

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

RECEIVED 2280

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Old North End Historic District (Boundary Increase and Amendment)

Other names/site number: North End Historic District / 5EP.333

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Bounded by Lilac Street, Uintah Street, Monument Valley Park, and the alley between Nevada Avenue and Weber Street

City or town: Colorado Springs State: CO County: El Paso

Not For Publication: n/a Vicinity: n/a

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B X C D

		<u>8/7/15</u>
Signature of certifying official/Title: <u>Deputy State Historic Preservation Officer</u>		Date
<u>History Colorado/Office of Archaeology and Historic Preservation</u>		
State or Federal agency/bureau or Tribal Government		

Old North End Historic District
Name of Property

El Paso County, CO
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Jon Edson H Beall _____ *9.14.15* _____
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>264</u>	<u>76</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>264</u>	<u>76</u>	Total

Number of contributing resources previously listed in the National Register 639

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- COMMERCE/TRADE/business
- COMMERCE/TRADE/specialty store
- SOCIAL/meeting hall
- EDUCATION/college
- RELIGION/religious facility
- RELIGION/church school
- RELIGION/church-related residence
- HEALTH CARE/hospital

Current Functions

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- COMMERCE/TRADE/business
- COMMERCE/TRADE/specialty store
- SOCIAL/meeting hall
- EDUCATION/college
- RELIGION/religious facility

Old North End Historic District

El Paso County, CO

Name of Property

County and State

RELIGION/church school
HEALTH CARE/hospital
HEALTH CARE/medical business/office

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/*Italianate*
LATE VICTORIAN/*Queen Anne*
LATE VICTORIAN/*Stick/Eastlake*
LATE VICTORIAN/*Shingle Style*
LATE 19TH & 20TH CENTURY REVIVALS/*Colonial Revival*
LATE 19TH & 20TH CENTURY REVIVALS/*Classical Revival*
LATE 19TH & 20TH CENTURY REVIVALS/*Tudor Revival*
LATE 19TH & 20TH CENTURY REVIVALS/*Mission/Spanish Colonial Revival*
LATE 19TH & 20TH CENTURY REVIVALS/*Italian Renaissance*
LATE 19TH & 20TH CENTURY REVIVALS/*French Renaissance*
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/*Prairie School*
LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/*Bungalow/Craftsman*
MODERN MOVEMENT/*International Style*
MODERN MOVEMENT/*Minimal Traditional*
MODERN MOVEMENT/*Ranch*

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE, CONCRETE
Walls: WOOD, STUCCO, BRICK, ASBESTOS, SYNTHETICS, METAL
Roof: ASPHALT, WOOD, TERRA COTTA, METAL
Other: STONE, BRICK, WOOD, METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Summary Paragraph

The Old North End Historic District is located in Colorado Springs, Colorado, approximately one mile north of the downtown core. It is a primarily residential district characterized by distinctive homes constructed from the late nineteenth century through the mid-twentieth century, but also includes a small number of commercial and institutional properties dating from the same period. The district retains a high degree of integrity in both its architecture and setting, and was listed in the National Register of Historic Places as the North End Historic District on December 17, 1982 (5EP.333, 82001017). This nomination changes the name of the district to its commonly used name, provides additional documentation of the Old North End's history and significance, modifies the areas of significance, expands the period of significance, increases the district boundary to include additional contributing properties, and excludes a small number of properties that have lost historic integrity.

The amended district is bounded on the north by the Denver and Rio Grande railroad tracks, on the south by Uintah Street, on the east by the alley between Nevada Avenue and Weber Street, and on the west by Monument Valley Park. The amended district shares the historically defined boundary of the Old North End neighborhood on the north, south, and west. The eastern boundary excludes the easternmost blocks of the neighborhood. Approximately six blocks of this area, in the southeast corner of the neighborhood, have been previously listed in the North Weber Street-Wahsatch Avenue Historic Residential District (5EP.348, 85000205, National Register listed February 8, 1985). The remainder of the eastern boundary of the Old North End Historic District borders a portion of the neighborhood that contains a high number of properties that are non-contributing due to loss of integrity or construction dates outside of the period of significance. With this amendment, the district will be approximately 392 acres in size and will consist of 1001 buildings, exclusive of outbuildings, including 903 contributing buildings and 98 non-contributing buildings.

Narrative Description

Setting

To the north of the Old North End Historic District boundary is the neighborhood of Roswell. Formerly known as the town of Roswell, the community was a nineteenth century railroad junction settlement that was incorporated as a part of Colorado Springs through a series of annexations ending in 1967. The southern boundary of the historic district borders the campus of Colorado College, a private liberal arts college founded in 1874. The eastern boundary borders the North Weber Street-Wahsatch Avenue Historic Residential District on its southern end and a predominantly non-contributing mixed residential/commercial area on its northern end. The western boundary of the district follows the contours of Monument Valley Park. The heavily wooded city park opened in 1907, and is also listed in the National Register (5EP.613, 06001287, January 25, 2007).

The Old North End neighborhood is generally laid out in a grid pattern of broad north/south avenues and narrower east/west streets, creating rectangular blocks bisected by north/south

Old North End Historic District

Name of Property

El Paso County, CO

County and State

alleys. The west side of the district deviates somewhat from the grid plan as several of its streets curve to follow the contours of Monument Valley Park. The park runs the entire length of the district's western boundary and provides unobstructed views from the district westward to the foothills and mountains of the Front Range beyond.

Contributing greatly to the historic character of the Old North End is the abundance of large deciduous and evergreen trees and mature landscaping (Photos 1-2). Many of these trees were planted during the city's early history. In the early 1900s, the city constructed raised 35' wide medians in the center of all of the city's 140'-wide north/south avenues. Within the Old North End Historic District, medians were constructed on Cascade Avenue, Nevada Avenue, and a portion of Wood Avenue (Photo 3). Although Tejon Street was also 140' wide, it did not receive medians because a trolley line ran up the center of the street at that time. Numerous trees, shrubbery, and flowers were planted in the medians in a variety of landscaping styles, thereby differentiating the appearance of one street from another. Nevada Avenue's medians were planted with two stately rows of deciduous trees, giving the street a more formal appearance. The plantings in the medians on Wood and Cascade Avenue are more varied, with deciduous trees alternating with evergreens, shrubbery, and flower beds (Photos 4-5). The medians' flowering trees, including crabapple, lilac, and redbuds, create a profusion of blossoming color in the spring.

Trees were also planted at regular intervals in the parkways between the sidewalks and the streets, and in the yards of the district's homes. Most residences in the district have uniform 25' setbacks, creating a deep front yard and formal entrance to the home. Low iron and wood fencing and low stone walls enclosing front yards are common throughout the district (Photo 6). The majority of front yards feature well-tended, flat grass lawns and mature landscaping, often reflecting influences of the Victorian era (Photo 7). A small number of district homeowners have more recently implemented xeriscape-style landscaping in their front yards.

During the construction of the medians in the early 1900s, many of the community's streets were paved as well. Today, all of the streets in the district are paved in concrete and include standard sidewalks and curbing. Curb cuts are infrequent and narrow, as most of the district's garages and carriage houses are located at the rear of properties and are accessible from the alleys. Along portions of Wood Avenue and Cascade Avenue, remnants of vacated irrigation ditches can be seen between the sidewalk and the curb.¹ What appears to be a second sidewalk is actually a concrete slab covering the ditches. The irrigation ditches were once part of the El Paso Canal system, which was constructed in 1872 and remained in use until 1956. The canal supplied water to a series of lateral ditches throughout the neighborhood, although those on Wood and Cascade Avenues are the only visible vestiges of the system in the district (Photo 8).

In recent years, the Old North End Neighborhood (ONEN), a non-profit neighborhood association, has undertaken a number of projects to help enhance and identify the neighborhood

¹ Per 36 CFR 60.6, only real property and not water rights is the subject of this nomination. The water delivery mechanism of ditches was abandoned when the City of Colorado Springs switched to a municipal water system in 1954, per Doug Hollister, Water Commissioner for Water District 10, interview with E. Warzel, March 11, 2015. See also Case No. CA13801, Water District Court 10.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

as a historic community. In 2007, modern aluminum street lights were replaced with Victorian-style street lights along Tejon Street (Photo 9). Based on historic photographs of the Old North End, in the last several years ONEN has replaced all modern street signs in the neighborhood with black and white street signs that closely resemble those used historically. Each sign has an attached topper reading "Old North End" to help identify the neighborhood and define its boundary (Photo 10). In addition, in 2013 and 2014 successively, ONEN installed two entryway signs at the southern and northern boundaries of the neighborhood. Located in the medians at the intersections of Nevada Avenue and Uintah Street and Nevada Avenue and Lilac Street, the entryway signs are constructed of the same local Dawson Arkose sandstone found in many neighborhood foundations and porches (Photo 11). Both entryway signs feature a large plaque reading "Historic Old North End". Additional entryway signs are planned for other neighborhood thoroughfares in the future.

Architectural Character

The Old North End Historic District is recognized as Colorado Spring's most intact collection of historic residential architecture.² Many house types and architectural styles are represented; however, visual continuity is maintained due to the district's high concentration of well-maintained, single family historic homes employing high quality designs, materials, and craftsmanship. While each house in the district has its own distinctive character, a number of architectural features are common to many Old North End homes. The majority of residences are of wood frame construction and have wood shingle or wood clapboard siding. Most homes also have large front porches, decorative wood detailing, and masonry foundations. Other common features include irregular rooflines, dormers, elaborate front doorways, and leaded or stained glass windows (Photos 12-14). Many houses were designed so that the southern side of the house, which receives the greatest sun exposure, contained the most frequently used living spaces, such as the living room, dining room, and master bedroom. Bay windows are often located on the southern elevation for this reason. Another feature commonly seen in Old North End homes is the sleeping porch, which was often used by family members or boarders under treatment for tuberculosis (Photo 15-16). Although many sleeping porches were part of the original design, some were later additions.³

Property types

Five predominant property types have been identified within the district: Estates/Mansions, Grand Homes, Cottages/Bungalows, Post-World War II Homes, and Commercial/Institutional Buildings.⁴ To some degree, a mix of these types can be seen throughout the district, with larger buildings generally located on the wider north/south avenues of the district and smaller buildings fronting the narrower east/west streets. However, several areas of the district have a greater concentration of each property type.

² J. Mark Nelson and Deborah Edge Abele, *North End Historic District Design Guidelines*, Rev. 2nd ed. (City of Colorado Springs, 1995), 15.

³ Charles Fox Gardiner, *Doctor at Timberline: True Tales, Treavils, and Triumphs of a Pioneer Colorado Physician* (Colorado Springs: Pikes Peak Library District, 2008), xxii.

⁴ Nelson, 35-50. Property type categories adapted to include Post World War II Buildings and Institutional Buildings, which were not addressed in the Design Guidelines.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

The district's Estates and Mansions typically have a very large lot size of ¼ acre up to 1 ½ acre, with expansive lawns and formal landscape features. These homes are usually 2 or 2 ½ stories in height and 5,000-10,000 square feet in size. They often have irregular plans and feature projecting bays and other distinctive architectural elements. Most Estates and Mansions were custom designed by architects and include wide façades relative to building depths, unusual porch designs, massive front doors, and ornamental windows. Wood clapboard and wood shingle siding is frequently combined with other secondary materials such as stone, brick, or stucco. Many feature multiple outbuildings such as garages, carriage houses, stables, barns, sheds, or secondary living quarters. Outbuildings were often designed in a similar style to the main house and use the same materials.⁵ A small number of large outbuildings have since been converted to separate residences. The majority of the district's Estates and Mansions are located on Wood and Cascade Avenues in the southern portion of the neighborhood. Predominant architectural styles include Queen Anne, Shingle, Colonial Revival, Mediterranean Revival, Tudor Revival, and Spanish Colonial Revival/Mission. Approximately 10 percent of the district's homes are Estates and Mansions (Photos 17-22).

Most Grand Homes in the district have 9,000 square foot lots with medium sized grass lawns with an assortment of other mature vegetation. They are 1 ½ to 2 ½ stories and 2,000-6,000 square feet in size. Grand Homes usually have regular plans with minor variations and narrow façades relative to building depth. These homes range in design from high style custom designs to pattern book or builder designs. The predominant exterior material is wood, although masonry porches occur. Many Grand Homes have decorative front yard wood or iron historic fencing or low stone walls ranging from 2' to 4' in height, while rear yards often have 6' fencing. Outbuildings typically include garages and small sheds constructed with functional designs and materials. Many of the district's Grand Homes are located on Tejon Street and Nevada Avenue, but are also interspersed throughout the district. Common architectural styles of Grand Homes are Queen Anne, Colonial Revival, Mediterranean Revival, Spanish Colonial Revival/Mission, and Craftsman. Grand homes comprise approximately 50 percent of the district (Photos 23-28).

Cottages and Bungalows in the Old North End Historic District are typically located on small and medium sized lots up to 9,000 square feet. Front yard setbacks vary based on district location, with those homes fronting on north/south avenues usually having 25' setbacks and those on east/west streets often having setbacks of 5 to 10'. Most have small to medium sized grass lawns and mature landscaping. Fencing is usually limited to back yards. Cottages and Bungalows are 1 to 1 ½ story in height and 1,000-2,500 square feet in size. The majority are of pattern book or builder design and have a rectangular or square plan with minor variations. Predominant wall materials are wood clapboard, wood shingle, or stucco. Front porches are common, as is decorative trim such as gingerbread, rafter tails, and eave brackets. Typical outbuildings include garages and sheds. The majority of the district's Cottages and Bungalows are located in the northern portion of the district, north of Fontanero Street. Architectural styles include Victorian, Craftsman, Spanish Colonial Revival/Mission, Period Revivals, and Vernacular. Approximately 30 percent of the houses in the district are Cottages and Bungalows (Photos 29-34).

⁵ Most of the outbuildings within the district are considered contributing and generally are garages or carriage houses. Some have been converted to single family homes and now have their own address.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

Many of the district's Post World War II homes are located on the wider, irregular shaped lots in the southwestern portion of the district, although a number of examples can be seen in the northernmost blocks of the district as well. There are also a small number of infill occurrences throughout the district. These homes are one story in height and are typically rectangular in plan, with wide façades and low hipped, side gabled, or cross gabled roofs. Typical wall materials are brick, stucco, or wood siding. Many feature an attached garage at the side or rear of the building. Most Post World War II homes in the district are of the Minimal Traditional or Ranch subtype and are simply detailed, however, some examples exhibit Tudor Revival, Prairie, Modern Movement, or Colonial Revival influences. Post World War II homes make up approximately 10% of the district (Photos 35-42).

There are seven contributing Commercial and Institutional buildings within the boundaries of the district that have historically served the Old North End neighborhood and surrounding communities. Two are churches (1515 N. Cascade Ave. and 2318 N. Cascade Ave.), one is a church meeting hall (1524 N. Tejon St.), one is a school (2410 N. Cascade Ave.), two are retail buildings (119 E. Fontanero St. and 1216 N. Nevada Ave.), and one is an office building (1528 N. Tejon St.). Lot sizes, building sizes, and architectural styles are varied, as these buildings were constructed at different periods of the district's development and serve varying functions. While there is little similarity in each of these properties, all employ styles and materials that are compatible with the district and are well integrated with the surrounding residential buildings (Photos 43-49). Non-contributing commercial/institutional buildings are those that date outside of the period of significance or are not compatible in the district, either in scale or design.

Penrose Hospital, located in the northern portion of the neighborhood, has developed the four blocks of the district bounded by E. Madison Street, N. Cascade Avenue, E. Jackson Street, and N. Nevada Avenue. Penrose Hospital has evolved out of the 1890 Glockner Sanitarium that was once located on a portion of the property. All of the buildings associated with the sanitarium have since been demolished. Numerous historic homes that formerly occupied much of the property have also been demolished or moved as the hospital has expanded over the years. All of the extant Penrose Hospital buildings are considered non-contributing. Many of these buildings were constructed outside of the period of significance (1992-2012) and are much larger in scale than the remainder of the district. The few mid-twentieth century buildings that remain on the hospital's campus (1941-1959) have been extensively remodeled and have been adjoined to buildings constructed outside of the period of significance.

The district also contains a small number of apartment buildings. Two contributing multi-unit buildings at the northeast corner of Nevada Avenue and Uintah Street (1201 N Nevada Avenue and 208 E Uintah Street) were built in 1900 and retain a high degree of integrity (Photo 144). There is also a contributing 1924 bungalow court located at 17 E. Madison Street that remains relatively unaltered (Photos 145-146). In addition, several of the larger historic homes in the southern blocks of the district, mostly along Cascade Avenue and Nevada Avenue, were converted to multi-family housing during the Post World War II housing shortage. Many of these buildings are now used as rental units for Colorado College students. Most examples retain the appearance of a single family home and are considered contributing. Two additional

Old North End Historic District

El Paso County, CO

Name of Property

County and State

apartment buildings located at 1231 N. Nevada Avenue (built 1972) and 1303 N. Nevada Avenue (built 1963) are non-contributing (Photos 147-148). The apartment building at 1231 N. Nevada was built outside of the period of significance, and both buildings are architecturally intrusive in both design and scale among the surrounding late-nineteenth and early-twentieth century homes.

Integrity

The Old North End Historic District is a cohesive, intact, well maintained grouping of residential buildings, along with a small number of commercial and institutional buildings, dating from the early nineteenth through the mid-twentieth century. The district has retained a high degree of historic integrity, both in its architecture and setting. The properties included in the boundary expansion of the district share the same high level of preservation as the original district, and serve to reflect the cohesiveness of the district as a whole. The Old North End remains one of the most distinctive neighborhoods in Colorado Springs, and continues to convey the historic character of the period of significance.

The vast majority of buildings within the district retain most of their character-defining architectural features and reflect the original appearance of their design, materials, and workmanship. The wide variety of architectural styles that exist in the district are well represented, as many property owners have maintained the original siding, windows, and decorative details of their buildings. Additions, where present, are largely compatible and are often located at rear elevations. As a result, the original designs of the district's architects, the skill of the artisans, and the builder's methods of construction remain evident in most Old North End buildings. In 2000, the City of Colorado Springs established a Historic Preservation Overlay Zone for the properties located within the original North End Historic District. As a result, exterior alterations to these properties that require a building permit are subject to review by the City's Historic Preservation Board.

The setting of the district's properties has also remained relatively unchanged. The pattern of streets and alleys, property widths and setbacks, building locations, and landscaped medians have been maintained. Historic features such as flat grass lawns, formal front yard landscaping, and low wrought iron fences and stone walls remain common throughout the district. The abundance of mature shade trees also contributes greatly to the district's historic appearance. The preservation of these character defining features and buildings has insured that the district conveys the feeling of a significant historic neighborhood, and retains its association as the historic home of many of the individuals important in the business and social history of Colorado Springs.

In recent years, the Old North End Neighborhood association (ONEN), has undertaken several neighborhood improvement projects in an effort to enhance the historic character of the district. Modern green and white street signs were replaced with black and white street signs based on historic photographs. Sign toppers, reading "Old North End" differentiate the new signs from those used historically and help to define the boundary of the neighborhood. Additionally, the neighborhood association has built two entryway signs at the northern and southern boundary of

Old North End Historic District
Name of Property

El Paso County, CO
County and State

the district reading “Historic Old North End”. The bases of both signs are constructed of the same local sandstone used in many neighborhood foundations and walls.

