UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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RECEIVED JUL 1 1980

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DATE ENTERED

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

1 NAME				
HISTORIC				
Second Mid	land School			
	nd School"			
1				····
LOCATIC	JIN			
STREET & NUMBER	R 25th Street			
CITY, TOWN			NOT FOR PUBLICATION CONGRESSIONAL DISTR	ICT
Colorado S	prings		5	
STATE		CODE	COUNTY	CODE
Colorado		08	El Paso	041
CLASSIFI	CATION			
CATEGORY	Y OWNERSHIP	STATUS	PRESI	ENTUSE
DISTRICT	PUBLIC X		AGRICULTURE	MUSEUM
X_BUILDING(S)		UNOCCUPIED X_WORK IN PROGRESS		PARK
SITE	-BOTH PUBLIC ACQUISITION		EDUCATIONAL ENTERTAINMENT	
OBJECT	IN PROCESS		GOVERNMENT	RELIGIOUS SCIENTIFIC
	-BEING CONSIDERED	YES: UNRESTRICTED	INDUSTRIAL	TRANSPORTATI
		NO	MILITARY	OTHER:
STREET & NUMBER	uise Eskanos R 25th Street		STATE	
Colorado S			Colorado	-
LOCATIC	ON OF LEGAL DESC	RIPTION		
COURTHOUSE, REGISTRY OF DEE	DS,ETC. El Paso County C	lerk and Recorder	(Book 3122, Page 59	94, #507 609
STREET & NUMBE	R 200 South Cascade			
CITY, TOWN	200 boach dascade		STATE	
	Colorado Springs		Colorado	
6 REPRESE	NTATION IN EXIST	FING SURVEYS		
TÎTLE				
Colo	rado Inventory of Histo	oric Sites	21/04/0057	
DATE	•	EEDEDAL	V STATE COUNTY 1000	
Ongo	ing	FEUERAL	X_STATECOUNTYLOCAL	
DEPOSITORY FOR SURVEY RECORDS				
SORVET RECORDS	🖇 Colorado Historical S	Society, 1300 Broa	ldway	

Colorado 80203

7 DESCRIPTION

CON	DITION	CHECK ONE	CHECK ONE
EXCELLENT GOOD FAIR	DETERIORATED RUINS UNEXPOSED	$\underline{X}_{Altered}$	XORIGINAL 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.

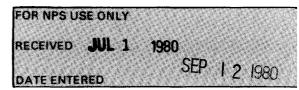
The two porticos flanking the projecting west facade provide the main access to the building. Each porch has three flagstone steps leading up to the platform and to the double entrance doors with transom light panels. A double sashed, double hung window lies flush against the center projection on the 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.

ED. JEF 3/80



PERIOD	AF	REAS OF SIGNIFICANCE CH	ECK AND JUSTIFY BELOW	
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
1500-1599		ECONOMICS	LITERATURE	SCULPTURE
1600-1699		X EDUCATION	MILITARY	\underline{X} SOCIAL/HUMANITARIAN
1700-1799	ART	ENGINEERING	MUSIC	THEATER
X_1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION
1900-	COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT	OTHER (SPECIFY)
		INVENTION		
SPECIFIC DAT	ES 1902	BUILDER/ARCH	HITECT 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 nomina-The site was the same, the land donated by Bott some years before, but this tion. 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 This structure continued to serve the educational needs of the community for the site. 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 land-mark, 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	e Colorado	Springs	School	District 11.
Colorado S	prings: Century	1 Press,	1975		
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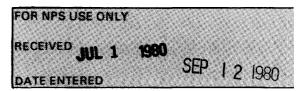
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		FLI	
GL			
VERBAL BOUNDARY DESC	CRIPTION That proper	ty bounded on the	west by 25th Street,
	uth by Howbert Stree e north by Hagerman	-	east by 24th Street,
LIST ALL STATES AN	ID COUNTIES FOR PROPERT	IES OVERLAPPING STATE	OR COUNTY BOUNDARIES
STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE
ORGANIZATION Tower Plaza Realt	y, Inc.	Jan	DATE uary 15, 1980
STREET & NUMBER			TELEPHONE
2829 East Platte	Avenue	(30	3) 475-8910 STATE
Colorado Springs		Col	orado
12 STATE HISTORI			
THE EVA	LUATED SIGNIFICANCE OF		
NATIONAL	· STAT	E	
•	for inclusion in the National R by the National Park Service.	register and certify that it h	n Act of 1966 (Public Law 89-665), as been evaluated according to the
STATE HISTORIC PRESERVATION	OFFICER SIGNATURE	nu Com	insind / 14 26,
TITLE State Histori	c Preservation Offic	er	DATE
OR NPS USE ONLY	•		an a succession of the second s
HEREBY CERTIFY THAT TH	IS PROPERTY IS INCLUDED	IN THE NATIONAL REGIST	alla
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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.

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