

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR FEDERAL PROPERTIES

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

1 NAME

HISTORIC

Colorado Springs Post Office and Federal Courthouse

AND/OR COMMON

Colorado Springs Main Post Office

2 LOCATION

STREET & NUMBER

210 Pikes Peak Avenue

NA NOT FOR PUBLICATION

CITY, TOWN

Colorado Springs

NA VICINITY OF

CONGRESSIONAL DISTRICT

5

STATE

Colorado

CODE

08

COUNTY

El Paso

CODE

041

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" 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 type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input checked="" type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
<input checked="" type="checkbox"/> Thematic Group	<input type="checkbox"/> 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 type="checkbox"/> OTHER:

4 AGENCY

REGIONAL HEADQUARTERS: (If applicable)

United States Postal Service, Western Regional Office

STREET & NUMBER

850 Cherry Ave.

CITY, TOWN

San Bruno

NA VICINITY OF

STATE

CA

94099

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. El Paso County Assessor

STREET & NUMBER

27 E. Vermijo Street

CITY, TOWN

Colorado Springs

STATE

CO

80903

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None Known.

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

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 type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (1939, 1963, 1967)	<input type="checkbox"/> MOVED DATE <u>NA</u>
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The two story rectangular structure is rigidly symmetrical. The front elevation has two main entrances flanking five arched windows. There is a balastrade at the top of the cornice surrounding the flat roof.

LOCAL CONTEXT

The building site is located in the heart of the downtown district of Colorado Springs. There are commercial structures on both sides and across the intersection of Pikes Peak Avenue and Nevada Avenue.

This structure is strongly identified locally with the Cripple Creek gold boom of 1891-1900 +. Other local landmarks of this period include the old City Hall (1904) and the Mining Exchange (1901). The former was built on land given by W.S. Stratton; the latter was built for W.S. Stratton and was the world's leading mining exchange during the gold mining era.

The site was offered to the United States Government at a reduced price by W.S. Stratton, the Gold Camp's first millionaire and local philanthropist. Stratton had previously offered the government first-floor space in his Independence Building and had paid for all interior fixtures and equipment for the post office. Said space was utilized from 1898 through completion and occupancy of the present building in March of 1910.

All three of these structures are located within close proximity of the current post office.

PHYSICAL APPEARANCE

The site is well maintained with limited landscaping on the avenue frontages.

The building appears to be in excellent structural condition. Only minor tuck-pointing of the granite facing and painting/rehabilitation of the exterior windows and doors appear necessary from the outside.

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The interior of the structure has been extensively remodeled. In 1939, an extension of the workroom was constructed under the direction of the Public Buildings Administration (Louis Simon, Supervising Architect). In 1957, changes were made to the lighting and some repainting occurred. In 1961, the metal roof was removed and replaced. An extensive remodeling in 1963 involved significant changes to the public service lobby and box lobby. Also the loading dock and workroom floor were remodeled. In 1967, the original light court was closed off and new exhaust fans were installed to provide improved ventilation.

The structure consists of Colorado granite faced masonry walls with masonry foundations. There is a basement containing storage and mechanical rooms.

The original tin roof was removed and replaced in 1961.

Floors consist of concrete with terrazzo which has been covered with vinyl asbestos tile. Recently, the terrazzo has evidenced problems of decomposition under the tile and requires repair.

The building is an example of the eclectic Renaissance Revival and Beaux-Arts Classicism which was the characteristic idiom of government construction in the early years of this century. Though the applied ornament is derived from diverse sources, the primary source for both the ornament and the plan appears to be French Neo-classical and Renaissance Revival design. The facade is articulated by two segments of the wall which project forward roughly eight inches, and by the composite order pilasters which carry an ionic frieze and projecting cornice. The keystones of the first floor arches form "S"-shaped brackets, and visually support the belt course which expresses the second floor line. The facade is topped by a balustrade above the cornice. The symmetry of the facade is relieved by the placement of the front entrance to the north of the building's center line. The transom above the entrance is filled with a frieze decorated with relief sculpture, and is visually supported by two simple composite order pilasters. Two cast iron fixtures flank the front entrance.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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 type="checkbox"/> 1800-1899	<input 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	Constructed 1908-1910 Renovations 1939, 63 & 67	BUILDER/ARCHITECT	OSA/James Knox Taylor Supervising Architect
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STATEMENT OF SIGNIFICANCE

The Colorado Springs Main Post Office is a well preserved example of the type of post office building constructed during James Knox Taylor's tenure as Supervising Architect. The building is a notable interpretation of Classical and Renaissance Revival styling and has considerable urban design significance in relation to the town's civic center.

ARCHITECTURE

The Colorado Springs Main Post is significant as an example of a combined Post Office and Federal Building.

It is an excellent example of not only the Renaissance Revival/Beaux-Arts style, but also of the application of the style to government building in the United States. The classically derived ornament arranged in a logical and symmetric neoclassical design provided certain associative values for the Federal Government. The design refers both to Ancient Greece and Republican Rome as the originators of republican democracy and examples of stoic patriotism, as well as to the humanistic ideals of the enlightenment, the era in which neoclassical design first came to prominence in Europe.

The Colorado Springs Citizens Advisory Board for Historic Preservation has referred to the Post Office as the best local example of this style, according to City staff.

The building meets National Register Criterion C because it embodies the distinctive characteristics of a type or period; also, it is strongly associated with Mr. Stratton, an individual with strong local historic and cultural significance.

COMMUNITY PLANNING/COMMERCE

The Colorado Springs Post Office is also significant in its strong association with the Cripple Creek gold boom of 1891 to WWI. Prior to the discovery of gold in Cripple Creek area,

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Colorado Springs had experienced modest growth as a resort and tourist city. The gold boom resulted in a tripling of population between 1890 and 1895. By 1900 the population reached almost 24,000, then increased to 33,411 in 1910, before falling in 1920 to 30,105. This boom also resulted in a period of significant construction and development which was stimulated even moreso by the replacement of a seven block area of the city's central business district was destroyed by fire in 1898. The combination of the two events resulted in a downtown area in which most prominent buildings were designed and constructed between 1900 and 1910. The County Courthouse (1901-02), City Hall (1904), Carnegie Library (1905) and the Post Office the major public buildings of the city, reflected the city's new found status in the monumental Renaissance and Neo-Classical forms. These buildings are associated with the city's formative growth years, which were stimulated and fueled by the discovery and production of Cripple Creek gold. The association of the Post Office stems from Colorado Springs rapid growth to a "major" city, the lobbying efforts by local boosters (from the as early as 1898) for recognition by the federal government, and finally a federal building to signify the city's development.

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COMMERCIAL

Source: Sanborn Map,
Colorado Spgs.,
Colorado, April
1943, page 4.

EAST PIKES PEAK AVENUE