Less than ten percent of the buildings within the district are non-contributing. Because these buildings are not concentrated in any particular area (with the exception of the Penrose Hospital campus), but rather are distributed sporadically throughout the district, they do not detract from the overall historic character of the district. Non-contributing buildings include the small number that were built outside of the period of significance, those that have been modified to such an extent that they no longer convey their historic identity, and those that do not contribute to the identified characteristics of the district.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

List of Properties:

The table includes all of the properties within the expanded boundary of the historic district, inclusive of the properties that were listed in the original 1982 nomination and of the properties in the expansion areas. The information is presented in alphabetical order by street name (with direction) and number. Contributing or non-contributing status is indicated for each property.

Alamo Avenue

1406 Alamo Avenue (1936) (contributing building)

Two-story brick Tudor Revival house with 8- and 12-light wood casement windows, an asphalt shingle gable roof with one side brick chimney, and a front porch with gabled roof. The steeply pitched gables feature patterned brick work and decorative verge boards. The rear yard has a two-car garage with a gable roof and brick walls. Built by contractor L.D. Shotwell.

1414 Alamo Avenue (1936) (contributing building)

One-and-one-half-story stucco Tudor Revival house with 8-light wood casement windows, an asphalt shingle cross gable roof with one central stucco chimney, and a quarter width engaged front porch with flared gabled roof. The house features arched windows in gables and a flat-roofed attached garage at rear. Built by contractor L.A. Neely.

1419 Alamo Avenue (1924) (contributing building) - Photo 24

One-story stucco Mission house with arched casement and six-over-one double-hung windows, an asphalt shingle and tile hipped roof with two stucco chimneys, and an engaged, recessed porch. House features a square tower with pyramidal tile roof and multiple curvilinear parapets. Two-car, flat-roofed stucco garage with a parapet and a small greenhouse with a shed roof.

1422 Alamo Avenue (1928) (contributing building)

One and one-half-story stucco Tudor Revival house with 8-light casement windows (some with leaded glass), a side-gabled roof with one brick and one stucco chimney, and an enclosed porch with flared gable roof. Two-and-one-half car, gable roof, stucco garage. Built by contractor W.T. Mitchell.

1428 Alamo Avenue (1940) (contributing building) - Photo 94

One and one-half-story stucco Spanish Colonial Revival house with 8- and 12-light casement windows (several arched), a cross gable tile roof with one stucco chimney, and a flat roofed porch with a segmental arched entry. Two-and-one-half car stucco garage with tiled roof. Built by contractor C.A. Carlson.

1429 Alamo Avenue (1922) (contributing building) – Photo 126

One and one-half-story stucco Mission house with arched casements with multiple lights, a tile hipped roof with one stucco chimney, and an engaged, hipped roof porch with arched openings. House features multiple curvilinear parapets and an attached two-car garage.

1433 Alamo Avenue (1923) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Two-and-one-half-story stucco Tudor Revival house with 4-light casement windows, a wood shingle hipped roof with flared eaves and lower cross gables, and three brick chimneys. House features hipped dormers and a one-car attached garage.

1436 Alamo Avenue (1937) (contributing building) – Photo 122

One-story brick Ranch house with 8-light wood casement windows, a wood shingle side-gable roof with two brick chimneys, and an engaged entry porch. House features a lower cross gable on the façade with wood clapboard siding.

1504 Alamo Avenue (1930) (contributing building) – Photo 82

One-and-one-half-story stucco French Renaissance house with 8-light wood casement windows, a hipped roof with two stucco chimneys, and an engaged entry porch. House has an attached two-car, gable-roofed garage and shed dormers with flared eaves. Built by contractor W. Carter.

1505 Alamo Avenue (1938) (contributing building)

One-and-one-half-story stucco Spanish Colonial Revival house with wood arched casements, a cross gable tile roof with two stucco chimneys, and a flat-roofed arched entry porch. Property has a stucco gable-roofed garage. Built by contractor C.A. Carlson.

1510 Alamo Avenue (1937) (contributing building)

One-story brick Colonial Revival house with ten-over-one wood double-hung windows, a wood shingle side gable roof with one brick chimney, gable-roofed porch, and a broken pediment over the entry door. Property has a brick, gable-roofed garage. Built by contractor C.A. Carlson.

1513 Alamo Avenue (1922) (contributing building)

Two-story stucco Craftsman house with nine-over-nine wood double-hung windows, a front gable asphalt shingle roof with a central stucco chimney, and a side entry porch with a shed roof and square piers. House features exposed rafter tails and ribbon windows on the façade, Property has a stucco, gable-roofed garage.

1517 Alamo Avenue (1940) (contributing building)

One-story wood shingle Ranch house with double-hung six-over-six-light wood windows, a side-gable asphalt shingle roof with two brick chimneys, and an engaged, open porch. House features a lower cross gable and an attached one-car garage.

1520 Alamo Avenue (1933) (noncontributing building)

Two-story Colonial Revival house with wood weatherboard siding, one-over-one vinyl double-hung windows and a side gable asphalt shingle roof with two brick chimneys. House features gabled wall dormers and a two-story bay window on the south elevation. Property has a two-and-one-half-car front gabled garage. Considered noncontributing due to loss of integrity.

1524 Alamo Avenue (1924) (noncontributing building)

One-story stucco Contemporary house with a large flat-roof façade addition, recessed entry porch, modern aluminum windows in a variety of configurations, and an asphalt roof with a central stucco chimney. Considered non-contributing due to loss of integrity.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

1525 Alamo Avenue (1925) (contributing building)

Two-story Colonial Revival house with aluminum siding, wood double-hung windows with multiple lights over one, a hipped asphalt shingle roof with a central stucco chimney, and a porch with iron rails, square piers, and a balcony above. House features an attached porte-cochère on the north façade. Property has a two-car hipped roof garage.

1530 Alamo Avenue (1948) (noncontributing building)

Two-story stucco Contemporary house with a complex hipped roof with two chimneys, applied stone central square tower entry with hipped roof, and multiple different window types. Considered noncontributing due to loss of integrity.

1602 Alamo Avenue (1924) (contributing building)

One-and-one-half-story stucco Mission house with six-over-one double-hung wood windows, a hipped asphalt shingle roof with two stucco chimneys, and a quarter-width porch with an engaged overhang and iron rails. House features multiple curvilinear parapets and arched windows. Property has a two-car gable-roofed stucco garage.

1616 Alamo Avenue (1920) (contributing building)

One-story Bungalow with wood weatherboard siding and a concrete foundation, five-over-one double-hung wood windows, a gable asphalt shingle roof, and a three quarter-width, gable-roofed porch with square piers. Property has a one-and-one-half-car garage with a gabled roof, wood doors, three-over-three windows, and wood-paneled walls. Property also features a shed with gable roof and shiplap siding and another shed/garage with gable roof and wood weatherboard siding.

1617 Alamo Avenue (1922) (contributing building)

Two-story stucco Mission house with casement windows with false muntins, gable asphalt shingle roof with two stucco chimneys, and a half-width, flat roof, arcaded porch. House and attached two-car garage have curvilinear parapets. House has an arcaded wing wall and bay window with balcony on the same façade.

1618 Alamo Avenue (1895) (contributing building)

Two-story Colonial Revival house with wood weatherboard siding and a stone foundation, one-over-one double-hung wood windows, a gable roof with hipped wall dormers, one brick chimney, and a quarter-width, flat-roofed porch. House has an attached two-car garage.

1621 Alamo Avenue (1964) (contributing building)

Two-story Modern Movement house with wood vertical siding, concrete foundation, single-light casement windows, gable asphalt shingle roof with one side brick chimney, and a partial engaged porch. House features wide eaves and a two-car garage with a large balcony above.

1631 Alamo Avenue (1912) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Two-story stucco Italian Renaissance house with multi-light wood casement windows, asphalt shingle hipped roof with two side brick chimneys, and a quarter-width porch with a flat roof and round columns. House has wide eaves and two small iron balconies. Property has a four-car detached garage with a hipped asphalt roof and stucco walls.

1711 Alamo Avenue (1912) (noncontributing building)

One-and-one-half-story stucco Bungalow house with a side gable roof, two chimneys, a brick foundation, enclosed side porch, arched roof over the entry, and shed-roofed dormer addition. House is noncontributing due to loss of integrity through incompatible additions.

1715 Alamo Avenue (1948) (contributing building)

Two-story Raised Ranch house with a concrete foundation, brick first story, and wood weatherboard siding on the second story. House features one-over-one double-hung wood windows, a hipped roof with a central brick chimney, wide eaves, and an attached garage with a balcony patio above.

1721 Alamo Avenue (1950) (contributing building)

One-story brick ranch with vertical wood siding, casement windows, hipped roof, one stone side chimney and one central stucco chimney, and a partial-width engaged porch. House has an attached two-car garage below grade.

1722 Alamo Avenue (1948) (contributing building)

One-and-one-half-story stucco and brick Tudor Revival house with one-over-one double-hung vinyl windows, a hipped roof with two brick chimneys, and a gabled enclosed brick entry porch. Property has a three-car attached garage with stucco walls and a gabled roof.

1726 Alamo Avenue (1945) (contributing building)

One-story stucco Ranch house with six-over-six vinyl double-hung windows, gable roof with one brick chimney, and a full-width engaged porch with square piers. House has a low-pitch side gable roof with wood siding in the gables. Property has a modern Craftsman style one-and-one-half-story two-car garage with a gabled asphalt roof, stucco walls, and wood shingles in the gables. There is also a shed on the property with shiplap siding and a gabled asphalt roof.

1729 Alamo Avenue (1950) (contributing building)

Two-story brick and stucco Modern Movement house with a concrete foundation, one-over-one double-hung windows, hipped roof with one side brick chimney, and a flat-roofed porch with a projecting overhang. House features a balcony on the façade and an attached elevated deck on the second-story south side. Property has a three-car detached garage with a hipped asphalt roof and stucco walls.

1736 Alamo Avenue (1953) (contributing building)

One-story stucco Ranch house with a brick foundation, vinyl casement windows, and a hipped roof with central brick chimney. House features a brick water table and an attached one-car garage.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

1737 Alamo Avenue (1953) (contributing building)

One-story brick Ranch house with eight-over-twelve double-hung wood windows, hipped roof with two brick chimneys, and a partial-width engaged, recessed entry. Property has an attached two-car garage below grade.

1800 Alamo Avenue (1953) (contributing building)

One-story brick Cape Cod house with stucco and wood shingle siding, six-over-six vinyl double-hung windows with false muntins, steeply pitched side gable roof with gabled dormers, and a brick chimney. House features a bay window on the façade and a two-car detached garage with wood shingle siding.

1805 Alamo Avenue (1900) (contributing building)

Two-story stone and stucco Tudor Revival house with multi-light casement and double-hung windows, gable roof and gabled wall dormers, central brick chimney, and quarter-width gabled porch. House features half-timbering on the second story, a bay window on the east side, and an attached one-car garage. Property has a circular driveway and a shed with a gabled asphalt roof and wood paneled walls.

1806 Alamo Avenue (1947) (contributing building)

One-story brick Ranch with two-over-two double-hung wood windows, side gable roof with one brick chimney and two lower front gables, and a partial-width recessed courtyard entry porch with brick closed rail. Property has a two-car detached garage with a gable roof and cement board siding.

1812 Alamo Avenue (1953) (contributing building)

Two-story stucco Tudor Revival house with half-timbering on the second story, a double cross-gable roof and a U-plan, predominantly six-over-six wood double-hung windows, and a courtyard entrance.

1815 Alamo Avenue (1909, addition ca. 1985) (noncontributing building)

House is noncontributing due to large incompatible addition adversely impacting integrity of materials, design, and workmanship.

1816 Alamo Avenue (1947) (contributing building)

One-story stucco Ranch house with one-over-one vinyl double-hung windows, hipped roof with one brick chimney, and a quarter-width engaged, recessed porch. House features a large picture window and attached one-car garage.

1821 Alamo Avenue (1914) (contributing building)

Former stable historically associated with the property at 1830 Wood Avenue, since converted to a residence. Designed by architects MacLaren and Thomas, the one-and-one-half-story brick Tudor Revival house features a steeply pitched hipped roof, six-over-one double-hung wood windows, exposed rafter tails, and an arched entry door from a quarter-width engaged, recessed, porch.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

1824 Alamo Avenue (1947) (contributing building)

One-and-one-half-story stucco Cape Cod house with vinyl casement windows with false ten-light muntins, steeply pitched side gable roof and dormers, stucco chimney, broken pediment entry, and attached two-car garage.

1829 Alamo Avenue (1909) (contributing building)

Two-story brick and stucco Tudor Revival house with a concrete foundation, six-over-one wood double-hung windows, half-timbering on the second story, hipped roof with two brick chimneys, attached two-car garage with a flat roof, and partial-width engaged, recessed entry porch.

Caramillo Street

120 W. Caramillo Street (1929) (contributing building)

Two-story stucco Spanish Eclectic residence with one-over-one double-hung aluminum windows, terra cotta gable roof, two brick chimneys, and three-quarter-width, shed-roofed porch with square piers. House has an arched entry door and projecting asymmetrical gable on the façade. Property has a detached two-car gabled garage with stucco walls.

121 W. Caramillo Street (1933) (noncontributing building)

Two-story stucco Spanish Eclectic residence with complex terra cotta tile roof, square three-story stone tower, recessed, arched entry, iron balconnette, stucco chimney, modern metal fencing, and vinyl Chicago windows. This building is evaluated as noncontributing due to a loss of integrity of design, materials, and workmanship.

126 W. Caramillo Street (1923) (contributing building)

Two-story stucco Mission residence with four-over-one double-hung wood windows, terra cotta hipped roof with wide eaves and exposed rafter tails, two-story hipped projection with curvilinear parapet, stucco chimney, attached one-story sunroom with deck above, and quarter-width recessed entry with arched door.

212 W. Caramillo Street (1900) (contributing building)

Two-story stucco Spanish Eclectic residence with six-over-six double-hung wood windows, hipped roof, stucco chimney, and full-width arched entry porch with stucco columns. House is a Foursquare form with Spanish Eclectic stylings added in 1931. Property has a detached, two-car, gabled garage with stucco walls.

225 W. Caramillo Street (1969) (noncontributing building)

One-story stucco and stone Ranch residence with prominent stone chimney, broad shallow gable roof, recessed engaged entry porch, plate glass windows, and stone retaining wall around much of the property. This building is evaluated as noncontributing because it was built outside of the period of significance.

Cascade Avenue

2204 N. Cascade Avenue (1952) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story stucco Ranch house with a brick foundation, six-light aluminum casements, hipped roof, two-car attached garage on the south side, and quarter-width enclosed porch with a shed roof.

2212 N. Cascade Avenue (1923) (contributing building)

One-story stucco Craftsman house with six-over-one double-hung wood windows, side-gable roof with gabled dormer, stucco side chimney, and partial-width projecting gabled porch with square piers. Property has a two-car detached garage (circa 1990) with a gabled asphalt roof, stucco walls, and windows matching those of the house. Property also has a modern gabled shed.

2216 N. Cascade Avenue (1912) (contributing building) – Photo 104

One-story wood shingle Craftsman house with a stone foundation, four-over-one double-hung wood windows, bay window on the south side, hipped roof with hipped dormer, exposed rafter tails, stone central chimney, and partial-width engaged porch with square piers. Property has a historic one-car detached garage with a gabled asphalt roof, wood weatherboard walls, and windows matching those of the house. Garage has an attached covered patio.

2218 N. Cascade Avenue (2005) (noncontributing building)

Two-story stucco Contemporary house with a brick foundation, projecting second-story bays, hipped roof, one-over one double-hung paired windows, stucco chimney, wraparound porch with round columns. This building is noncontributing because it was built outside of the period of significance.

2220 N. Cascade Avenue (1898) (noncontributing building)

This building is noncontributing due to a loss of integrity of materials, design, and workmanship. Two-story stucco Foursquare with a stone foundation, one-over-one-light double-hung wood windows, south side bay window, hipped roof with wide eaves, stucco side chimney, wrap-around, and shed-roof porch with round columns. Property has a two-car detached historic garage/former carriage house with wood weatherboard walls and an asphalt hipped roof. A stucco wall encloses most of the property.

2228 N. Cascade Avenue (1925) (contributing building)

One-story stucco Craftsman house with one-over-one double-hung vinyl windows, gable roof, bracketed eaves, two brick chimneys, and three-quarter-width gabled porch with battered columns and closed rail. Property has a one-and-one-half-car detached historic garage with a flat roof and stucco walls.

2232 N. Cascade Avenue (1936) (contributing building)

One-story stucco Craftsman house with six-over-one double-hung wood windows, gable roof, exposed rafter tails, bracketed eaves, stucco central chimney, and partial-width, enclosed, gabled porch with square piers.

2302 N. Cascade Avenue (1936) (contributing building)

Old North End Historic District

El Paso County, CO

Name of Property

County and State

One-story Minimal Traditional house with vinyl cladding, two-over-two double-hung wood windows, gable roof, brick central chimney, and quarter-width, shed-roofed porch with square piers. Property has a historic one-car, flat-roof garage with stucco walls.

2306 N. Cascade Avenue (1946) (contributing building)

One-story Minimal Traditional stucco house with one-over-one double-hung wood windows, bay window on the façade, gable roof, brick central chimney, and quarter-width, flat-roofed porch with square piers. Property has a historic one-car, flat-roof garage with stucco walls.

2312 N. Cascade Avenue (1928) (contributing building)

One-and-one-half-story Tudor Revival stucco house with six-over-six double-hung wood windows, gable roof, stucco chimney with decorative brickwork on the façade, arcaded wing wall, and quarter-width, gabled, enclosed porch. Property has a two-car, gabled, cinder block garage.

2314 N. Cascade Avenue (1929) (contributing building)

One-and-one-half-story Tudor Revival stucco house with six-over-six double-hung wood windows, cross gable-on-hip roof, two stucco chimneys (one prominent on the façade), and quarter-width, gabled, enclosed porch. Property has a two-and-one-half-car, gabled, detached garage (1929) with stucco walls.

2318 N. Cascade Avenue (1955) (contributing/noncontributing buildings) – Photo 44

Two-and-one-half-story Romanesque Revival brick church with stained glass casements, multiple grouped arched windows divided by slender columns, rose window in the front gable, massive square tower, cornice modillions, arched main entry, terra cotta gable roof, brick rear chimney, and half-width, gabled, enclosed porch. Property includes a parsonage/church office that is a two-story Colonial Revival building (1956) with a hipped roof, brick walls, and partial-width hipped porch. Property also features a noncontributing parish hall, built outside of the period of significance in 2000.

2410 N. Cascade Avenue (1949) (contributing building) – Photo 46

Two-story International Style school with a concrete foundation, patterned brickwork, large aluminum casements, flat roof, brick chimney, and partial-width, flat-roofed brick porch.

2413 N. Cascade Avenue (1923) (contributing building)

One-story wood shingle Craftsman house with a stone foundation, four-over-one double-hung wood windows, gable roof, bracketed eaves, stucco chimney, and partial-width, gabled porch with battered columns and closed rail. Property abuts Penrose Hospital parking lot.

2417 N. Cascade Avenue (1964) (noncontributing building)

A front-gabled common bond brick two-story office building with a one-story side-gabled wing, ornamental concrete block screen, and multiple window types. The building is considered noncontributing because it is incompatible in the setting of early-twentieth-century homes due to scale and design.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

2427 N. Cascade Avenue (1924) (noncontributing building)

One-and-one-half-story Classic Cottage with vinyl siding, twelve-light picture window with false muntins on the façade, front gable roof, shed-roofed addition, and engaged, recessed entry porch with brick knee wall and a square pier. This building is noncontributing due to a loss of integrity of materials, design, and workmanship.

