

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED JUL 1 1980

DATE ENTERED

SEP 12 1980

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

1 NAME

HISTORIC

Second Midland School

AND/OR COMMON

"Old Midland School"

LOCATION

STREET & NUMBER

815 South 25th Street

-- NOT FOR PUBLICATION

CITY, TOWN

Colorado Springs

CONGRESSIONAL DISTRICT

5

-- VICINITY OF

STATE

Colorado

CODE

08

COUNTY

El Paso

CODE

041

CLASSIFICATION**CATEGORY** DISTRICT BUILDING(S) STRUCTURE SITE OBJECT**OWNERSHIP** PUBLIC PRIVATE BOTH**PUBLIC ACQUISITION** IN PROCESS BEING CONSIDERED**STATUS** OCCUPIED UNOCCUPIED WORK IN PROGRESS**ACCESSIBLE** YES: RESTRICTED YES: UNRESTRICTED NO**PRESENT USE** AGRICULTURE COMMERCIAL EDUCATIONAL ENTERTAINMENT GOVERNMENT INDUSTRIAL MILITARY MUSEUM PARK PRIVATE RESIDENCE RELIGIOUS SCIENTIFIC TRANSPORTATION OTHER:**OWNER OF PROPERTY**

NAME

Mel and Louise Eskanos

STREET & NUMBER

815 South 25th Street

CITY, TOWN

Colorado Springs

-- VICINITY OF

STATE

Colorado

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

El Paso County Clerk and Recorder (Book 3122, Page 594, #507 609)

STREET & NUMBER

200 South Cascade Avenue

CITY, TOWN

Colorado Springs

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

21/04/0057

DATE

Ongoing

 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR

SURVEY RECORDS

Colorado Historical Society, 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION

EXCELLENT DETERIORATED
 GOOD RUINS
 FAIR UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at 815 South 25th Street in Colorado Springs, the Second Midland School is a single detached structure that sits high above its surroundings and thus forms a local landmark. The building is three storeys in height, built of red sandstone and brick, and is designed roughly in the shape of a squat "T" since a portion of the main facade projects well beyond the main building, which is essentially square. The main or west facade has seven bays: two on the left side, three in the center projection, and two on the right side. The north facade has four bays, the east facade eight bays, and the south facade two bays on the main level. The roof is hipped and gabled. There are several chimneys.

The secondary features give the structure its characteristic early twentieth century appearance. The lower, garden-level portion, is constructed of massive blocks of locally quarried red sandstone and supports the upper two floors made of hardened brick, laid in stretcher bond, that was produced locally in the late 1800s. White granite forms the quoins on all outer corners of the building. The six windows on the west projecting facade are framed by a granite surround formed as an extension of the radiating voussoirs and carved keystones over three second storey windows. White granite forms the lugsills on the second and third storey windows. Radiating voussoirs and carved keystones are found on the three second storey windows on the front facade projection and on the four third storey front windows. The garden-level windows are set in the blocks of red sandstone. The sandstone lintel over the top of the garden level windows extends the full width around the building. All of the windows are double sashed and double hung. A front-facing roof dormer, seen in very early pictures, has been removed, probably when the original wood-shingle roof was replaced with the present steel roof. Two single stack brick chimneys are centrally located, one to the east and one to the west. Flattened metal rods have been staggered every few inches along the lower foot of the roof to act as a deterrent to snow sliding off.

The two porticos flanking the projecting west facade provide the main access to the building. Each porch has three flagstone steps leading up to the platform and to the double entrance doors with transom light panels. A double sashed, double hung window lies flush against the center projection on the inside wall of each porch. Brick and stone piers support the steel, hipped roof covering each portico.

In 1925 a double exit fire escape was added to the upper east level to conform to local regulations. Two adjacent rooms each house an exit door and a parallel stairway to the ground. An additional fire escape is provided by one of the lower level north side windows.

The interior is spacious and airy. The entry stairs lead up to a wide hall running the length of the building. The three large rooms on this level serve as the kitchen, living room, and dining room. At either end of the main hall are wide staircases leading to the third storey. Again a wide hall runs the length of the building. The three large rooms serve as bedrooms. The school library with its built-in shelves, will be used as a study. A bath/dressing area was added to one of the bedrooms. A 3/4 bath was also added to the upper level. On both the main and lower level each of the large rooms is connected to the room next to it by a narrow pass through door.

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The lower level consists of two large rooms, four small rooms, two utility or pipe rooms, the boiler room and the original restrooms, which have been somewhat modified to include double showers in each.

An effort has been made to restore much of the interior to its original appearance. Vertical panelled wainscotting leads up the entry stairs to the main level, down the stairs to the lower level, and along the hallways on all three levels. On the second and third storeys the coat rack mantels have been left intact, including many of the old coat hooks. The single five panel doors each have the original keyhole locks and door handles; each door also can be locked by a deadbolt. The large central windows on each door provide easy visible access into each room. An entablature forms the upper molding on each door.

