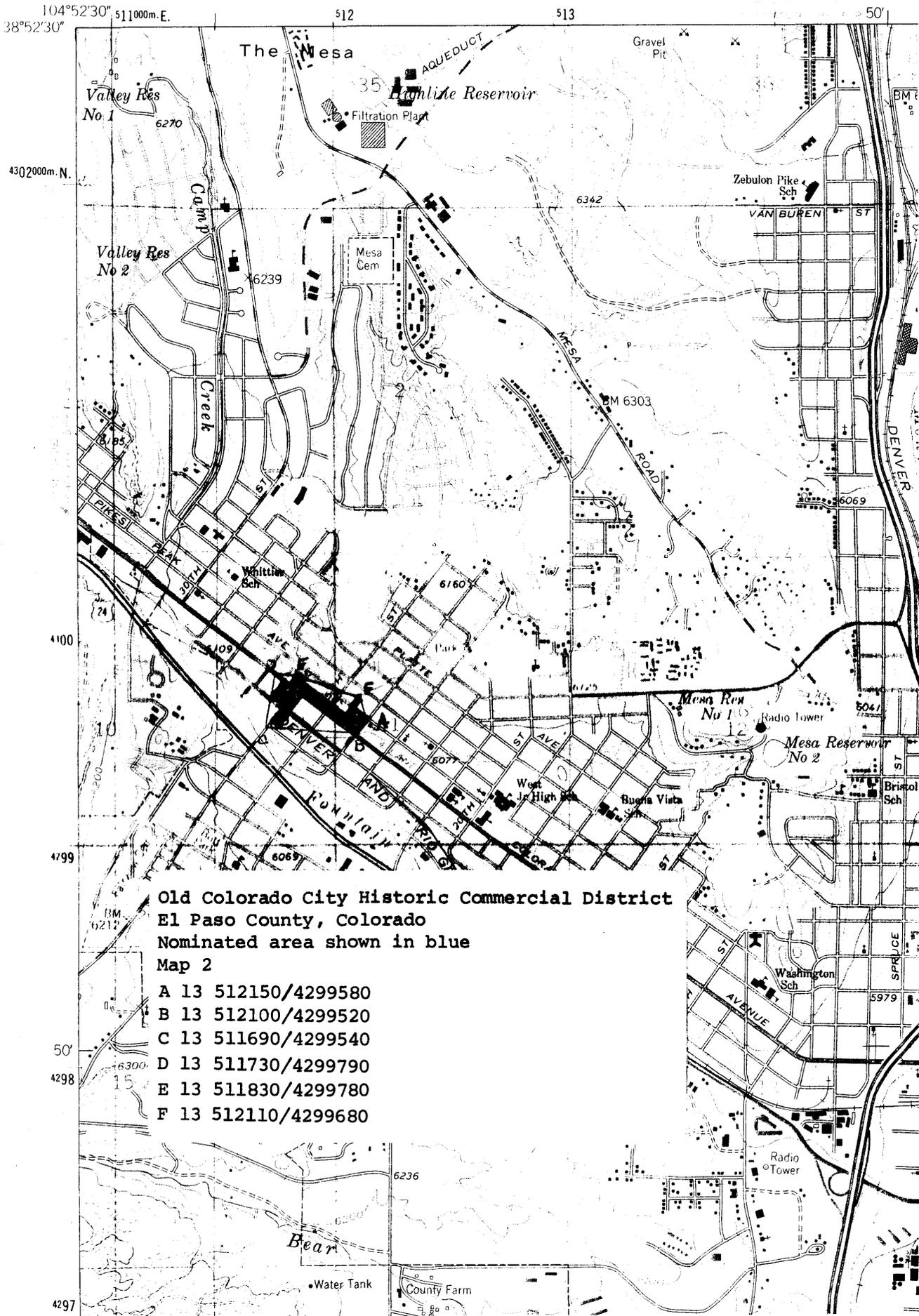
Pikes Peak Western Properties
John N. Crandall
Pikes Peak Development, Inc.
"
Perry C. Drake
William Grimes
Jean Sharon
Michael Collins
Olga Pratt
John L. Rodden
Pikes Peak Development Co.
Kenneth Lindstrom

MAILING ADDRESS

P.O. Box 367
Colorado Springs, CO 80901
2526 West Colorado
Colorado Springs, CO 80904
P.O. Box 367
Colorado Springs, CO 80901
"
2532 West Colorado
Colorado Springs, CO 80904
418 Pleasant
Colorado Springs, CO 80904
2608 West Colorado
Colorado Springs, CO 80904
110 South Weber
Colorado Springs, CO 80903
2612 West Cucharras
Colorado Springs, CO 80904
2601 West Colorado
Colorado Springs, CO 80904
P.O. Box 367
Colorado Springs, CO 80901
1501 Wood Avenue
Colorado Springs, CO 80907

5061 IV NW
(CASCADE)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



OLD COLORADO CITY HISTORIC DISTRICT

Map 1
Old Colorado City Historic Commercial
District El Paso Co., Colo.

City Map
1 inch = 100 feet
July 1982
City Planning Office, Colorado Springs

Nominated area shown in heavy black wavy
line. Intrusions shown in red. Numbers
refer to building number in text of form.