2428-2432-2434 N. Cascade Avenue (1908, ca. 1942, 1946) (contributing/noncontributing buildings)

Three buildings exist on the same parcel. 2428 is evaluated as contributing, while the cottages at 2432 and 2434 are noncontributing due to loss of integrity. 2428 is a one-and-one-half-story Classic Cottage with wood shingle cladding, a stone foundation, one-over-one-light double-hung wood windows, a south side bay window, gable roof, brick chimney, and full-width, shed-roofed porch with square piers and closed rail. Property has a one-and-one-half-story historic barn/carriage house with a gable roof, wood weatherboard walls, six-over-six double-hung windows, and shed-roof one-story addition. Property also has a shed with a gable roof and wood shingle walls. 2432 is a stucco one-story cottage with brick chimney, one-over-one windows (both single and in pairs), and a multi-light offset entry with a modern side light. 2434 is a one-story cottage with asbestos shingle siding, one-over-one double-hung windows, a façade picture window, front gable roof, and open porch stoop.

2429 N. Cascade Avenue (1925) (contributing building)

One-story Craftsman house with vinyl cladding, a concrete foundation, one-over-one-double-hung vinyl windows, front gable roof with exposed rafter tails, brick chimney, and partial-width, gabled porch with square piers. Property has a historic one-car garage with gabled roof and wood shingle walls.

2431 N. Cascade Avenue (1908) (contributing building)

One-story Craftsman house with wood shingle cladding, a stucco foundation, aluminum casements, front gable roof with exposed rafter tails, stucco chimney, and full-width, engaged porch with battered columns and closed rail. Property has a one-car garage with gabled roof, wood shingle walls, and an attached shed-roofed carport.

2436 N. Cascade Avenue (1923) (noncontributing building)

One-story front-gable cottage with a large two-story rear addition, both covered in vertical wood siding and with double-hung and slider window types. This building is considered noncontributing due to a loss of integrity of materials, design, and workmanship.

2504 N. Cascade Avenue (1928) (contributing building)

One-story asbestos shingle Bungalow with four-over-one double-hung wood windows, gable roof, stucco chimney, and quarter-width, gabled, bracketed porch. Property has a historic one-and-one-half-car garage with gabled roof and asbestos shingle walls. There are stone retaining walls in the rear yard.

2507 N. Cascade Avenue (1928) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story wood shingle Bungalow with one-over-one double-hung wood windows, gable roof, stucco chimney, and half-width, shed-roofed porch with square piers. Property has a historic one-car garage with gabled roof and asbestos shingle walls. There are two historic chicken coops with shed roofs.

2508 N. Cascade Avenue (1926) (contributing building)

One-story wood shingle and weatherboard Bungalow with four-over-one double-hung wood windows, gable roof, stucco central chimney, and quarter-width, gabled, bracketed porch. Property has a historic one-and-one-half-car garage with gabled roof and wood shingle walls. There are also a brick shed and stone retaining walls in the rear yard.

2509 N. Cascade Avenue (1902) (noncontributing building)

One-and-one-half-story stucco Cottage with an attached two-car garage, hipped roof with hipped oversized dormer, engaged porch with square piers, and one-over-one double-hung windows. This building is considered noncontributing due to a loss of integrity of materials, design, and workmanship.

2510-2512 N. Cascade Avenue (1980) (noncontributing building)

Two -story Contemporary duplex with vertical and diagonal siding, intersecting shed roofs, recessed entries, and plate glass windows. This building is noncontributing because it was built outside of the period of significance.

2515 N. Cascade Avenue (1908) (contributing building)

One-and-one-half-story wood shingle Bungalow with one-over-one double-hung wood windows, side gable roof with shed dormer, two brick rear chimneys, and a full-width, partially enclosed porch with battered columns and closed rail. Property has a historic one-car garage with a gabled roof, board-and-batten walls, and a four-light casement window. There are also three sheds on the property: one with a corrugated metal shed roof and board-and-batten walls; the second with a shed roof and concrete block walls; and the third (possibly formerly a smokehouse) with a gabled wood shingle roof, stucco parged brick walls and a chimney.

2519 N. Cascade Avenue (1921) (contributing building)

One-and-one-half-story Classic Cottage with asbestos shingle cladding, a stucco foundation, one-over-one, three-over-one, and six-over-six double-hung wood windows, cross gable roof, brick rear chimney, and a partial-width, engaged porch with shed roof and square piers. Property has a two-and-one-half-car, one-and-one-half-story historic garage with gable roof and asbestos shingle siding.

2523 N. Cascade Avenue (1921) (contributing building)

One-and-one-half-story Classic Cottage with wood shingle cladding, a stucco foundation, one-over-one double-hung wood windows, hipped roof, two stucco chimneys, and a full-width, hipped porch with round columns and closed rail. Property has a one-and-one-half-story, gabled shed with wood paneled walls.

2525 N. Cascade Avenue (1898) (noncontributing building)

Old North End Historic District

Name of Property

El Paso County, CO

County and State

Two-story Upright and Wing house with wood shingle cladding, a stucco foundation, three-over-one double-hung wood windows, front gable roof, stucco rear chimney, and a full-width, hipped porch with arched openings and closed rail. Property has at rear a one-story cottage with a low-pitch gable roof, stucco walls, concrete foundation, and three-over-one double-hung windows. There is a one-car front gabled garage with an asphalt roof and asbestos siding. There is also a shed with a gabled corrugated metal roof and board-and-batten siding. There is also a cone-shaped brick kiln. The residence is evaluated as noncontributing due to a loss of integrity of materials, design, and workmanship.

Columbia Street

115 W. Columbia Street (1952) (contributing building)

One-story Modern Movement residence with wood plank siding, a concrete foundation, flat roof, brick chimney, attached flat roof carport, and recessed engaged entry. Property has a one-story cottage at rear with similar design and materials to main house, built in 1962. House was designed by architect Elizabeth Wright Ingraham, granddaughter of Frank Lloyd Wright.

123 W. Columbia Street (1954) (contributing building)

Two-story Ranch Bi-level residence with wood vertical and weatherboard siding, one-over-one and divided light windows with false muntins, hipped roof, three brick chimneys, and partial-width engaged porch. House has an attached two-car garage and a one-story concrete block shed.

124 W. Columbia Street (1909) (contributing building)

Two-story Dutch Colonial residence with wood shingle siding, a stone foundation, four-over-one and diamond pane-over-one double-hung wood windows, gambrel roof with shed dormers, two stucco chimneys, and gabled entry overhang. House has an attached three-car garage and a low stone wall.

207 W. Columbia Street (1947) (noncontributing building)

One-story Ranch with wood vertical siding, wood casement windows, and hipped roof. Property has a two-car garage with gable roof and wood weatherboard siding. There is also a one-story shed with vertical wood siding. Building is evaluated as noncontributing due to a loss of materials, design, and workmanship.

215 W. Columbia Street (1947) (contributing building)

One-story stucco Ranch with aluminum casements and one-over-one windows with false muntins, hipped roof, brick chimney, and partial-width, flat-roofed porch with wrought iron supports. House has a three-car attached garage with a gable roof and wood weatherboard siding.

Culebra Avenue

1211 Culebra Avenue (1955) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story brick Ranch with one-light casement windows, hipped roof with two brick chimneys, and a recessed, engaged entry porch.

1237 Culebra Avenue (1905) (noncontributing building)

Three-story Contemporary house with large ca. 1980 façade addition, weatherboard siding, front gable roof with attached two-car, side gable garage, and full-width second-story porch. Considered noncontributing due to loss of integrity.

1319 Culebra Avenue (1952) (noncontributing building)

One-story brick Ranch house with side gable roof and engaged, recessed entry porch with brick knee wall extended out and back to include large two-story stucco addition to side and rear. This building is noncontributing due to an incompatible addition and concomitant loss of integrity.

1327 Culebra Avenue (1952) (contributing building) – Photo 38

One-story brick and stucco Ranch house with a concrete foundation, one-light aluminum casement windows, side gable roof, central brick chimney, attached two-car garage, and partial-width, gabled porch with square piers.

1333 Culebra Avenue (1952) (contributing building)

One-story brick and stucco Ranch house with one-light aluminum casement windows, hipped roof, two brick chimneys (one prominent), attached two-car garage, and partial-width, engaged porch.

1334 Culebra Avenue (1956) (contributing building)

One-story brick Ranch house with three-light casement windows, hipped roof with a brick chimney, attached two-car garage, and partial-width, engaged porch. The rear of the property features an octagonal covered patio with wood supports and a peaked wood shingle roof.

1401 Culebra Avenue (1953) (contributing building) – Photo 39

One-story brick Ranch house with two-over-two and two-over-four wood double-hung windows, gable roof with central brick chimney, and partial width, shed roof porch with square piers. House has an attached two-car garage with board-and-batten siding and a concrete foundation.

1402 Culebra Avenue (2005) (noncontributing building)

Two-story Contemporary brick veneer house with attached three-car garage with dormer ventilation, recessed entry, vinyl windows, and hipped roof. Building is noncontributing as constructed outside of the period of significance.

1413 Culebra Avenue (1952) (contributing building)

One-story weatherboard, stone, and stucco Ranch with a concrete foundation, two-over-two double-hung and casement wood windows, hipped roof with brick chimney, and recessed entry porch. Property has a two-story stucco garage with a gabled roof and a gambrel-roofed shed with wood paneling.

1414 Culebra Avenue (1909) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Two-and-one-half-story Shingle Style house with a stone foundation, multi-light wood casements, hipped roof with three stone chimneys, and partial-width, gabled porch with square stone piers. Property has a former carriage house/cottage with hipped wood shingle roof and walls, gabled dormers, hay loft, and two garage stalls.

1421 Culebra Avenue (1952) (noncontributing building)

One-story stucco Ranch house with two-car attached garage, concrete foundation, one-over-one double-hung vinyl windows, hipped roof with brick chimney, and partial-width, engaged porch. Building is noncontributing due to loss of integrity.

1427 Culebra Avenue (1946) (contributing building)

One-and-one-half-story stucco Tudor house with six-over-six wood double-hung windows and gable roof with two chimneys. Property has a three-car garage that appears to be modern, with stucco panel walls, gabled asphalt roof, and aluminum casement windows. Property also has a gabled shed with wood paneled walls and an asphalt roof.

1432 Culebra Avenue (1911) (contributing building)

One-story wood shingle Craftsman bungalow with a stone foundation, 25-over-one wood double-hung windows, hipped roof, stone chimney, and partial-width gabled porch with square piers. Property has a two-car hipped roof garage clad in wood shingles.

1433 Culebra Avenue (1946) (contributing building) – Photo 115

One-story stucco Minimal Traditional house with eight-over-eight double-hung wood windows, gabled wood shingle roof, and two brick chimneys.

1506 Culebra Avenue (1922) (contributing building)

One-and-one-half-story stucco Spanish Colonial Revival house with multi-light wood casements, gabled terra cotta tile roof with shed dormers, two stucco chimneys, and a partial-width gabled porch with square piers.

1516 Culebra Avenue (1926) (contributing building)

One-story brick Bungalow with a concrete foundation, one-over-one aluminum double-hung window, hipped asphalt shingle roof with one central brick chimney, and partial-width, flat roof porch with round columns. Property has a cottage/garage at rear with brick walls, an asphalt roof, and an attached carport.

1520 Culebra Avenue (1955) (contributing building)

One-story Ranch with wood weatherboard siding and a concrete foundation, casement windows, gable roof with one brick chimney, one-car attached garage, and a partial-width engaged porch. Property has a one-story gabled shed.

1535 Culebra Avenue (1933) (contributing building)

One-and-one-half-story shingle Cape Cod house with six-over-six wood double-hung windows, wood shingle gable roof, and two brick chimneys. Attached two-car garage has a gabled wood shingle roof and shingle walls.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

1551 Culebra Avenue (1936) (contributing building)

One-story stucco Spanish Colonial Revival house with six-over-six and four-over-four double-hung windows, a flat terra cotta tile roof, single stucco chimney, and partial-width, shed-roof porch with wrought iron supports. Property has a two-car garage with a flat tile roof and stucco walls.

1605 Culebra Avenue (1952) (contributing building)

One-story wood shingle and brick Ranch house with casement windows, gable roof with one brick chimney, front-gabled attached two-car garage, and a partial-width, engaged porch with square piers. Property also has a one-and-one-half-story gabled shed with wood panel siding.

1615 Culebra Avenue (1938) (contributing building)

One-and-one-half-story Cape Cod house with wood plank siding (shingle in gables), eight-light replacement casements, side gable roof with central brick chimney, and partial-width, engaged gabled porch with round columns. Property has a front gabled, two-car garage and gabled shed, both with wide plank siding.

1621 Culebra Avenue (1945) (contributing building)

Two-story Colonial Revival house with brick first story and wood shingle second story, one-over-one wood double-hung windows, side gable roof with two brick chimneys, attached side gabled garage, and recessed, engaged entry porch.

1633 Culebra Avenue (1952) (contributing building)

One-story Ranch house with a concrete foundation, Hardy panel weatherboarding, one-over-one vinyl double-hung windows, side gable roof with two brick chimneys, attached garage, and partial-width engaged porch with square piers. There is a gabled shed at the rear of the property with wood shingle roof and walls.

1801 Culebra Avenue (1911) (contributing building) – Photo 127

One-story stucco Spanish Colonial Revival house with wood multi-light casement windows and hipped terra cotta tile roof with two stucco chimneys. Property has a covered patio at rear with a hipped tile roof covering an outdoor kitchen/fireplace. There is also one-car detached garage with a hipped tile roof, stucco walls, and two-over-two double-hung wood windows.

1825 Culebra Avenue (1900) (contributing building)

Two-story stucco Spanish Colonial Revival house with six-over-one wood double-hung windows, hipped terra cotta tile roof with two stucco chimneys, and a hipped, bracketed porch. The house features a two-car attached garage at rear with a flat roof and stucco walls. Property has a shed with wood weatherboard walls, double hung six-over-six windows, and a shed roof.

Culebra Place

1503 Culebra Place (1946) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Two-story stucco Monterey house with four-over-four wood double-hung windows, side gable roof, one brick chimney, and brick slab porch with a cantilevered balcony above accessed by French doors. Property has a detached one-and-one-half-car garage with stucco walls and an asphalt shingle roof.

1509 Culebra Place (1946) (contributing building)

One-story stucco Ranch with multi-light casements, a hipped roof, one brick chimney, attached one-car garage, and a partial-width recessed porch with iron supports and rail. The property has a hipped roof shed with stucco walls and a three-over-three wood windows.

1517 Culebra Place (1957) (contributing building)

One-story brick Ranch with one-over-one wood double-hung windows, hipped roof, one brick chimney, attached one-car garage, and a partial-width, engaged porch with iron supports.

1523 Culebra Place (1953) (contributing building)

One-story brick Ranch house with vertical wood siding, aluminum casements, side gable roof, two-car attached garage, and two brick chimneys.

1526 Culebra Place (1948) (contributing building) – Photo 123

One-and-one-half-story shingle-clad Ranch house with a concrete foundation, two-over-two double-hung windows, side gable roof with lower cross gable, one brick chimney, attached two-car garage, and partial-width engaged porch with square piers.

1601 Culebra Place (1952) (contributing building) – Photo 40

One-story brick Ranch house with casement windows, scalloped vertical siding in the gable ends, cross gable roof, one brick chimney, attached two-car garage, and partial-width, engaged porch with square piers.

1604 Culebra Place (1949) (contributing building)

One-story stucco Ranch house with a concrete foundation, multi-light casements with false muntins, hipped roof with a cross gable, one brick chimney, attached two-car garage, and engaged, partial-width porch with iron supports and rail. Property has a one-story shed with a gable roof and vertical wood paneling.

1608 Culebra Place (1946) (contributing building)

Two-story stucco Mediterranean Revival house with multi-light casements, terra cotta tile hipped roof, one stucco chimney, attached garage, and two-story porch with a hipped roof and arched entry.

1614 Culebra Place (1948) (contributing building)

Two-story shingle-clad French Renaissance house with eight-over-eight and six-over-six double-hung wood windows, gable roof, two-car attached garage, and one brick chimney. Property has a one-story wood-paneled, gambrel-roof shed.

1615 Culebra Place (1949) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story Ranch house with wood shingle siding, double hung 2-over-2 windows, a hipped asphalt roof with two brick chimneys, and a concrete slab porch with iron rails. House has an attached three-car garage at rear.

1619 Culebra Place (1947) (noncontributing building)

Two-story Contemporary house with brick first story and large shiplap sided second story addition, hipped roof with lower cross gable, hipped porch with square shiplap sided piers, façade balcony and bay window, and a variety of other window configurations. Considered noncontributing due to loss of integrity.

1624 Culebra Place (1954) (contributing building)

One-story bi-level Ranch with a concrete foundation, vinyl cladding, one-over-one double-hung and picture windows, side gabled roof with a cross hip, two brick chimneys, and quarter-width engaged porch. Property has a metal storage shed with a gabled asphalt roof.

1625 Culebra Place (1937) (contributing building) – Photo 95

One-story stucco Spanish Colonial Revival house with multi-light wood casements, gable terra cotta tile roof with a stucco conical chimney, arcaded wing wall, and tile-covered steps with an iron railing. The property has a two-car flat-roofed garage and stucco walls.

1630 Culebra Place (1957) (contributing building) – Photo 124

One-story brick Ranch house with multi-light picture windows, hipped roof with one brick chimney, attached one-and-one-half-car garage, and a partial-width, recessed porch with iron supports. Property has a detached two-car garage with stucco walls and a shed with a gabled metal roof and wood paneled walls.

1615 Culebra Place (1949) (contributing building)

One-story shingle-clad Ranch house with a concrete foundation, two-over-two double-hung wood windows, hipped roof, rear attached three-car garage, two brick chimneys, and concrete slab steps.

1619 Culebra Place (1947) (noncontributing building)

Two-story Contemporary house with brick and vinyl siding, hipped roof with cross gable, second-story balcony, hipped roof recessed entry with piers, and a variety of window styles. This building is noncontributing due to loss of integrity of materials, workmanship, and design.

1631 Culebra Place (1952) (noncontributing building)

One-story stucco Ranch house with Chicago windows, a hipped asphalt shingle roof, and a projecting, front gable entry porch with square piers. This building is noncontributing due to loss of integrity of materials, workmanship, and design.

1704 Culebra Place (2011) (noncontributing building)

This one-story Contemporary house has a two-car attached garage, horizontal wood, stone, and metal cladding, a recessed flat roof entry, and a one-and-one-half-story foyer. This building is noncontributing due to its construction outside of the period of significance.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

1705 Culebra Place (1952) (contributing building)

One-story brick Ranch house with one-over-one double-hung aluminum and bay picture windows, a side-gabled roof, two brick chimneys, attached three-car garage, and a partial-width recessed porch. Property has a wood paneled shed with a gabled roof.

1708 Culebra Place (1959) (noncontributing building)

One-story stucco Ranch house with casement windows, side-gabled roof, recessed porch, and two-car detached stucco garage. The property is considered noncontributing due to a loss of integrity.

1722 Culebra Place (1929) (contributing building) – Photo 77

One-and-one-half-story stucco Tudor Revival house with eight-light casement windows, a slate side-gable roof with overlapping lower cross gables, two stucco chimneys, and a partial-width gabled, arched entry porch. The property has a two-car detached garage with stucco walls and a slate roof.

1725 Culebra Place (1929) (contributing building)

Two-story stucco Italian Renaissance house with six-over-six double-hung windows, a hipped terra cotta tile roof, three stucco chimneys, and an attached three-car garage. The property has a playhouse with a gabled roof and a modern gazebo.