The entire building has a pressed tin ceiling. Picture molding runs along the upper walls in all the rooms and hallways. The light fixtures in the entry hall have been restored to the original copper. The original school bell is being wired to serve as a doorbell. The blackboards and bulletin boards have been left intact in all rooms except one room upstairs; these were removed by an earlier occupant of the building.

All woodworking, doors, moldings, and wainscotting have been restored to a greenish hue, the color that the wood was originally stained. The floors on the upper and main level and the stairs are all fir hardwood except for the living room's which was oak hardwood. The lower level floors are concrete with the exception of the gymnasium (now a disco room) which is oak hardwood. The room which served as the kindergarten had been linoleum tiled earlier.

A few modifications have been made to enable the school to serve as a residence. The kitchen was modernized and now is serviced by two complete sets of appliances. New cabinets were built to blend in with the original woodwork, both in style and in the green hue they were stained. The unused space under each stairway now houses a laundry room on one side and a powder room on the other.

A wood stove was installed in the main hall to assist the boiler, a 1902 St. Johns and Barnes; both the coal bin and ash pit are still usable, the coal bin with a roof top opening for ease of coal delivery. The school's original hot air circulation system, designed to be used with the boiler, has not been changed and is still being used.

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 checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" 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 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 1902

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The second Midland School is significant for its role in education in Colorado Springs and for its architectural features which reflect the characteristic elements of early twentieth century schools. The structure is also a local landmark that looms over a large area of town.

Colorado City, the first permanent settlement in El Paso County, was established on August 13, 1859, in the midst of the gold rush. At that time the land was in Kansas Territory; not until two years later in February 1861 did the U. S. Congress create Colorado Territory. Still another decade elapsed before the territorial legislature organized El Paso County and made Colorado City the county seat.

Colorado City flourished during the mid-1870s and after. Prospectors discovered rich silver-lead ores in the area of Leadville, and before long the Colorado Midland Railway built the first standard gauge road across the mountains. With Colorado City as its headquarters, the Midland built its shops and roundhouse in the community, and with this direct connection to mining camps in the Central Rockies and later Cripple Creek, Colorado City went into a boom that saw its population rise rapidly.

In 1889 Anthony Bott, one of the founders of Colorado City, donated land on which the town constructed a red brick schoolhouse with one storey and two rooms. This was the first Midland School, named in deference to the railroad. Before too many years had passed, however, this structure proved inadequate to meet the growing needs of the town. So in 1902 the town built the second Midland School, the subject of this nomination. The site was the same, the land donated by Bott some years before, but this second, far more imposing school was built north and east of the older structure and on a high point that overlooks downtown Colorado Springs to the east, the Garden of the Gods to the north, Pike's Peak to the west, and Cheyenne Mountain to the south. Later the original school was razed, leaving the second Midland School as the only one on the site. This structure continued to serve the educational needs of the community for nearly another seventy years, but by the late 1960s it was outmoded, and the community built a third Midland School some distance away. In 1971 and 1972 Pike's Peak Board of Cooperative Services and El Paso Community College used the structure, and classes continued to be held there until 1979 when School District #11 finally sold the property.

From an architectural perspective the Second Midland School reflects the typical features of schools built in the early twentieth century. The height, the massing, the red brick, the classical elements all denote this. In addition to being a local landmark, the school is now one of the last remaining examples of the typical elementary school to be seen in this area. Since 1972, four turn-of-the-century grade schools

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Seibel, Harriet. A History of the Colorado Springs School District 11.
 Colorado Springs: Century 1 Press, 1975

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.33

QUADRANGLE NAME Colorado Springs

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,3 | 51,16,7,5 | 4,29,89,5,0

B 1,3 | 51,16,4,0 | 4,29,88,2,0

C 1,3 | 51,15,1,0 | 4,29,89,1,0

D 1,3 | 51,15,4,0 | 4,29,90,5,0

E | |

F | |

G | |

H | |

ZONE EASTING NORTHING

ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION That property bounded on the west by 25th Street, bounded on the south by Howbert Street, bounded on the east by 24th Street, and bounded on the north by Hagerman Street.

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Karen Jasmund, Secretary

ORGANIZATION

Tower Plaza Realty, Inc.

STREET & NUMBER

2829 East Platte Avenue

CITY OR TOWN

Colorado Springs

DATE

January 15, 1980

TELEPHONE

(303) 475-8910

STATE

Colorado

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

Karen Jasmund Jan 26, 1980

TITLE State Historic Preservation Officer

DATE

FOR NPS USE ONLY

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

DATE 9/12/80

ATTEST: *W. Ray Luce* 9/5/80
 CHIEF OF REGISTRATION

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have been demolished in town, and at the disposal sale of this structure, most of the bidders were demolition and salvage people. The present owners, however, feel the need to preserve and protect this structure, one of the few remaining turn-of-the-century schools in the area.

ED. JEF 3/80