Del Norte Street

120 W. Del Norte Street (1930) (contributing building)

Two-story stucco Mixed Style residence with eight-over-one double-hung wood windows, hipped roof, stucco rear chimney, attached two-car garage with six-light casements, and partial-width, hipped, arcaded porch.

126 W. Del Norte Street (1932) (contributing building)

One-and-one-half-story stucco Spanish Mission residence with one-over-one double-hung wood windows, terra cotta gable roof, two stucco chimneys, and partial-width engaged porch with a tower entry. Property has a two-car garage with a flat terra cotta roof and stucco walls. There is also a one-and-one-half-story playhouse with a gable roof and two-over-two wood windows.

205 W. Del Norte Street (1922) (contributing building)

One-and-one-half-story stucco Bungalow with a stone foundation, six-over-one double-hung windows, side gable roof with shed dormers, stone central chimney, and partial-width, gabled porch with square piers.

206 W. Del Norte Street (1926) (contributing building)

Two-story stucco Spanish Mission residence with eight-over-one double-hung wood windows, some arched casements, terra cotta hipped roof, curvilinear parapet, two stucco chimneys, and partial-width arcaded porch with a balcony above. Property has a two-car stucco garage with a curvilinear parapet.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

211 W. Del Norte Street (1937) (contributing building)

One-and-one-half-story Cape Cod residence with a brick foundation and first story, wood shingle in the second story, six-over-six double-hung windows, gable roof with gabled dormers, brick central chimney, and partial-width, shed-roofed, enclosed porch. Property has a two-car, front-gabled garage with wood shingle walls. Designed by architect Edward Bunts.

220 W. Del Norte Street (1937) (contributing building)

Two-story stucco Tudor Revival residence with four-over-four double-hung wood windows, hipped roof with lower overlapping cross gables, stucco chimney, and partial-width, gabled, engaged porch with square piers. House has half-timbering and an oriel window in the second story. Property has a detached two-car, gabled garage with stucco walls. There is also a large Tudor Revival cottage at rear with a gable roof, stucco walls, and one-over-one double-hung windows.

314 W. Del Norte Street (1937) (contributing building) – Photo 128

Two-story stucco Prairie residence with diamond panes-over-one double-hung wood windows, side gable metal roof, two stucco chimneys, and partial-width, gabled, enclosed porch. Property has a detached, front-gabled garage with stucco paneling.

El Parque Street

1903 El Parque Street (1942) (noncontributing building)

Two-story Colonial Revival house with brick and wood weatherboard siding, six-over-nine wood double-hung windows, gable roof with gabled dormers, brick chimney, attached two-car garage, and partial-width porch with square piers and a balcony above. This building is noncontributing due loss of integrity of design, materials, and workmanship.

1915 El Parque Street (1935) (contributing building)

Two-story French Renaissance stucco house with multi-light casements, hipped roof, brick chimney, and attached two-car garage.

1918 El Parque Street (1917) (contributing building)

Two-story Tudor Revival stucco house with twelve-light casements, gabled wood shingle roof, four stucco chimneys, and partial-width engaged porch. Property has a five-stall, flat roof, brick carport.

1921 El Parque Street (1960) (contributing building)

Two-story brick Raised Ranch with vertical siding, two-over-two double-hung wood windows, hipped roof, brick chimney, two-car attached garage, and partial-width hipped porch with square piers. Property has two gabled sheds with wood siding.

1932 El Parque Street (1952) (contributing building)

Two-story stucco Monterey house with six-light casement windows, gable roof, stucco chimney, two-car attached garage, and shed-roof entry overhang.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Fontanero Street

125 W. Fontanero Street (1914) (contributing building)

One-and-one-half-story brick and stucco Tudor Revival residence with multi-light casements, wood shingle gable roof, attached one-car garage, covered patio with hipped wood shingle roof, low brick walls, and brick chimney.

205 W. Fontanero Street (1947) (contributing building)

One-and-one-half-story stucco Modern Movement residence with aluminum casements, flat roof, attached two-car garage, two stucco chimneys, and engaged, recessed porch. Property has a shed with stucco walls and a flat roof.

Harrison Street

104 E. Harrison Street (1949) (noncontributing building)

One-story Minimal Traditional house with asbestos shingle siding, recessed engaged porch with iron railings, replacement windows, and attached deck. This building is considered noncontributing due to a loss of integrity of materials, design, and workmanship.

114 E. Harrison Street (1947) (noncontributing building)

Two-story Contemporary house with vertical wood siding, engaged quarter-width porch with closed rail, a variety of window types, and a small shed-roof addition. This building is considered noncontributing due to a loss of integrity of materials, design, and workmanship.

118 E. Harrison Street (1925) (contributing building)

One-story wood weatherboard-clad Bungalow with one-over-one wood double-hung windows, gable roof, brick chimney, detached carport with a gable roof, and partial-width, gabled porch with square piers.

119 E. Harrison Street (1940) (contributing building) – Photo 120

One-story brick Ranch house with aluminum casements, cross gable roof, brick chimney, attached two-car garage, and partial-width, enclosed porch with iron railing.

120 E. Harrison Street (1940) (contributing building) – Photo 114

One-story wood shingle-clad Minimal Traditional house with one-over-one wood double-hung windows, gable roof, brick chimney, attached one-car garage with a flat roof, and partial-width, gabled enclosed porch.

126 E. Harrison Street (1960) (contributing building) – Photo 35

One-story brick Minimal Traditional house with aluminum casements, side gable roof, and an attached one-car, side-gable roofed garage.

211 E. Harrison Street (1940) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story stucco Minimal Traditional house with one-over-one vinyl double-hung windows, hipped roof with cross gable, and slab steps.

212 E. Harrison Street (1940) (contributing building)

One-story stucco Minimal Traditional house with one-over-one vinyl double-hung windows, hipped roof with cross gable, slab steps with iron railing, and an attached two-car gable-roofed garage.

Jackson Street

110 E. Jackson Street (1909) (contributing building)

One-story Bungalow with asbestos shingle siding, stucco foundation, four-over-one wood double-hung windows, front gable roof, two brick chimneys, and partial-width engaged porch with closed rail. Property has a one-car gable-roofed garage with wood shingle siding.

112 E. Jackson Street (1959) (contributing building)

One-story stucco Minimal Traditional house with vinyl casements, side gable roof, and partial-width gabled porch with iron supports and rail. Property has a one-car gabled stucco garage.

120 E. Jackson Street (1947) (contributing building)

One-story asbestos-shingle-clad Minimal Traditional house with wood casements, hipped roof, two chimneys, and partial-width engaged porch. Property has a two-car hipped garage with asbestos shingle siding and a gabled shed with vertical wood siding.

209 E. Jackson Street (ca. 1949) (noncontributing building)

One-story Minimal Traditional house with a gabled, engaged entry porch with iron railing and brick stairs and altered by a large two-story rear, front-gabled addition. Property has a detached gabled one-car garage. The building is noncontributing due to loss of integrity of materials, design, and craftsmanship.

212 E. Jackson Street (1893) (contributing building)

One-story Classic Cottage with wood shingle siding, stucco foundation, one-over-one wood double-hung windows, gable roof, manufactured stone chimney, partial-width engaged porch with arched entry. Property has a one-car gable-roofed garage with asbestos shingle siding and a second garage with a gable roof and shiplap siding.

215 E. Jackson Street (1922) (contributing building)

One-story stucco Bungalow with five-over-one wood double-hung windows, hipped roof with wide eaves and exposed rafter tails, two stucco chimneys, and a partial-width gabled porch with closed rail. Property has a one-car gable-roofed garage with stucco walls and a wood casement window.

Jefferson Street

20 W. Jefferson (1941) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story Minimal Traditional residence with vertical Hardy siding, three-over-one vinyl double-hung windows, side gable roof with wide eaves and exposed rafter tails, stucco chimney, and partial-width, gabled porch with wood rail. Property has a one-car, front-gabled garage with Hardy siding and a four-light wood casement.

Madison Street

10 W. Madison Street (1919) (contributing building)

One-story Craftsman residence with wood shingle siding, five-over-one wood double-hung windows, front gable roof with wide eaves, brackets, and exposed rafter tails, and two brick chimneys. Property has a one-car shed-roofed garage with wood shingle siding.

14 W. Madison Street (1922) (contributing building) – Photo 101

One-story Craftsman residence with wood shingle siding, five-over-one wood double-hung windows, cross gable roof with wide eaves, brackets, and exposed rafter tails, two brick chimneys, and partial-width, engaged porch with battered columns and closed rail. Property has a gabled shed with wood shingle siding.

19 W. Madison Street (1948) (contributing building)

One-story Minimal Traditional residence with vinyl siding and stone veneer, two-over-two wood double-hung windows, side gable roof, central stone chimney, and partial-width, engaged porch with iron rail. Property has a front-gabled, two-car garage with stucco walls and two-light casements.

20 W. Madison Street (1948) (contributing building)

One-story stucco Bungalow with six-over-one wood double-hung windows, side gable roof, brick chimney, and partial-width porch with iron rail. Property has a front-gabled, two-car garage with stucco walls and four-light casements.

113 W. Madison Street (1964) (noncontributing building)

One-story Contemporary residence with plate glass windows, hipped roof, and hipped entry porch with square piers on supports. Building is evaluated as noncontributing due to loss of integrity of design, materials, and workmanship.

Monroe Place

2215 Monroe Place (1993) (noncontributing building)

Two-story stucco Contemporary residence with stone veneer foundation, double cross gable roof, two-story bay, one-over-one and single light vinyl windows, and recessed entry with a balcony above. Considered noncontributing because it was built outside of the period of significance.

2219 Monroe Place (1953) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-and-one-half-story brick Cape Cod with wide wood siding in the gable ends, six-over-six double-hung wood windows, cross gable roof, two brick chimneys, attached front-gable one-car garage with wood siding, and recessed entry.

Monroe Street

9 W. Monroe Street (1924) (contributing building)

One-story stucco Craftsman with one-over-one aluminum double-hung windows, front gable roof with wide eaves, exposed rafter tails, and brackets, side brick chimney, and partial-width porch with battered columns and closed rail. Property has a two-car, front-gabled garage (1925) with stucco walls.

12 W. Monroe Street (1951) (noncontributing building)

One-and-one-half-story stucco Bungalow with one-over-one aluminum double-hung windows, gable roof with gabled dormers, and partial-width, gabled porch with square piers. Property has a two-car, one-and-one-half-story garage with stucco walls and wood shingle on the upper story. Building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

15 W. Monroe Street (1924) (contributing building)

One-story stucco Craftsman with twelve-over-one wood double-hung windows, front gable roof with wide eaves, exposed rafter tails, and brackets, two brick chimneys, and partial-width, gabled porch with battered columns and closed rail. Property has a one-car hipped garage (1924) with stucco walls. There is also a small gabled shed with wood paneled walls.

20 W. Monroe Street (1958) (noncontributing building)

Two-story stucco Contemporary residence with one-over-one and plate glass windows, hipped roof, and hipped entry porch with square piers. Building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

109 W. Monroe Street (1951) (contributing building)

One-story Ranch with wood shingle siding, one-light aluminum casements, attached carport on the east side, and hipped roof.

120 W. Monroe Street (1922) (contributing building)

One-and-one-half-story Shingle Style residence with wood shingle siding, twelve-over-twelve and six-over-six double-hung windows, gambrel roof, one stone chimney, one stucco chimney, and partial-width porch with gambrel roof and round columns. House has an attached two-car garage with a wood shingle gambrel roof and siding. Property also has a gazebo with a wood shingle roof and a shed with wood weatherboard siding.

121 W. Monroe Street (1952) (contributing building)

One-story stucco Ranch residence with eight-light vinyl casements, hipped roof, brick chimney, and attached one-car garage with hipped roof and a bay façade window. Property has a metal shed with a gabled roof.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

124 W. Monroe Street (1959) (contributing building)

One-story stucco Modern Movement residence with one-light casements, flat roof, stucco chimney, engaged, partial-width recessed entry, and attached two-car garage with flat roof and stucco walls.

125 W. Monroe Street (1952) (noncontributing building)

Two-story Contemporary residence with hipped roof. Building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

130 W. Monroe Street (1958) (contributing building)

One-story brick Modern Movement residence with six-light casements, flat roof, brick chimney, curved façade, double entry doors, wide cornice, and engaged, partial-width recessed entry. Property has a flat-roofed, two-car garage with brick walls. There is also a wood shed with wood panel siding.

209 W. Monroe Street (1968) (noncontributing building)

One-story Ranch residence with a L-plan, brick watertable, asbestos shingle siding, vinyl single-light sliders, cross gable roof, prominent brick side chimney, and engaged entry porch with an iron column. Building was constructed outside of the period of significance.

214 E. Monroe Street (1922) (contributing building)

One-story shingle-clad Craftsman house with one-over-one double-hung wood windows, gable roof with wide eaves and exposed rafter tails and brackets, two stucco chimneys, and partial-width porch with battered columns and closed rail. Property has a two-car gabled garage with wood weatherboard siding and a six-light casement.

Nevada Avenue

2203 N. Nevada Avenue (1899) (contributing building)

One-and-one-half-story asbestos shingle Classic Cottage with a concrete foundation, one-over-one double-hung wood windows, cross-gabled roof, brick chimney, and partial-width, gabled porch with round columns. Property has a two-car garage with wood shingle cladding.

2207 N. Nevada Avenue (1899) (contributing building) – Photo 110

One-and-one-half-story wood shingle Classic Cottage with a stone foundation, one-over-one double-hung wood windows, cross-gabled roof, central brick chimney, and full-width, hipped porch with square grouped columns. Property has a one-car front-gabled garage with board-and-batten siding.

2211 N. Nevada Avenue (1899) (contributing building)

One-and-one-half-story wood shingle Classic Cottage with a stone foundation, one-over-one double-hung wood windows, hipped roof, two brick chimneys, rear addition with vertical wood paneling, and full-width, hipped porch with round columns. Property has a two-car front-gabled garage with vertical wood paneling.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

2215 N. Nevada Avenue (1921) (contributing building)

One-story stucco Craftsman house with five-over-one double-hung wood windows, gable roof with wide eaves and exposed rafter tails and brackets, two stucco chimneys, and full-width, engaged porch with battered columns. Property has a two-car front-gabled garage with Hardy board paneling. There is also a barn with a gable roof, wood weatherboard walls, and attached shed with shed roof.

2219 N. Nevada Avenue (1924) (contributing building)

Two-story stucco Spanish Mission house with six-over-six and six-over-one double-hung wood windows, terra cotta tile flat roof with wide eaves and exposed rafter tails and brackets, one stucco side chimney, and partial-width gabled porch with arched entry. Property has a one-car flat roof garage with stucco walls. There is also a cottage (1929) with stucco walls, a gabled asphalt and terra cotta tile roof, and one-over-one double-hung windows.

2223 N. Nevada Avenue (1909) (contributing building) – Photo 97

One-story stucco Spanish Mission house with multi-light wood casements, terra cotta tile gabled and flat roof, one stucco chimney, and partial-width gabled porch with arched entry and curvilinear parapet. Property has a two-car flat roof garage with stucco walls. There is also a one-and-one-half-story Spanish Mission-style cottage with stucco walls, a flat roof, and four-over-one double-hung windows.

2227 N. Nevada Avenue (1909) (contributing building)

Two-story Foursquare house with wood shingle cladding, a stone foundation, one-over-one double-hung wood windows, bay and oculus windows on the south side, hipped roof with flared eaves with corbels and dentil molding, hipped dormers, central brick chimney, and full-width hipped porch with battered columns. Property has a two-car gabled garage with wood shingle walls.

2229 N. Nevada Avenue (1894) (contributing building)

Two-story Colonial Revival house with wood shingle cladding, double-hung wood windows, gable roof, central brick chimney, and partial-width gabled porch with square piers, stone piers, and a sleeping porch above. Property has a one-car gabled garage with wood shingle walls.

2303 N. Nevada Avenue (1925) (contributing building)

One-story Craftsman house with asbestos shingle cladding, four-over-one double-hung wood windows, gable roof, two stucco chimneys, and gabled, partially enclosed porch with battered columns. Property has a two-car front-gabled garage with wood paneled walls.

2307 N. Nevada Avenue (1925) (contributing building) – Photo 34

One-story Craftsman house with wood shingle cladding, five-over-one double-hung wood windows, gable roof with wide eaves and exposed rafter tails, two brick chimneys, and gabled porch with square piers. Property has a one-car front-gabled garage with wood weatherboard walls.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

2202 (2222-2312) N. Nevada Avenue (1941-1959, 1992-2012) (noncontributing buildings)

Most of the buildings of the Penrose Main Saint Francis Hospital were constructed outside of the period of significance, while the older buildings are evaluated as noncontributing due to loss of integrity of materials, design, and workmanship. The buildings are two-four-and eleven-story brick and enhanced insulated foam panel construction with fixed windows in various configurations and flat roofs.

2309 N. Nevada Avenue (1900) (contributing building)

Two-story Gabled Ell residence with a stone foundation, wood shingle siding, wood double-hung windows with leaded upper sashes, cross gable roof, central brick chimney, and partial-width shed-roofed porch with iron columns. Property has a two-car gabled garage with stucco walls.

2315 N. Nevada Avenue (1924) (contributing building)

One-story Bungalow with a stone foundation, wood weatherboard siding, five- and one-over-one wood double-hung windows, hipped roof, stucco central chimney, porte-cochère on the south side, and partial-width front-gabled porch with square piers and stone closed rail. Property has a two-car side-gabled garage with Hardy paneling and a concrete foundation. There is also a flat-roofed shed with wood weatherboard siding and a stone foundation.

2317 N. Nevada Avenue (1909) (contributing building)

One-story Craftsman residence with asbestos shingle siding, a stone foundation, one-over-one double-hung wood windows, side gable roof with wide bracketed eaves, central brick chimney, and full-width front-gabled porch with square piers and closed rail. Property has a cottage at rear with a gabled roof, vinyl siding, double-hung one-over-one vinyl windows, and an attached two-car garage.

2321 N. Nevada Avenue (1900) (noncontributing building)

Two-story cottage with asbestos shingle siding, side gable roof with shed-roofed dormers, vinyl slider windows, brick chimney, and front-gabled porch with closed rail, open window framing, and tapered piers. This building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

2327 N. Nevada Avenue (1899) (contributing building)

Two-story stucco Colonial Revival residence with one-over-one double-hung wood windows, gambrel roof, central brick chimney, and partial-width hipped porch with square piers. Property has a front gabled one-car garage with wood weatherboard siding.

2331 N. Nevada Avenue (1924) (noncontributing building)

One-story stucco Bungalow with four-over-one wood double-hung windows, front gabled roof, two stucco chimneys, and partial-width, enclosed, gabled porch with square piers and metal awning. Property has a two-car front-gabled garage with stucco walls. The building is evaluated as non-contributing due to loss of integrity of materials, workmanship, and design.

2402 N. Nevada Avenue (1956) (noncontributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story stucco and stone veneer commercial building with a flat roof, prominent unarticulated cornice, plate glass, glass block, one-over-one double-hung, and narrow slider windows, large, front-gabled addition, and rear porte-cochère. This residence was converted for use as a commercial building, resulting in a loss of integrity of materials, design, and workmanship.

2403 N. Nevada Avenue (1903) (contributing building)

One-story Classic Cottage with wood shingle siding, a stone foundation, one-over-one double-hung wood windows with leaded upper sashes, hipped roof, two stucco chimneys, and wrap-around hipped porch with round, grouped columns and iron rail. Property has a front-gabled one-car garage with asbestos shingle siding.

2407 N. Nevada Avenue (1947) (contributing building)

One-story Minimal Traditional residence with wood shingle siding, a concrete foundation, six-over-six double-hung vinyl windows with false muntins, gabled roof, central brick chimneys, and partial-width gabled porch with square piers. Property has an attached one-car garage with wood shingle siding.

2408 N. Nevada Avenue (1928) (contributing building)

One-story Craftsman residence with aluminum siding, a concrete foundation, four-over-one double-hung windows, gabled roof with wide eaves and exposed rafter tails, two brick chimneys, and partial-width gabled porch with battered columns and brick piers. Property has a historic, front-gabled, two-car garage with aluminum siding.

2410 N. Nevada Avenue (1929) (contributing building)

One-story Craftsman residence with vinyl siding, a concrete foundation, three-over-one double-hung wood windows, gabled roof with wide eaves and exposed rafter tails and brackets, brick chimney, and partial-width gabled porch with battered columns. Property has a front-gabled, one-car garage with vinyl siding.

2411 N. Nevada Avenue (1908) (contributing building)

Two-story Late Victorian residence with wood shingle siding, a stone foundation, one-over-one double-hung wood windows, gabled roof with lower cross gable, dentil molding on the cornice, eave returns, a central brick chimney, and full-width hipped porch with square piers and closed rail. Property has a historic, front-gabled, one-car garage with wood shingle siding.

2413 N. Nevada Avenue (1955) (contributing building)

One-story brick Ranch residence with wood casements, hipped roof, and slab porch with iron rail. House is a four-plex with a garden level exterior stair on the south side. Property has a two-car, flat-roofed garage with concrete block walls.

2414 (2416) N. Nevada Avenue (1899) (contributing building)

Two-story stucco Late Victorian, Gabled Ell duplex with two-over-two double-hung wood windows, gable roof, rear chimney, and gabled overhung porches with brackets. Façade windows have iron balconettes. Property has a two-car front-gabled garage with stucco walls and a four light casement window.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

2419 N. Nevada Avenue (1903) (contributing building)

One-and-one-half-story Classic Cottage with wood weatherboard siding, a stone foundation, fifteen-over-one double-hung windows with false muntins, hipped roof with lower cross gable above porch with fishscale shingles, two brick chimneys, and full-width hipped porch with round columns. There is a large hipped roof addition at the rear which employs the same materials as the house. Property has a likely modern, front-gabled, two-car garage with vertical wood paneling.

2420 N. Nevada Avenue (1947) (noncontributing building)

One-story stucco Minimal Traditional residence with one-over-one double-hung vinyl windows, gabled roof, central brick chimneys, and partial-width, gabled, engaged porch with arched entry. Property has a front-gabled, two-car garage with stucco walls. There is also a gabled shed with wood panel siding. The building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

2423 N. Nevada Avenue (1920) (contributing building)

One-story stucco Craftsman residence with one-over-one double-hung vinyl windows, gabled roof, two brick chimneys, and slab porch with bracketed, hipped overhang with wood shingles. Property has a front-gabled, two-car garage with wood shingle siding.

2424 N. Nevada Avenue (1922) (contributing building)

One-story stucco Bungalow with one-over-one double-hung vinyl windows, gable roof, stucco chimney, and full-width, engaged, enclosed porch with thirty-light casements with false muntins. Property has a two-car front-gabled garage with wood paneled walls. There is also a shed-roofed covered patio at the rear of the property.

2426 N. Nevada Avenue (1950) (noncontributing building)

One-story stucco Minimal Traditional residence with vinyl windows with iron balconettes, double cross gable roof, and recessed entry. The building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

2427 N. Nevada Avenue (1899) (noncontributing building)

Two-story Late Victorian residence with vinyl siding, a stone and masonry unit foundation, one-over-one double-hung vinyl windows, complex cross gable roof with projecting second-story bay and an oculus window in that gable end, and full-width, hipped porch with square piers. The building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship. Property has a two-car front-gabled garage with wood paneled walls. There is also a gabled shed with wood shiplap siding.

2430 N. Nevada Avenue (1948) (contributing building)

One-story stucco Ranch residence with two-over-two double-hung vinyl windows, hipped roof, metal awning, and concrete steps with iron rail. Property has a two-car, hipped-roof garage.

2431 N. Nevada Avenue (1912) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-and-one-half-story Classic Cottage with aluminum siding, a stone foundation, one-over-one double-hung vinyl windows with false diamond muntins in the upper sashes, front gabled roof with shed dormer, central aluminum-sided chimneys, and partial-width flat-roofed porch with round columns. Property has a side-gabled, two-car garage with wood weatherboard siding.

2501 N. Nevada Avenue (1921) (contributing building)

One-story stucco Craftsman residence with a brick foundation, one-over-one double-hung wood windows, front gabled roof, side brick chimney, and partial-width, gabled porch with square brick piers. Property has a front-gabled, two-car garage with stucco walls and six-light casements.

2502 N. Nevada Avenue (1937) (contributing building)

One-story stucco Tudor Revival residence with double-hung wood windows with diamond panes in the upper sash, side-gabled roof with lower cross gables, two stucco chimneys, and partial-width porch with iron rail and metal awning. Property has a gabled, one-car garage with stucco walls.

2505 N. Nevada Avenue (1923) (contributing building)

One-story stucco Craftsman residence with a brick foundation, one-over-one double-hung vinyl windows, front-gabled roof, side brick chimney, and partial-width, gabled porch with battered brick piers. Property has a gabled, one-car garage with stucco walls and six-light casements.

2506 N. Nevada Avenue (1928) (contributing building) – Photo 98

One-story stucco Spanish Colonial residence with four-over-four double-hung wood windows, cross-gabled, terra cotta tile roof with hipped tower, two sets of French doors with arched transoms, stucco side chimney, and partial-width porch with iron rail and metal awning. Property has a flat-roofed, one-car garage with stucco walls, terra cotta tile, and an attached lean-to shed. There is also a gabled shed with wood panel siding and a modern metal shed with a gambrel roof.

2510 N. Nevada Avenue (1949) (contributing building)

One-story stucco Minimal Traditional residence with two-over-two double-hung aluminum windows, side gable roof, central brick chimney, and quarter-width porch with metal awning. Property has a front-gabled, one-car garage with stucco walls. There is also a two-car, front-gabled garage with wood panel siding.

2511 N. Nevada Avenue (1924) (contributing building)

One-story stucco Bungalow with vinyl siding, a concrete block foundation, one-over-one vinyl double-hung windows, front gable roof with wide closed eaves, brick chimney, and partial-width, gabled porch with brick piers, square grouped columns, and closed rail. Property has a one-car front-gabled garage with wood weatherboard siding.

2515 N. Nevada Avenue (1899) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story Classic Cottage with vinyl siding, a stone foundation, one-over-one double-hung vinyl windows, a bay window on the south side, hipped roof with hipped dormer, two brick chimneys, and full-width, hipped-roofed, enclosed porch with twelve-light casements.

2516 N. Nevada Avenue (1923) (contributing building)

One-story stucco Craftsman residence with four-over-one double-hung vinyl windows, front-gabled roof with exposed rafter tails and bracketed eaves, rear stucco chimney, and full-width, engaged, enclosed porch with battered columns on stucco piers and closed rails. Property has a front-gabled shed with stucco walls.

2519 (2517) N. Nevada Avenue (1909, 1924) (contributing buildings)

One-story Classic Cottage with vinyl siding, a stone foundation, eight-over-eight double-hung vinyl windows, hipped roof, brick chimney, and quarter-width, gabled porch with square piers and closed rail. At the rear of the property there is a bungalow (2517): one-story residence with six-over-six double-hung vinyl windows, front-gabled roof with wide eaves and exposed rafter tails, vinyl siding, central brick chimney, and half-width, gabled porch with square piers. Property also has a front-gabled two-car garage with wood weatherboard siding.

2520 N. Nevada Avenue (1925, 1952) (contributing buildings)

One-story Classic Cottage with vinyl siding, a concrete foundation, one-over-one double-hung aluminum windows, hipped roof with hipped dormer, and full-width, hipped porch with square supports and closed rail. Property has a one-story Ranch-style cottage (1952) at rear with a hipped roof, concrete block walls, and one-over-one double-hung wood windows. Property also has a one-car front-gabled garage on the alley with stucco walls, one-over-one aluminum windows, and attached shed-roofed carport.

2523 N. Nevada Avenue (1924) (contributing building)

One-story stucco Bungalow with vinyl siding, a concrete foundation, five-over-one wood double-hung windows, front gable roof with clipped gables, central brick chimney, a shed-roofed addition on the south side, and a half-width, clipped gabled porch with battered columns and closed rail. Property has a two-car front-gabled garage with wood weatherboard siding.

2524 N. Nevada Avenue (1978) (noncontributing building)

One-story cottage with wide vinyl siding, aluminum slider and Chicago windows, and hipped roof. The building is evaluated as noncontributing because it was built outside of the period of significance.

2527 N. Nevada Avenue (1903) (noncontributing building)

Two-story stucco Foursquare residence with one-over-one vinyl windows, hipped roof with hipped dormer, central stucco chimney, and full-width, hipped porch with arched bays and closed rails. The building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship and incompatible additions. Property also has a front-gabled one-car garage and shed with vinyl siding at rear.

2528 N. Nevada Avenue (1948) (noncontributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story residence with vinyl siding, one-over-one vinyl windows, hipped roof with intersecting side gable, and wheelchair ramp. The building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

2529 N. Nevada Avenue (1950) (contributing building)

One-story stucco Ranch residence with three-over-one double-hung vinyl windows, hipped roof with wide closed eaves, and full-width porch with iron rail and shed awning.

2532 N. Nevada Avenue (1948) (contributing building)

One-story stucco Ranch residence with narrow, three-light aluminum windows, metal awning, hipped roof, prominent brick chimney on the façade, and three-quarter-width engaged porch with iron support and rail.

2603 N. Nevada Avenue (1903) (contributing building)

One-story Classic Cottage with wood shingle and asbestos shingle siding, a stucco foundation, one-over-one double-hung vinyl windows, front gable roof, and full-width, engaged porch with a pediment entry and conical turret feature at the southwest corner. There is a one-story hipped addition at rear as well as a detached metal carport.

2606 N. Nevada Avenue (1926) (contributing building)

One-story stucco Spanish Colonial residence with eight-light casements and arched windows, gable roof with a curvilinear dormer on the south side and exposed rafter tails, brick side chimney, and quarter-width gabled porch with arched entry.

2607 N. Nevada Avenue (1913) (noncontributing building)

One-and-one-half-story stucco Craftsman residence with plate glass windows, front gable roof with brackets, shed-roofed addition, and concrete steps. This building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

2609 N. Nevada Avenue (1901) (contributing buildings)

One-and-one-half-story stucco Classic Cottage with a concrete block foundation, one-over-one double-hung vinyl windows, hipped roof with hipped dormer, brick central chimney, and half-width, gabled porch with arched entry and closed rail. Property has a two-car front-gabled garage with shiplap siding and sliding wood doors.

2612 N. Nevada Avenue (1919) (noncontributing building)

One-story stucco residence with vinyl one-over-one double-hung windows, front gable roof with diamond-shaped fixed window, rear cross gable, shed-roofed entry, and open porch with closed rail and square piers. This building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

2613 N. Nevada Avenue (1898) (noncontributing building)

One-story residence with vinyl siding, vinyl slider windows, front gable roof with wood shingles, and flat-roofed addition. This building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

2617 N. Nevada Avenue (1903) (noncontributing building)

One-story stucco residence with vinyl slider windows with false muntins, hipped roof, and hipped enclosed addition (formerly porch with battered columns on piers). This building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

2619 N. Nevada Avenue (1949) (contributing building)

One-story Ranch residence with vinyl siding, a concrete foundation, aluminum casements with diamond panes, hipped roof, two brick chimneys, and quarter-width hipped porch with closed rail. Property has two sheds that are attached to each other. One shed is gabled with stucco walls and the other has a shed roof and wood plank siding.

2622 N. Nevada Avenue (1893) (noncontributing building)

Two-story residence with wood weatherboard siding, one-over-one wood windows, front gable roof, brick chimney, and full-width porch with turned posts. This building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship through a large one-story incompatible addition with plate glass windows and a side-gable roof.

2625 N. Nevada Avenue (1898) (noncontributing building)

One-story stucco residence with vinyl slider windows, cross gable roof, shed roof rear addition, metal awning, brick chimney, and enclosed entry addition with vertical wood paneling (formerly porch). This building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

Tejon Street

2401 N. Tejon Street (1929) (noncontributing building)

One-story stucco Spanish Bungalow residence with hipped roof, stucco side chimney, one-light aluminum casements, and recessed quarter-width entry with arched entry. This building is evaluated as noncontributing due to a loss of integrity of materials, design, and workmanship. Property has shed with stucco walls, flat roof, and parapet.

2405 N. Tejon Street (1928) (contributing building)

One-story stucco Spanish Mission residence with one-over-one aluminum double-hung windows, flat roof and parapet, two stucco side chimneys, one-light aluminum casements, and one-third-width porch with arched entry and metal awning. Property has a historic one-car garage with a flat roof with parapet, stucco walls, and wood doors.

2409 N. Tejon Street (1904) (contributing building)

One-story Classic Cottage behind 2411 N. Tejon Street with wood shingle siding and a full-width hipped roof porch with turned columns. There is also a two-car front-gabled garage with wide Hardy siding. Shares a parcel with 2411 N. Tejon Street.

2411 N. Tejon Street (1904) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-and-one-half-story Classic Cottage with wood weatherboard siding, a stone foundation, one-over-one double-hung wood windows, cross gable roof, and a partial-width hipped roof porch with round columns and closed rail. Shares a parcel with 2409 N. Tejon Street.

2412 N. Tejon Street (1932) (contributing building)

One-and-one-half-story stucco Tudor Revival residence with six-over-six double-hung wood windows, side gable roof with lower cross gables, two stucco chimneys, and a gabled, arched entry.

2415 N. Tejon Street (1899) (contributing building)

Two-story Late Victorian residence with wood weatherboard siding, a stone foundation, one-over-one double-hung wood windows, front gable roof, two brick chimneys, and a gabled front porch and two-story side porch with a shed roof and square piers. The house was converted to a duplex in 1938, per a building permit. Property has a two-car front-gabled garage with wood weatherboard siding and a one light wood casement window.

2416 N. Tejon Street (1900) (contributing building)

One-and-one-half-story stucco Dutch Colonial residence with nine-over-nine double-hung windows with false muntins, cross gambrel roof, one stucco chimney, and a wrap-around porch with closed rail, arched openings, and square supports. Property has a two-car front gabled garage on the alley with wood paneled walls. There is also a one-car gabled garage with stucco walls.

2418 N. Tejon Street (1954) (noncontributing building)

One-story residence with plate glass windows, hipped roof, prominent stucco chimney, and a full-width open porch with wood railing. This property is evaluated as noncontributing due to a loss of integrity of materials, design, and workmanship.

2419 (2417, 2419 ½) N. Tejon Street (1909, 1916, 1919) (contributing buildings)

One-story Bungalow (2419) with wood shingle siding, a stucco foundation, one-over-one double-hung wood windows, front gable roof, stucco central chimney, and a partial-width, partially enclosed, engaged porch with square piers. Property has a front-gabled cottage at rear (2417) with wood shingle walls and exposed rafter tails. There is also a second cottage on the alley (2419 ½) with wood shingle walls and aluminum casement windows.

2423 N. Tejon Street (1909) (contributing building)

One-story Bungalow with wood shingle siding, a concrete foundation, one-over-one double-hung wood windows, hipped roof, two brick chimneys, and a partial-width, hipped porch with grouped round columns and stone piers. The house has a one-story shed roof addition and another two-story shed roof addition on the south side. Property has a two-car front-gabled garage with vertical wood paneling.

2424 N. Tejon Street (1899) (contributing building)

One-and-one-half-story Late Victorian residence with wood shingle siding, a concrete foundation, one-over-one double-hung wood windows, gable roof, one brick chimney, and a

Old North End Historic District
Name of Property

El Paso County, CO
County and State

partial-width, shed-roofed porch with arched openings. The house has a two-story octagonal tower on the southeast corner and a Palladian window and fishscale shingles in the façade gable. Property has a one-car front-gabled garage with stucco walls.

2425 N. Tejon Street (1947) (contributing building)

One-story stucco Bungalow with aluminum casement windows, front gable roof, central brick chimney, and a partial-width, gabled porch with square piers. Property has a one-car, front-gabled garage with stucco walls.

2426 N. Tejon Street (1947) (contributing building)

One-story Minimal Traditional residence with wood weatherboard siding, a stucco foundation, one-over-one double-hung aluminum windows, gable roof, two brick chimneys, and a flat-roofed porch with square piers. Property has a one-car, flat-roofed garage with wood shingle siding.

2429 N. Tejon Street (1947) (contributing building) – Photo 117

One-story stucco Minimal Traditional residence with a concrete foundation, two-over-two double-hung wood windows, side gable roof with a lower cross gable, half-timbering in the façade gable, brick chimney, and a partial-width, gabled porch with square supports. Property has a one-car, front-gabled garage with stucco walls and a four-light casement window.

2430 N. Tejon Street (1948) (contributing building) – Photo 42

One-story Ranch residence with wood shingle siding, a concrete foundation, one-over-one double-hung vinyl windows, hipped roof, central brick chimney, and a one-third-width, hipped porch with iron supports and rails. Property has a one-car, hipped garage with wood shingle siding and one-over-one wood windows.

2501 N. Tejon Street (1949) (noncontributing building)

One-story stucco Minimal Traditional residence with one-over-one double-hung vinyl windows, gable roof, brick façade chimney, and a one-third-width, gabled porch with square supports and iron rail. Property has a one-car garage with a gable roof, stucco walls, and two-over-two wood windows. This property is evaluated as noncontributing due to a loss of integrity of materials, design, and workmanship.

2504 N. Tejon Street (1949) (contributing building) – Photo 118

One-story stucco Minimal Traditional residence with two-over-two double-hung vinyl windows, gable roof with a lower cross gable with wood weatherboard siding, two stucco chimneys, and a quarter-width porch with recessed arched entry and iron rail. Property has a shed with a gable roof and wood panel siding.

2505 N. Tejon Street (1951) (contributing building)

One-story stucco Minimal Traditional residence with one-over-one double-hung vinyl windows, side gable roof, low brick planter, and a quarter-width porch with metal shed roof and supports. Property has a one-car, shed-roof garage with stucco walls.

2508 N. Tejon Street (1949) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story stucco Ranch residence with one-over-one double-hung wood windows, hipped roof, brick chimney, and a quarter-width, engaged, recessed porch. Property has a two-car, hipped garage with stucco walls.

2511 N. Tejon Street (1941) (contributing building)

One-and-one-half-story Bungalow with vinyl siding, four-over-one double-hung wood windows, gable roof, brick chimney, rear salt box addition, and a quarter-width gabled porch with iron rail. Property has a historic one-car, front-gabled garage with wood weatherboard siding and an attached carport. There is also a large, modern, two-story, four-car, cross-gabled garage on the alley with Hardy siding.

2512 N. Tejon Street (1931) (contributing building)

One-story stucco Bungalow with one-over-one double-hung wood windows, gable roof with exposed rafter tails and eave brackets, brick chimney, and a gabled enclosed porch with metal rail. Property has a two-car, gabled garage with vertical wood paneling.

2515 N. Tejon Street (1910) (contributing building)

One-story Classic Cottage with vinyl siding, a stone foundation, one- and eight-over-one double-hung wood windows, flared hipped roof with exposed rafter tails and hipped dormer, and a three-quarter-width hipped roof porch with round columns. Property has a front-gabled shed with wood shingle siding. There is also a gabled metal pole barn with a metal roof.

2516 N. Tejon Street (1907) (contributing building)

One-story Classic Cottage with asbestos shingle siding, a stone foundation, one-over-one double-hung wood windows, flared hipped roof, central brick chimney, and a hipped porch with round columns. Property has a one-car, side-gabled garage with wood weatherboard siding.

2517 N. Tejon Street (1902) (contributing building)

Two-story Foursquare with wood shingle siding, a stone foundation, one-over-one double-hung windows, flared hipped roof, and a full-width, hipped porch with square piers. Property has a two-and-one-half-car, side-gabled garage with wood paneled walls.

2520 N. Tejon Street (1962) (noncontributing building)

Two-story stucco and brick office building with plate glass windows, flat roof, and recessed side entry. This building is evaluated as noncontributing because it is incompatible in this setting of early-twentieth-century homes in terms of scale and design.

2521 N. Tejon Street (1929) (contributing building)

One-and-one-half-story Classic Cottage with vinyl siding, a stone foundation, one-over-one double-hung wood windows, flared hipped roof with hipped dormer, central brick chimney, and a full-width, enclosed porch with iron rail. Property has a cottage at rear with a gable roof, asbestos shingle siding, and double-hung six-over-six windows. There is also a one-car, front-gabled garage with shiplap siding and a shed with asbestos shingle siding.

2524 N. Tejon Street (1952) (contributing building) – Photo 119

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story stucco Minimal Traditional residence with one-over-one double-hung wood windows, side gable roof with lower cross gable, scalloped vergeboards on the façade gable, and a quarter-width, gabled porch with iron rail and supports.

2525 N. Tejon Street (1909) (contributing building)

One-story Classic Cottage with wood shingle siding, a stone foundation, one-over-one double-hung wood windows, twelve-light casement in the dormer, flared hipped roof with hipped dormer, exposed rafter tails, bay window on the south side, two brick chimneys, and a three-quarter-width, hipped porch with iron rail and supports. Property has a cottage at rear (2523 N Tejon Street) with a side-gabled roof, stone foundation, wood shingle siding, double-hung six-over-six wood windows, and a porch with metal shed awning. There is also a front-gabled garage on the alley with wood shingle walls and double-hung two-over-two wood windows.

2527 N. Tejon Street (113 E. Harrison Street) (1948) (contributing buildings)

One-story stucco Bungalow with vinyl casements with false muntins, front-gable roof, brick chimney, and one-third-width, gabled porch with iron supports and rails. Property has a Minimal Traditional cottage at rear (113 E. Harrison Street) with a side gable roof, wide Hardy siding, double-hung one-over-one vinyl windows, porch with metal shed awning, and attached one-car garage. There is also a front-gabled garage with stucco walls and a double-hung two-over-two wood window.

2528 N. Tejon Street (1948) (contributing building)

One-story stucco Ranch residence with four-, eight-, and twelve-light casement windows, hipped roof, and one-third-width, hipped porch with iron supports and rail. Property has a two-car, front-gabled garage with stucco walls.

2532 N. Tejon Street (1939) (noncontributing building)

One-and-one-half-story stucco residence with one-over-one double-hung aluminum windows, telescoping front gable roofs, brick chimney, and a half-width, enclosed entry bay. This property is evaluated as noncontributing due to a loss of integrity of materials, design, and workmanship.

2536 N. Tejon Street (1910) (contributing building)

One-story stucco and wood shingle Craftsman residence with six-over-one vinyl double-hung windows, front gable roof with exposed rafter tails and brackets, stucco side chimney, and three-quarter-width, gabled porch with square piers. Property has a gambrel roof shed with vertical wood paneling and an eight-light wood casement window. There is also a playhouse with a gable roof, wood weatherboard walls, and vergeboards.

2540 N. Tejon Street (1904) (contributing building) – Photo 111

One-and-one-half-story Classic Cottage with wood weatherboard siding, a concrete foundation, one-over-one double-hung wood windows, front gable roof, rear stucco chimney, and full-width, gabled and hipped porch with distinctive arched openings.

2609 N. Tejon Street (1898) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story Bungalow with wood shingle siding, one-over-one double-hung vinyl windows, side gable roof, and quarter-width, gabled porch with brackets and iron rail.

2611 (2613) N. Tejon Street (1982) (noncontributing building)

One-and-one-half-story Contemporary duplex features a gable-on-hip roof, wood balconies, sliding doors, slider windows, and recessed entries. Building is evaluated as noncontributing because it was built outside of the period of significance.

Uintah Street

124 W. Uintah Street (1955) (noncontributing building)

One-story stucco Ranch residence with hipped roof, attached two-car garage, one-light casements, and engaged three-quarter-width porch with square piers. Building is evaluated as noncontributing due to loss of integrity of materials, design, and workmanship.

138 W. Uintah Street (1955) (contributing building)

One-story brick Ranch residence with double-hung one-over-one vinyl windows, hipped roof, brick central chimney, and one-third-width engaged porch with iron rail. Property has a two-car hipped garage attached at the roofline.

Van Buren Street

6 E. Van Buren Street (1961) (contributing building)

Two-story Colonial Revival house with a brick first story, vinyl-clad second story, aluminum casements, side gable roof, attached one-car garage, and brick chimney.

11 E. Van Buren Street (1950) (contributing building)

One-story vinyl-clad Minimal Traditional house with one-over-one double-hung wood windows, side gable roof, concrete chimney, and half-width shed-roofed porch with iron supports and rail. Property has a one-car side-gabled garage with vinyl siding and a shed with wood weatherboard siding.

12 E. Van Buren Street (1951) (contributing building)

One-story vinyl-clad Minimal Traditional house with one-over-one double-hung wood windows, side gable roof, brick chimney, and quarter-width engaged porch with a square column.

19 E. Van Buren Street (1952) (contributing building)

One-story stucco Bungalow with two-light aluminum casements, front gable roof, brick chimney, attached two-car garage with a flat roof, stucco walls, and two-light casements, and a three-quarters-width engaged porch with square brick columns

20 E. Van Buren Street (1951) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story stucco Ranch house with two-over-two double-hung wood windows, hipped roof, attached one-car garage, and quarter-width hipped porch with iron supports and rail. Property has a gambrel-roofed shed with wood paneled walls.

23 E. Van Buren Street (1967) (noncontributing building)

One-story brick Ranch residence with asbestos shingle siding in the front gable, Chicago windows, gabled one-third-width entry porch with iron supports and rails. Built outside of the period of significance, this building is considered noncontributing.

110 E. Van Buren Street (1949) (noncontributing building)

One-story stucco cottage with one-over-one vinyl double-hung windows and façade bay, concrete stoop with iron railing, prominent stucco façade chimney, hipped roof with side gable. Property also has a detached, gabled, stucco one-car garage. Property is evaluated as non-contributing due to a loss of integrity of materials, design, and workmanship.

111 E. Van Buren Street (1950) (contributing building)

One-story stucco Ranch house with one-over-one double-hung wood windows, side gable roof, brick chimney, attached one-car garage, and one-third-width engaged porch with iron rail. Property has a two-car front-gabled garage with stucco walls and a concrete foundation. There is also a shed with a gable roof, wood shingle siding, and one-over-one double-hung aluminum windows.

114 E. Van Buren Street (1950) (contributing building)

One-story stucco Ranch house with one-over-one double-hung vinyl windows, hipped roof, stucco chimney, and one-third-width shed-roofed porch with square piers and iron rail. Property has a one-car front-gabled garage with stucco walls. There is also a shed with a gable roof and vertical wood paneling.

119 E. Van Buren Street (1953) (contributing building)

One-story Ranch house with vertical wood paneling, aluminum casement windows, gable on hip roof, attached one-car garage on the façade, and quarter-width engaged porch with iron rail.

120-122 E. Van Buren Street (1947) (contributing building)

One-story stucco Ranch house duplex with six-over-six vinyl double-hung windows with false muntins, gable roof with lower cross gables, brick chimney, and attached one-car garage on the façade. There are three shed-roofed porches on the façade, two of which are engaged and one with metal awning. All of the porches have wood lattice supports.

211 E. Van Buren Street (1951) (contributing building)

One-story stucco Ranch house with one-over-one double-hung windows, hipped roof, and quarter-width porch with iron rail and metal awning. Property has a one-car gabled garage with stucco walls and eight-light casements.

214 E. Van Buren Street (1923) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-story stucco Craftsman house with a brick foundation, one-over-one wood double-hung windows, front gable roof with wide eaves, brackets, and exposed rafter tails, side brick chimney, and half-width gabled porch with square brick piers. Property has a two-car front-gabled garage with stucco walls and four-light casements.

110 W. Van Buren Street (1970) (noncontributing building)

Three-story nursing home features gravel aggregate and rough concrete construction, wood balconettes and sliding doors, and a roughly L-shaped plan. Building is evaluated as noncontributing because it was constructed outside of the period of significance and not in keeping with the scale and setting of the surrounding neighborhood.

120 W. Van Buren Street (1971) (noncontributing building)

Three-story senior housing features vertical wood panel, brick, and stucco construction, vinyl one-light casements, wood balconies, and a shallow hipped roof. Building is evaluated as noncontributing because it was constructed outside of the period of significance and not in keeping with the scale and setting of the surrounding neighborhood.

Wood Avenue

2100 Wood Avenue (1929) (contributing building)

One-and-one-half-story stucco Tudor Revival house with six-over-six double-hung wood windows, cross gable roof with half-timbering and a Palladian window in the gable, two stucco chimneys, and quarter-width gabled, enclosed porch with arched brick entry.

2101 Wood Avenue (1953) (contributing building)

Two-story brick Colonial Revival with one-over-one double-hung wood windows, cross gable roof with rear brick chimney, and half-width octagonal, flat roof porch with iron columns and rail. Property has a two-car front-gable garage with brick walls.

2106 Wood Avenue (1973) (noncontributing building)

One-story Contemporary residence with plate glass windows, side gable roof, recessed entry, wood railing, vertical wood paneling, and an attached, flat-roofed, two-car garage. Building is evaluated as noncontributing because it was constructed outside of the period of significance.

2109 Wood Avenue (1950) (contributing building) – Photo 41

One-story brick Ranch house with one-over-one vinyl double-hung windows, large façade picture window, hipped roof with wide eaves, central brick chimney, and one-third-width, wrap-around engaged porch with iron supports. Property has a two-car hipped-roof garage with brick walls and a double-hung one-over-one window. There is also a gambrel-roof shed with wood panel siding.

2110 Wood Avenue (1928) (contributing building)

One-story stucco Bungalow with six-over-one double-hung vinyl windows, cross gable roof with clipped gables with half-timbering, central stucco chimney, and one-third-width gabled porch

Old North End Historic District
Name of Property

El Paso County, CO
County and State

with closed rail and square piers. Property has a two-car front-gabled garage with board-and-batten walls.

2114 Wood Avenue (1950) (noncontributing building)

One-story stucco Ranch house with vinyl casement windows, cross gable roof, prominent brick chimney, and one-third-width engaged porch with a closed rail. This building is noncontributing due to a loss of integrity.

2115 Wood Avenue (1938) (contributing building)

One-and-one-half-story stucco Tudor Revival house with four-over-four double-hung wood windows, wood shingle side gable roof with a hipped dormer, half-timbering on the upper story, wood weatherboard in the façade gable, two brick side chimneys, and a one-third-width gabled porch. Property has a one-car front-gabled garage with stucco walls and a wood shingle roof. A brick wall surrounds the front yard.

2118 Wood Avenue (1928) (contributing building)

One-and-one-half-story stucco Tudor Revival house with one-over-one double-hung wood windows, steeply pitched cross gable roof with fishscale gable shingles, central stucco chimney, and quarter-width gabled, enclosed porch.

2121 Wood Avenue (1928) (contributing building)

One-and-one-half-story stucco Tudor Revival house with eight-light wood casements, cross gable roof, two stucco chimneys, and quarter-width gabled porch. Property has a historic three-car garage with clipped gables and stucco walls.

2123 Wood Avenue (1959) (contributing building)

Two-story brick and wood weatherboard Bi-level house with one-light aluminum casements, gable roof, one brick chimney, a quarter-width, shed-roof porch with square piers.

2126 Wood Avenue (1949) (contributing building)

One-story stucco French Colonial house with six-light wood casements, steeply pitched hipped roof, central brick chimney, attached one-car garage, and engaged porch with recessed entry.

2129 Wood Avenue (1962) (contributing building)

One-story brick Ranch house with one-over-one double-hung aluminum and large picture windows, hipped roof, two-car engaged garage, and quarter-width engaged porch with brick lattice supports.

2130 Wood Avenue (1954) (contributing building)

One-story Minimal Traditional house with a concrete foundation, vinyl cladding, six-over-six double-hung wood windows, side gable roof with a lower cross gable on the facade, central brick chimney, rear attached garage, and a one-third-width, flat-roofed porch with an iron rail and square supports.

2201 Wood Avenue (1947) (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

One-and-one-half-story Cape Cod house with asbestos shingle cladding, six-over-six wood double-hung windows, cross gable roof, central brick chimney, and quarter-width engaged porch with a shed roof and iron railings. Property has a brick wall with an iron railing on the south side and a historic (1947) front-gabled one-car garage with brick, asbestos shingle walls, and six-light casement windows.

2202 Wood Avenue (1935) (contributing building)

One-and-one-half-story stucco Tudor Revival house with six-over-six wood double-hung windows, wood shingle, steeply pitched hipped roof with shed dormer and lower cross gables, stucco side chimney, partial-width enclosed porch with a flat roof and a parapet. Property has a brick wall with an iron railing on the south side and a historic (1947) front-gabled one-car garage with brick, asbestos shingle walls, and six-light casement windows.

2207 Wood Avenue (1950) (contributing building)

One-story brick Ranch house with vinyl casements, hipped roof, prominent wide brick chimney, built-in brick planter, and shed-roof porch with metal awning and iron railings. Property has a one-car garage with hipped roof and brick walls.

2208 Wood Avenue (1950) (contributing building)

One-story stucco Ranch house with three-, four-, and six-over-one double-hung wood windows, hipped roof, central brick chimney, attached one-car garage at rear with a flat roof, and quarter-width engaged, recessed entry with iron railings. Property also has a detached two-car front-gabled garage with concrete block walls.

2211 Wood Avenue (1929) (contributing building)

One-and-one-half-story Tudor Revival stucco house with four-over-one double-hung wood windows, one large bay window, side gable roof with two lower cross gables with half-timbering, stucco central chimney, and one-quarter-width gabled porch. Property has a detached two-car flat-roofed garage with stucco walls. There is also a playhouse with stucco walls, a wood shingle roof, and casement windows.

2212 Wood Avenue (1928) (contributing building)

One-and-one-half-story Tudor Revival stucco house with one-over-one double-hung wood windows, two large picture windows, side gable roof with two lower cross gables with half-timbering, stucco side chimney, and one-third-width engaged porch with turned columns.

2215 Wood Avenue (1973) (noncontributing building)

One-story brick Ranch residence with vinyl plate glass and bay windows, hipped roof, and engaged entry porch with wood pier. Building is evaluated as noncontributing due to loss of integrity of design, materials, and workmanship and an incompatible two-story rear addition.

2216 Wood Avenue (1946) (contributing building) – Photo 116

One-story stucco Minimal Traditional house with two-over-two double-hung wood windows, side gable roof with a lower cross gable with vertical wood paneling, a stucco chimney, and a three-quarter-width engaged porch with iron railings.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

2220 Wood Avenue (1929) (contributing building)

One-story stucco French Colonial house with six-light casements, side gable roof with a cross gable on hip on the façade, a stucco and brick chimney, and a quarter-width hipped-roof porch with a bracketed overhang.

2221 Wood Avenue (1929) (contributing building)

One-and-one-half-story Tudor Revival stucco house with three-over-one double-hung wood windows, side gable roof, stucco side chimney, attached one-car garage with half-timbering, and quarter-width conical porch with a conical tower and an arched entry. Property has a two-car detached garage on the alley with a front-gabled roof and stucco walls. There is also an octagonal shed with a wood shingle roof and board-and-batten walls and a modern chicken coop with wood plank walls and a corrugated metal roof.

2227 Wood Avenue (1948) (contributing building)

One-and-one-half-story stucco Bungalow with wood weatherboard and a concrete foundation, three-over-one double-hung aluminum windows, front gable roof with wood shingles in the gables, rear brick chimneys, and quarter-width, gabled, bracketed porch with a wood rail. Property has a two-car detached garage on the alley with a front-gabled roof and wood weatherboard walls. There is also a one-car front-gabled garage with wood weatherboard walls.

2230 Wood Avenue (1957) (contributing building)

One-and-one-half-story Ranch with vertical wood siding and stone veneer, aluminum casement windows, gable on hip roof, stone side chimney, two-story rear hipped roof addition, attached one-car garage, and one-third-width engaged porch with round columns.

2231 Wood Avenue (1972) (noncontributing building)

One-story stucco Contemporary house with engaged one-car garage at rear, windows of various types, flat roof, and concrete stairs. Building is noncontributing because it was constructed outside of the period of significance.

2303 Wood Avenue (1949) (contributing building)

One-story brick Ranch house with aluminum three-light casement windows, two large façade picture windows, hipped terra cotta tile roof, two brick chimneys, attached two-car garage on the south side, and quarter-width engaged porch with iron rail.

2311 Wood Avenue (1946) (contributing building)

One-story brick Ranch house with aluminum three-light casement windows, façade picture window, side gable roof with lower cross gable with wood shingle, brick chimney, attached one-car front-gabled rear garage, and one-third-width porch with metal awning and iron rail.

2312 Wood Avenue (1926) (contributing building)

One-and-one-half-story Bungalow with wood weatherboard cladding and a concrete foundation, multi-over-one wood double-hung windows, side gable roof with clipped gables, two brick

Old North End Historic District
Name of Property

El Paso County, CO
County and State

chimneys, front door sidelights, one-car attached garage on the north side, and a one-third-width gabled porch with round columns and brick piers and closed rail.

2313 Wood Avenue (1954) (contributing building) – Photo 125

One-story brick Ranch house with vinyl casements, side-hipped roof, prominent stone chimney with attached low planter, two-car hipped-roof garage at rear, and one-third-width engaged porch with closed stone rail.

2324-2396 Wood Avenue (1982, 1984, and 1992)(7 noncontributing buildings)

Condominium development with 38 units. Buildings are noncontributing because they were constructed outside of the period of significance.

2402 Wood Avenue (1910) (contributing building)

One-and-one-half-story Classic Cottage with wood shingle cladding and a stucco foundation, one-over-one wood double-hung windows, hipped roof with lower cross gables with fishscale shingles, central brick chimney, and a full-width hipped porch with round columns and a closed rail. Property has several stone piers that may have been part of a fence historically. Driveway has stone piers and low stone walls.

2406 Wood Avenue (1921) (contributing building)

One-story wood shingle Craftsman house with one-over-one double-hung wood windows, cross gable roof with wide eaves, exposed rafter tails, and bracketed gables, and a one-third-width gabled porch with pyramidal piers and a closed rail. A central brick chimney has recently been removed. Property is a former commercial green house with outbuildings including a one-story gabled greenhouse with plastic paneling, a one-and-one-half-story utility building with stucco walls and nine-light casement windows, another gabled utility building with wide wood weatherboard siding, and a shed with a shed roof and shiplap siding. Property also has stone piers flanking the driveway and entry walkway.

Wood Terrace

114 Wood Terrace (1948) (contributing building)

Two-story asbestos shingle Raised Ranch with aluminum casement windows, gable roof, attached one-car garage on the lower level, and stucco chimney.

119 Wood Terrace (1963) (contributing building)

Two-story stucco Raised Ranch with one-over-one double-hung aluminum windows, gable roof, attached two-car garage on the lower level of the west side, and quarter-width engaged, recessed entry porch.

124 Wood Terrace (1952) (contributing building)

One-story wood shingle Ranch with two-over-two double-hung wood windows, large picture window, attached two-car garage, hipped roof, central brick chimney, and one-third-width, flat-roofed porch with square supports and wood rail. Property has a shed with a gambrel roof and wood shingle siding.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

127 Wood Terrace (1962) (contributing building)

Two-story Colonial Revival house with a brick first story and wood weatherboard on the second, six-light aluminum casement windows with false muntins, façade picture window, attached two-car garage, gable roof with a two-story cross gable, brick side chimney, and one-third-width engaged porch with square supports. Property has a shed with a wood shingle gabled roof and wood paneled walls.

203 Wood Terrace (1952) (contributing building)

One-story wood shingle and stucco Ranch with four- and six-over-six double-hung wood windows, façade bay window, flared hipped roof, brick side chimney, and quarter-width engaged, recessed porch. Property has a one- car detached garage with a flared hipped roof and wood shingle walls.

204 Wood Terrace (1957) (contributing building) – Photo 36

Two-story brick raised Ranch with vertical wood paneling in the second story, vinyl casement windows, side gable roof with wood paneling in the gables, brick chimney, one-car attached garage, and quarter-width engaged porch with iron rail.

211 Wood Terrace (1954) (contributing building)

One-story brick Ranch with six-over-six double-hung wood windows, hipped roof, brick chimney, and quarter-width engaged, recessed porch with iron rail. Property has a one-and-one-half-car detached garage with a hipped roof and wood weatherboard walls.

214 Wood Terrace (1957) (contributing building)

One-story brick Ranch with six-over-six double-hung aluminum windows, bay Palladian window, attached two-car garage, side gable roof with prominent cross gable, central brick chimney, and one-third-width engaged, recessed porch with closed brick rail.

Properties previously listed in the 1982 National Register nomination

Buena Ventura Street

17 E. Buena Ventura Street (contributing building)

20 E. Buena Ventura Street (contributing building)

30 E. Buena Ventura Street (contributing building)

10 W. Buena Ventura Street (noncontributing building)

Reflects a status change as built outside of the period of significance (1981), but erroneously included in 1982.

17 W. Buena Ventura Street (contributing building)

18 W. Buena Ventura Street (contributing building)

22 W. Buena Ventura Street (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Caramillo Street

12 E. Caramillo Street (noncontributing building)

Built in 1968, outside of the period of significance, erroneously labeled in previous nomination.

14 E. Caramillo Street (contributing building)

17 E. Caramillo Street (contributing building)

18 E. Caramillo Street (contributing building)

21 E. Caramillo Street (contributing building)

22 E. Caramillo Street (contributing building)

106 E. Caramillo Street (contributing building)

109 E. Caramillo Street (contributing building)

110 E. Caramillo Street (contributing building)

115 E. Caramillo Street (contributing building)

116 E. Caramillo Street (contributing building)

118 E. Caramillo Street (contributing building)

215 E. Caramillo Street (contributing building)

216 E. Caramillo Street (contributing building)

11 W. Caramillo Street (contributing building)

20 W. Caramillo Street (contributing building)

Cascade Avenue

1205 N. Cascade Avenue (contributing building)

1206 N. Cascade Avenue (contributing building)

1215 N. Cascade Avenue (contributing building)

1216 N. Cascade Avenue (contributing building)

1221 N. Cascade Avenue (contributing building)

1222 N. Cascade Avenue (contributing building)

1225 N. Cascade Avenue (*demolished*)

1230 N. Cascade Avenue (contributing building)

1231 N. Cascade Avenue (contributing building)

1305 N. Cascade Avenue (contributing building)

1308 N. Cascade Avenue (contributing building)

1321 N. Cascade Avenue (contributing building)

1325 N. Cascade Avenue (contributing building)

1326 N. Cascade Avenue (contributing building)

1327 N. Cascade Avenue (contributing building)

1329 N. Cascade Avenue (contributing building)

1332 N. Cascade Avenue (contributing building)

1333 N. Cascade Avenue (contributing building)

1337 N. Cascade Avenue (contributing building)

1408 N. Cascade Avenue (contributing building)

1414 N. Cascade Avenue (contributing building)

Old North End Historic District

El Paso County, CO
County and State

Name of Property

- 1415 N. Cascade Avenue (contributing building)
- 1420 N. Cascade Avenue (contributing building)
- 1421 N. Cascade Avenue (contributing building)
- 1424 N. Cascade Avenue (contributing building)
- 1430 N. Cascade Avenue (contributing building)
- 1435 N. Cascade Avenue (contributing building)
- 1515 N. Cascade Avenue (contributing buildings)

There are three buildings on the property with same address. The house and carriage house were built in 1906 and the church in 1965 with compatible additions in 1982.

- 1516 N. Cascade Avenue (contributing building)
- 1524 N. Cascade Avenue (contributing building)
- 1530 N. Cascade Avenue (contributing building)
- 1600 N. Cascade Avenue (contributing building)
- 1611 N. Cascade Avenue (contributing building)
- 1615 N. Cascade Avenue (contributing building)
- 1619 N. Cascade Avenue (contributing building)
- 1623 N. Cascade Avenue (contributing building)
- 1624 N. Cascade Avenue (contributing building)
- 1627 N. Cascade Avenue (contributing building)
- 1631 N. Cascade Avenue (contributing building)
- 1632 N. Cascade Avenue (contributing building)
- 1700 N. Cascade Avenue (contributing building)
- 1701 N. Cascade Avenue (contributing building)
- 1707 N. Cascade Avenue (contributing building)
- 1715 N. Cascade Avenue (contributing building)
- 1721 N. Cascade Avenue (contributing building)
- 1729 N. Cascade Avenue (contributing building)
- 1730 N. Cascade Avenue (contributing building)
- 1803 N. Cascade Avenue (noncontributing building)

Built in 1954, this building is no longer considered contributing due to a loss of integrity of materials, design, and workmanship.

- 1804 N. Cascade Avenue (contributing building)
- 1813 N. Cascade Avenue (contributing building)
- 1814 N. Cascade Avenue (contributing building)
- 1818 N. Cascade Avenue (contributing building)
- 1819 N. Cascade Avenue (contributing building)
- 1823 N. Cascade Avenue (contributing building)
- 1829 N. Cascade Avenue (contributing building)
- 1832 N. Cascade Avenue (contributing building)
- 1905 N. Cascade Avenue (contributing building)
- 1908 N. Cascade Avenue (contributing building)
- 1909 N. Cascade Avenue (contributing building)
- 1914 N. Cascade Avenue (contributing building)
- 1915 N. Cascade Avenue (contributing building)
- 1919 N. Cascade Avenue (contributing building)

Old North End Historic District

Name of Property

El Paso County, CO
County and State

1922 N. Cascade Avenue (contributing building)
1923 N. Cascade Avenue (contributing building)
1931 N. Cascade Avenue (contributing building)
1932 N. Cascade Avenue (contributing building)
2001 N. Cascade Avenue (contributing building)
2006 N. Cascade Avenue (contributing building)
2009 N. Cascade Avenue (contributing building)
2011 N. Cascade Avenue (contributing building)
2012 N. Cascade Avenue (contributing building)
2015 N. Cascade Avenue (contributing building)
2016 N. Cascade Avenue (contributing building)
2019 N. Cascade Avenue (contributing building)
2020 N. Cascade Avenue (contributing building)
2023 N. Cascade Avenue (contributing building)
2026 N. Cascade Avenue (contributing building)
2029 N. Cascade Avenue (contributing building)
2030 N. Cascade Avenue (contributing building)
2104 N. Cascade Avenue (contributing building)
2106 N. Cascade Avenue (contributing building)
2107 N. Cascade Avenue (contributing building)
2109 N. Cascade Avenue (contributing building)
2110 N. Cascade Avenue (contributing building)
2115 N. Cascade Avenue (contributing building)
2116 N. Cascade Avenue (contributing building)
2119 N. Cascade Avenue (contributing building)
2120 N. Cascade Avenue (contributing building)
2123 N. Cascade Avenue (contributing building)
2124 N. Cascade Avenue (contributing building)
2127 N. Cascade Avenue (contributing building)
2130 N. Cascade Avenue (contributing building)

Columbia Street

2 E. Columbia Street (contributing building)
10 E. Columbia Street (contributing building)
11 E. Columbia Street (contributing building)
15 E. Columbia Street (contributing building)
16 E. Columbia Street (contributing building)
19 E. Columbia Street (contributing building)
20 E. Columbia Street (contributing building)
21 E. Columbia Street (contributing building)
22 E. Columbia Street (contributing building)
28 E. Columbia Street (contributing building)
110 E. Columbia Street (contributing building)
115 E. Columbia Street (contributing building)

Old North End Historic District

Name of Property

El Paso County, CO
County and State

116 E. Columbia Street (contributing building)
120 E. Columbia Street (contributing building)
212 E. Columbia Street (contributing building)
214 E. Columbia Street (contributing building)
14 W. Columbia Street (contributing building)
20 W. Columbia Street (contributing building)

Del Norte Street

11 E. Del Norte Street (contributing building)
14 E. Del Norte Street (contributing building)
15 E. Del Norte Street (contributing building)
20 E. Del Norte Street (contributing building)
22 E. Del Norte Street (contributing building)
106 E. Del Norte Street (contributing building)
111 E. Del Norte Street (contributing building)
114 E. Del Norte Street (contributing building)
115 E. Del Norte Street (contributing building)
120 E. Del Norte Street (contributing building)
212 E. Del Norte Street (contributing building)
214 E. Del Norte Street (contributing building)
215 E. Del Norte Street (contributing building)
17 W. Del Norte Street (contributing building)
20 W. Del Norte Street (contributing building)
22 W. Del Norte Street (contributing building)
23 W. Del Norte Street (contributing building)
113 W. Del Norte Street (contributing building)
114 W. Del Norte Street (contributing building)

Espanola Street

11 E. Espanola Street (contributing building)
14 E. Espanola Street (contributing building)
15 E. Espanola Street (contributing building)
17 E. Espanola Street (contributing building)
18 E. Espanola Street (contributing building)
21 E. Espanola Street (contributing building)
22 E. Espanola Street (contributing building)
103 E. Espanola Street (contributing building)
111 E. Espanola Street (contributing building)
112 E. Espanola Street (contributing building)
115 E. Espanola Street (contributing building)
116 E. Espanola Street (contributing building)
119 E. Espanola Street (contributing building)
120 E. Espanola Street (contributing building)

Old North End Historic District

Name of Property

El Paso County, CO
County and State

- 121 E. Espanola Street (contributing building)
- 124 E. Espanola Street (contributing building)
- 211 E. Espanola Street (contributing building)
- 215 E. Espanola Street (contributing building)
- 216 E. Espanola Street (contributing building)
- 14 W. Espanola Street (contributing building)
- 19 W. Espanola Street (contributing building)
- 20 W. Espanola Street (contributing building)
- 21 W. Espanola Street (contributing building)
- 24 W. Espanola Street (contributing building)

Fontanero Street

- 14 E. Fontanero Street (contributing building)
- 15 E. Fontanero Street (contributing building)
- 18 E. Fontanero Street (contributing building)
- 19 E. Fontanero Street (contributing building)
- 23 E. Fontanero Street (contributing building)
- 24 E. Fontanero Street (contributing building)
- 30 E. Fontanero Street (contributing building)
- 109 E. Fontanero Street (noncontributing building)
- 112 E. Fontanero Street (contributing building)
- 115 E. Fontanero Street (noncontributing building)

This building is no longer considered contributing due to a loss of integrity of materials, design, and workmanship.

- 116 E. Fontanero Street (contributing building)
- 118 E. Fontanero Street (contributing building)
- 119 E. Fontanero Street (contributing building)

Reflects a change in status to contributing. Former grocery store built in 1900, which retains good integrity, including its original storefront.

- 123 E. Fontanero Street (contributing building)
- 124 E. Fontanero Street (contributing building)
- 212 E. Fontanero Street (contributing building)
- 213 E. Fontanero Street (contributing building)
- 216 E. Fontanero Street (contributing building)
- 20 W. Fontanero Street (contributing building)
- 112 W. Fontanero Street (contributing building)

Jefferson Street

- 10 E. Jefferson Street (contributing building)
- 14 E. Jefferson Street (contributing building)
- 15 E. Jefferson Street (contributing building)
- 17 E. Jefferson Street (contributing building)
- 18 E. Jefferson Street (contributing building)

Old North End Historic District

Name of Property

El Paso County, CO
County and State

- 21 E. Jefferson Street (contributing building)
- 22 E. Jefferson Street (contributing building)
- 102 E. Jefferson Street (contributing building)
- 106 E. Jefferson Street (contributing building)
- 110 E. Jefferson Street (contributing building)
- 111 E. Jefferson Street (contributing building)
- 114 E. Jefferson Street (contributing building)
- 115 E. Jefferson Street (noncontributing building)

Building is no longer contributing due to loss of integrity of materials, design, and workmanship and an incompatible second-story addition.

- 117 E. Jefferson Street (contributing building)
- 118 E. Jefferson Street (contributing building)
- 121 E. Jefferson Street (contributing building)
- 122 E. Jefferson Street (contributing building)
- 210 E. Jefferson Street (contributing building)
- 211 E. Jefferson Street (contributing building)
- 214 E. Jefferson Street (contributing building)
- 215 E. Jefferson Street (contributing building)
- 11 W. Jefferson Street (contributing building)
- 12 W. Jefferson Street (contributing building)
- 14 W. Jefferson Street (contributing building)
- 17 W. Jefferson Street (contributing building)
- 21 W. Jefferson (contributing building)

Madison Street

- 11 E. Madison Street (contributing building)
- 13 E. Madison Street (contributing building)
- 17 E. Madison Street (contributing building)

Reflects a change in status to contributing. Property is a 1924 Bungalow court with good integrity.

- 119 E. Madison Street (noncontributing building)

Reflects a change in status to noncontributing due to loss of integrity of materials, design, and workmanship.

- 121 E. Madison Street (contributing building)
- 211 E. Madison Street (contributing building)
- 212 E. Madison Street (contributing building)
- 215 E. Madison Street (contributing building)
- 216 E. Madison Street (contributing building)
- 11 W. Madison Street (contributing building)

Nevada Avenue

- 1201 N. Nevada Avenue (208 E. Uintah Street) (contributing building)
- 1204 N. Nevada Avenue (contributing building)

Old North End Historic District

El Paso County, CO
County and State

Name of Property

- 1212 N. Nevada Avenue (contributing building)
- 1215 (1213) N. Nevada Avenue (contributing building)
- 1216 N. Nevada Avenue (contributing building)

Reflects a change in status. This former grocery store built circa 1898 retains good integrity and its original storefront.

- 1217 N. Nevada Avenue (contributing building)
- 1220 N. Nevada Avenue (contributing building)
- 1223 N. Nevada Avenue (contributing building)
- 1224 N. Nevada Avenue (contributing building)
- 1231 N. Nevada Avenue (noncontributing building)
- 1232 N. Nevada Avenue (contributing building)
- 1303 N. Nevada Avenue (noncontributing building)
- 1304 N. Nevada Avenue (contributing building)
- 1311 N. Nevada Avenue (noncontributing building)
- 1312 N. Nevada Avenue (contributing building)
- 1315 N. Nevada Avenue (contributing building)
- 1316 N. Nevada Avenue (contributing building)
- 1319 N. Nevada Avenue (contributing building)
- 1320 N. Nevada Avenue (contributing building)
- 1323 N. Nevada Avenue (contributing building)
- 1324 N. Nevada Avenue (contributing building)
- 1327 N. Nevada Avenue (contributing building)
- 1328 N. Nevada Avenue (contributing building)
- 1331 N. Nevada Avenue (contributing building)
- 1332 N. Nevada Avenue (contributing building)
- 1335 N. Nevada Avenue (contributing building)
- 1336 N. Nevada Avenue (contributing building)
- 1339 N. Nevada Avenue (contributing building)
- 1342 N. Nevada Avenue (contributing building)
- 1343 N. Nevada Avenue (contributing building)
- 1401 N. Nevada Avenue (contributing building)
- 1404 N. Nevada Avenue (contributing building)
- 1410 N. Nevada Avenue (contributing building)
- 1411 N. Nevada Avenue (contributing building)
- 1414 N. Nevada Avenue (contributing building)
- 1415 N. Nevada Avenue (contributing building)
- 1419 N. Nevada Avenue (contributing building)
- 1420 N. Nevada Avenue (contributing building)
- 1423 N. Nevada Avenue (contributing building)
- 1424 N. Nevada Avenue (contributing building)
- 1427 N. Nevada Avenue (contributing building)
- 1428 N. Nevada Avenue (contributing building)
- 1430 N. Nevada Avenue (contributing building)
- 1431 N. Nevada Avenue (contributing building)
- 1434 N. Nevada Avenue (contributing building)

Old North End Historic District

Name of Property

El Paso County, CO
County and State

- 1437 N. Nevada Avenue (contributing building)
- 1440 N. Nevada Avenue (contributing building)
- 1503 N. Nevada Avenue (contributing building)
- 1504 N. Nevada Avenue (contributing building)
- 1507 N. Nevada Avenue (contributing building)
- 1510 N. Nevada Avenue (contributing building)
- 1511 N. Nevada Avenue (contributing building)
- 1512 N. Nevada Avenue (contributing building)
- 1513 N. Nevada Avenue (contributing building)
- 1516 N. Nevada Avenue (contributing building)
- 1519 N. Nevada Avenue (contributing building)
- 1520 N. Nevada Avenue (contributing building)
- 1523 N. Nevada Avenue (contributing building)
- 1524 N. Nevada Avenue (contributing building)
- 1527 N. Nevada Avenue (contributing building)
- 1528 N. Nevada Avenue (contributing building)
- 1529 N. Nevada Avenue (contributing building)
- 1532 N. Nevada Avenue (contributing building)
- 1600 N. Nevada Avenue (contributing building)
- 1601 N. Nevada Avenue (contributing building)
- 1609 N. Nevada Avenue (contributing building)
- 1615 N. Nevada Avenue (contributing building)
- 1616 N. Nevada Avenue (contributing building)
- 1619 N. Nevada Avenue (contributing building)
- 1620 N. Nevada Avenue (contributing building)
- 1621 N. Nevada Avenue (contributing building)
- 1624 N. Nevada Avenue (contributing building)
- 1627 N. Nevada Avenue (contributing building)
- 1628 N. Nevada Avenue (contributing building)
- 1629 N. Nevada Avenue (contributing building)
- 1632 N. Nevada Avenue (contributing building)
- 1701 N. Nevada Avenue (contributing building)
- 1702 N. Nevada Avenue (contributing building)
- 1705 N. Nevada Avenue (contributing building)
- 1708 N. Nevada Avenue (contributing building)
- 1709 N. Nevada Avenue (contributing building)
- 1712 N. Nevada Avenue (contributing building)
- 1715 N. Nevada Avenue (contributing building)
- 1716 N. Nevada Avenue (contributing building)
- 1718 N. Nevada Avenue (contributing building)
- 1719 N. Nevada Avenue (contributing building)
- 1723 N. Nevada Avenue (contributing building)
- 1724 N. Nevada Avenue (contributing building)
- 1727 N. Nevada Avenue (contributing building)
- 1728 N. Nevada Avenue (contributing building)

Old North End Historic District

El Paso County, CO
County and State

Name of Property

- 1730 N. Nevada Avenue (contributing building)
- 1731 N. Nevada Avenue (contributing building)
- 1802 N. Nevada Avenue (contributing building)
- 1803 N. Nevada Avenue (contributing building)
- 1806 N. Nevada Avenue (contributing building)
- 1807 N. Nevada Avenue (contributing building)
- 1811 N. Nevada Avenue (contributing building)
- 1812 N. Nevada Avenue (contributing building)
- 1814 N. Nevada Avenue (noncontributing building)
- 1815 N. Nevada Avenue (contributing building)
- 1819 N. Nevada Avenue (contributing building)
- 1820 N. Nevada Avenue (contributing building)
- 1823 N. Nevada Avenue (contributing building)
- 1824 N. Nevada Avenue (contributing building)
- 1828 N. Nevada Avenue (contributing building)
- 1829 N. Nevada Avenue (contributing building)
- 1832 N. Nevada Avenue (contributing building)
- 1901 N. Nevada Avenue (contributing building)
- 1904 N. Nevada Avenue (contributing building)
- 1907 N. Nevada Avenue (contributing building)
- 1908 N. Nevada Avenue (contributing building)
- 1911 N. Nevada Avenue (contributing building)
- 1912 N. Nevada Avenue (contributing building)
- 1915 N. Nevada Avenue (contributing building)
- 1916 N. Nevada Avenue (contributing building)

Reflects a change in status. Spanish Colonial style modifications appear to date from early twentieth century. As such, the property retains good integrity.

- 1918 N. Nevada Avenue (contributing building)
- 1919 N. Nevada Avenue (contributing building)
- 1920 N. Nevada Avenue (contributing building)
- 1923 N. Nevada Avenue (contributing building)
- 1924 N. Nevada Avenue (contributing building)
- 1927 N. Nevada Avenue (contributing building)
- 1928 N. Nevada Avenue (contributing building)
- 1930 N. Nevada Avenue (contributing building)
- 1931 N. Nevada Avenue (contributing building)
- 2003 N. Nevada Avenue (contributing building)
- 2004 N. Nevada Avenue (contributing building)
- 2005 N. Nevada Avenue (contributing building)
- 2008 N. Nevada Avenue (contributing building)
- 2011 N. Nevada Avenue (contributing building)
- 2012 N. Nevada Avenue (contributing building)
- 2014 N. Nevada Avenue (contributing building)
- 2015 N. Nevada Avenue (contributing building)
- 2017 N. Nevada Avenue (contributing building)

Old North End Historic District

Name of Property

El Paso County, CO
County and State

2020 N. Nevada Avenue (contributing building)
2023 N. Nevada Avenue (contributing building)
2024 N. Nevada Avenue (contributing building)
2025 N. Nevada Avenue (contributing building)
2028 N. Nevada Avenue (contributing building)
2029 N. Nevada Avenue (contributing building)
2030 N. Nevada Avenue (contributing building)
2103 N. Nevada Avenue (contributing building)
2104 N. Nevada Avenue (contributing building)
2105 N. Nevada Avenue (contributing building)
2108 N. Nevada Avenue (contributing building)
2111 N. Nevada Avenue (contributing building)
2112 N. Nevada Avenue (contributing building)
2115 N. Nevada Avenue (contributing building)
2116 N. Nevada Avenue (contributing building)
2119 N. Nevada Avenue (contributing building)
2120 N. Nevada Avenue (contributing building)
2121 N. Nevada Avenue (contributing building)
2124 N. Nevada Avenue (noncontributing building)
2127 N. Nevada Avenue (contributing building)
2128 N. Nevada Avenue (contributing building)
2129 N. Nevada Avenue (noncontributing building)
2132 N. Nevada Avenue (contributing building)

San Miguel Street

15 E. San Miguel Street (contributing building)
18 E. San Miguel Street (contributing building)
19 E. San Miguel Street (contributing building)
21 E. San Miguel Street (noncontributing building)

Reflects change in status due to loss of integrity of materials, design, and workmanship.
Incompatible second-story addition.

22 E. San Miguel Street (contributing building)
110 E. San Miguel Street (contributing building)
111 E. San Miguel Street (contributing building)
114 E. San Miguel Street (contributing building)
115 E. San Miguel Street (contributing building)
118 E. San Miguel Street (contributing building)
119 E. San Miguel Street (contributing building)
122 E. San Miguel Street (contributing building)
20 W. San Miguel Street (contributing building)

Tejon Street

1201 N. Tejon Street (noncontributing building)

Old North End Historic District

El Paso County, CO
County and State

Name of Property

Reflects a change in status. Built in 1978, outside of the period of significance and erroneously labeled contributing in 1982.

1205 N. Tejon Street (noncontributing building)

Reflects a change in status. Built in 1978, outside of the period of significance and erroneously labeled contributing in 1982.

1210 N. Tejon Street (contributing building)

1211 N. Tejon Street (contributing building)

1216 N. Tejon Street (contributing building)

1219 N. Tejon Street (contributing building)

1220 N. Tejon Street (contributing building)

1223 N. Tejon Street (contributing building)

1224 N. Tejon Street (contributing building)

1225 N. Tejon Street (contributing building)

1226 N. Tejon Street (contributing building)

1229 N. Tejon Street (contributing building)

1303 N. Tejon Street (contributing building)

1304 N. Tejon Street (contributing building)

1309 N. Tejon Street (contributing building)

1312 N. Tejon Street (contributing building)

1314 N. Tejon Street (contributing building)

1317 N. Tejon Street (contributing building)

1320 N. Tejon Street (contributing building)

1323 N. Tejon Street (contributing building)

1324 N. Tejon Street (contributing building)

1327 N. Tejon Street (contributing building)

1328 N. Tejon Street (contributing building)

1331 N. Tejon Street (contributing building)

1332 (1334) N. Tejon Street (contributing building)

1335 N. Tejon Street (contributing building)

1336 N. Tejon Street (contributing building)

1337 N. Tejon Street (noncontributing building)

1340 N. Tejon Street (contributing building)

1341 N. Tejon Street (contributing building)

1401 N. Tejon Street (106 E. Columbia Street) (contributing building)

1402 N. Tejon Street (contributing building)

1407 N. Tejon Street (contributing building)

1410 N. Tejon Street (contributing building)

1411 N. Tejon Street (contributing building)

1414 N. Tejon Street (contributing building)

1415 N. Tejon Street (contributing building)

1418 N. Tejon Street (contributing building)

1419 N. Tejon Street (contributing building)

1422 N. Tejon Street (contributing building)

1423 N. Tejon Street (contributing building)

1424 N. Tejon Street (contributing building)

Old North End Historic District

El Paso County, CO
County and State

Name of Property

1425 N. Tejon Street (contributing building)

Reflects a change in status. Built in 1977, outside of the period of significance and erroneously labeled contributing in 1982.

1428 N. Tejon Street (contributing building)

1431 N. Tejon Street (contributing building)

1432 N. Tejon Street (contributing building)

1435 N. Tejon Street (contributing building)

1439 N. Tejon Street (contributing building)

1501 N. Tejon Street (contributing building)

1505 N. Tejon Street (contributing building)

1511 N. Tejon Street (contributing building)

1512 N. Tejon Street (contributing building)

1515 N. Tejon Street (contributing building)

1516 N. Tejon Street (contributing building)

1519 N. Tejon Street (contributing building)

1520 N. Tejon Street (contributing building)

1523 N. Tejon Street (contributing building)

1524 N. Tejon Street (contributing building)

Reflects a change in status, as 1954 former commercial building (now Luther Hall) retains good integrity.

1527 (1529) N. Tejon Street (103 E. Caramillo Street) (contributing building)

1528 N. Tejon Street (contributing building)

Reflects a change in status, as 1909 commercial building (remodeled in 1929 with Tudor stylings) retains good integrity.

1530 N. Tejon Street (contributing building)

1604 N. Tejon Street (contributing building)

1608 N. Tejon Street (contributing building)

1609 N. Tejon Street (contributing building)

1612 N. Tejon Street (contributing building)

1614 N. Tejon Street (contributing building)

1615 N. Tejon Street (contributing building)

1619 N. Tejon Street (contributing building)

1623 N. Tejon Street (contributing building)

1624 N. Tejon Street (contributing building)

1625 N. Tejon Street (contributing building)

Reflects a change in status. Porch reconfigured and shed dormers added, but alterations are compatible. Overall style and configuration recognizable.

1628 N. Tejon Street (contributing building)

1629 N. Tejon Street (contributing building)

1632 N. Tejon Street (contributing building)

1704 N. Tejon Street (contributing building)

1705 N. Tejon Street (contributing building)

1708 N. Tejon Street (contributing building)

1709 N. Tejon Street (contributing building)

1712 N. Tejon Street (contributing building)

Old North End Historic District

El Paso County, CO
County and State

Name of Property

- 1714 N. Tejon Street (contributing building)
- 1715 N. Tejon Street (contributing building)
- 1718 N. Tejon Street (contributing building)
- 1719 N. Tejon Street (contributing building)
- 1723 N. Tejon Street (contributing building)
- 1724 N. Tejon Street (contributing building)
- 1725 N. Tejon Street (contributing building)
- 1726 N. Tejon Street (contributing building)
- 1732 N. Tejon Street (contributing building)
- 1801 N. Tejon Street (contributing building)
- 1804 N. Tejon Street (contributing building)
- 1805 N. Tejon Street (contributing building)
- 1806 N. Tejon Street (contributing building)
- 1809 N. Tejon Street (contributing building)
- 1814 N. Tejon Street (contributing building)
- 1815 N. Tejon Street (contributing building)
- 1819 N. Tejon Street (contributing building)
- 1820 N. Tejon Street (contributing building)
- 1821 N. Tejon Street (contributing building)
- 1824 N. Tejon Street (contributing building)
- 1827 N. Tejon Street (contributing building)
- 1828 N. Tejon Street (contributing building)
- 1831 N. Tejon Street (contributing building)
- 1832 N. Tejon Street (contributing building)
- 1903 N. Tejon Street (contributing building)
- 1908 N. Tejon Street (contributing building)
- 1911 N. Tejon Street (contributing building)
- 1912 N. Tejon Street (contributing building)
- 1915 N. Tejon Street (contributing building)
- 1918 N. Tejon Street (contributing building)
- 1919 N. Tejon Street (contributing building)
- 1923 N. Tejon Street (contributing building)
- 1924 N. Tejon Street (contributing building)
- 1927 N. Tejon Street (contributing building)
- 1928 N. Tejon Street (contributing building)
- 1931 N. Tejon Street (contributing building)
- 1932 N. Tejon Street (contributing building)
- 2003 N. Tejon Street (contributing building)
- 2007 N. Tejon Street (contributing building)
- 2008 N. Tejon Street (contributing building)
- 2011 N. Tejon Street (contributing building)
- 2012 N. Tejon Street (contributing building)
- 2015 N. Tejon Street (contributing building)
- 2016 N. Tejon Street (contributing building)
- 2017 N. Tejon Street (contributing building)

Old North End Historic District

Name of Property

El Paso County, CO
County and State

2020 N. Tejon Street (contributing building)
2021 N. Tejon Street (contributing building)
2026 N. Tejon Street (contributing building)
2027 N. Tejon Street (contributing building)
2029 N. Tejon Street (contributing building)
2030 N. Tejon Street (contributing building)
2104 N. Tejon Street (contributing building)
2106 N. Tejon Street (contributing building)
2111 N. Tejon Street (contributing building)
2112 N. Tejon Street (contributing building)
2115 N. Tejon Street (contributing building)
2116 N. Tejon Street (contributing building)
2118 N. Tejon Street (contributing building)
2122 N. Tejon Street (contributing building)
2131 N. Tejon Street (noncontributing building)
2132 N. Tejon Street (contributing building)

Uintah Street

20 E. Uintah Street (contributing building)
30 E. Uintah Street (contributing building)
114 E. Uintah Street (noncontributing building)
Reflects change in status due to error in previous nomination: noncontributing as built
outside of period of significance (1978).
118 E. Uintah Street (contributing building)
122 E. Uintah Street (contributing building)
22 W. Uintah Street (contributing building)

Washington Street

13 E. Washington Street (contributing building)
16 E. Washington Street (contributing building)
20 E. Washington Street (contributing building)
21 E. Washington Street (contributing building)
24 E. Washington Street (contributing building)
32 E. Washington Street (contributing building)
111 E. Washington Street (contributing building)
112 E. Washington Street (contributing building)
115 E. Washington Street (contributing building)
116 E. Washington Street (contributing building)
117 E. Washington Street (contributing building)
118 E. Washington Street (contributing building)
122 E. Washington Street (contributing building)
123 E. Washington Street (contributing building)
209 E. Washington Street (contributing building)

Old North End Historic District

Name of Property

El Paso County, CO

County and State

210 E. Washington Street (contributing building)

214 E. Washington Street (contributing building)

215 E. Washington Street (contributing building)

6 W. Washington Street (contributing building)

14 W. Washington Street (contributing building)

19 W. Washington Street (contributing building)

20 W. Washington Street (noncontributing building)

Reflects a change in status due to loss of integrity of materials, setting, and design.

23 W. Washington Street (contributing building)

Wood Avenue

1205 Wood Avenue (contributing building)

1206 Wood Avenue (contributing building)

1210 Wood Avenue (contributing building)

1215 Wood Avenue (contributing building)

1221 Wood Avenue (contributing building)

1225 Wood Avenue (contributing building)

1228 Wood Avenue (contributing building)

1238 Wood Avenue (contributing building)

1306 Wood Avenue (contributing building)

1314 Wood Avenue (contributing building)

1315 Wood Avenue (contributing building)

1320 Wood Avenue (contributing building)

1321 Wood Avenue (contributing building)

1326 Wood Avenue (contributing building)

1329 Wood Avenue (contributing building)

1336 Wood Avenue (contributing building)

1401 Wood Avenue (contributing building)

1409 Wood Avenue (contributing building)

1410 Wood Avenue (contributing building)

1414 Wood Avenue (contributing building)

1415 Wood Avenue (contributing building)

1421 Wood Avenue (contributing building)

1424 Wood Avenue (contributing building)

1427 Wood Avenue (contributing building)

1428 Wood Avenue (contributing building)

1431 Wood Avenue (contributing building)

1432 Wood Avenue (contributing building)

1434 Wood Avenue (contributing building)

1440 Wood Avenue (contributing building)

1501 Wood Avenue (contributing building)

1502 Wood Avenue (contributing building)

1508 Wood Avenue (contributing building)

1511 Wood Avenue (contributing building)

Old North End Historic District

El Paso County, CO
County and State

Name of Property

- 1514 Wood Avenue (contributing building)
- 1515 Wood Avenue (contributing building)
- 1520 Wood Avenue (contributing building)
- 1523 Wood Avenue (contributing building)
- 1528 Wood Avenue (contributing building)
- 1531 Wood Avenue (contributing building)
- 1536 Wood Avenue (noncontributing building)

Reflects a change in status due to loss of integrity of materials, design, and workmanship.

- 1603 Wood Avenue (contributing building)
- 1604 Wood Avenue (contributing building)
- 1611 Wood Avenue (contributing building)
- 1612 Wood Avenue (contributing building)
- 1613 Wood Avenue (contributing building)
- 1614 Wood Avenue (contributing building)
- 1619 Wood Avenue (contributing building)
- 1620 Wood Avenue (contributing building)
- 1625 Wood Avenue (contributing building)
- 1626 Wood Avenue (contributing building)
- 1629 Wood Avenue (contributing building)
- 1632 Wood Avenue (contributing building)
- 1700 Wood Avenue (contributing building)
- 1705 Wood Avenue (contributing building)
- 1712 Wood Avenue (contributing building)
- 1715 Wood Avenue (contributing building)
- 1716 Wood Avenue (contributing building)
- 1719 Wood Avenue (contributing building)
- 1720 Wood Avenue (contributing building)
- 1723 Wood Avenue (contributing building)
- 1724 Wood Avenue (contributing building)
- 1729 Wood Avenue (contributing building)
- 1730 Wood Avenue (contributing building)
- 1738 Wood Avenue (contributing building)
- 1801 Wood Avenue (contributing building)
- 1805 Wood Avenue (contributing building)
- 1806 Wood Avenue (contributing building)
- 1811 Wood Avenue (contributing building)
- 1815 Wood Avenue (contributing building)
- 1816 Wood Avenue (contributing building)
- 1819 Wood Avenue (contributing building)
- 1823 Wood Avenue (contributing building)
- 1829 Wood Avenue (contributing building)
- 1830 Wood Avenue (contributing building)
- 1902 Wood Avenue (contributing building)
- 1903 Wood Avenue (contributing building)
- 1906 Wood Avenue (contributing building)

Old North End Historic District

Name of Property

El Paso County, CO

County and State

- 1914 Wood Avenue (contributing building)
- 1915 Wood Avenue (contributing building)
- 1926 Wood Avenue (contributing building)
- 1927 Wood Avenue (contributing building)
- 1929 Wood Avenue (contributing building)
- 1938 Wood Avenue (contributing building)
- 2001 Wood Avenue (contributing building)
- 2005 Wood Avenue (contributing building)
- 2011 Wood Avenue (contributing building)
- 2013 Wood Avenue (contributing building)
- 2017 Wood Avenue (contributing building)
- 2027 Wood Avenue (contributing building)
- 2031 Wood Avenue (contributing building)

Old North End Historic District
Name of Property

El Paso County, CO
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1885-1965

Significant Dates

1891
1907
1912

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architects

MacLaren, Thomas
Douglas, Walter F.
Hetherington, T. Duncan
Varian, Ernest Phillip
Sterner, Frederick J.
Robinson, E.C.G.
Van den Arend, Nicolaas
Edbrooke, Frank E.
Rutenberg, Jan
Wright Ingraham, Elizabeth
Gove, Aaron
Walsh, Thomas

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Builders

Betty, A.J.

Engleking, Otto

Timmons, Merle H.

Carlson, C. A

Shotwell, L.D.

W.R. Roby Lumber Company

Honeyman & Auld

McKay, L.

Mulloy, M. E.

Holman, A. D. W.

Scholz, Samuel

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Old North End Historic District is locally significant under Criterion C in the area of Architecture as a distinctive grouping of predominantly residential buildings that retain a high degree of historic integrity. The district contains intact representative examples of a variety of late-nineteenth through mid-twentieth century architectural styles. These include many notable buildings designed by prominent Colorado architects.

The original North End Historic District nomination included Industry as an area of significance, due to the large number of residents of the district that were associated with late-nineteenth and early-twentieth century mining. With the expansion of the boundary of the district to include many buildings constructed outside of that period, Industry has been removed as an area of significance in this amendment.

The period of significance 1885-1965 represents the time frame in which the vast majority of district buildings were constructed. Although the southernmost portion of the district was platted in the 1873 "Addition No.1 to the Town of Colorado Springs", the earliest known extant buildings in the district date to the mid-1880s. Substantial residential development continued in the district throughout the mid-twentieth century, with very limited new construction after 1965.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C: Architecture

The Old North End Historic District is a substantial collection of intact late-nineteenth to mid-twentieth century residential buildings, combined with a small number of intact commercial and institutional buildings from the same period that have historically served a supporting role in the

Old North End Historic District

Name of Property

El Paso County, CO

County and State

district. The majority of the district's buildings has remained relatively unchanged and serve as excellent examples of the wide variety of house types and architectural styles that were popular during the period of significance (1885-1965). The architectural character of the district is also indicative of the various periods of growth in Colorado Springs, from the late-nineteenth century gold boom through the post-World War II population influx. In addition, a number of the district's homes were designed by well-known, influential architects of the day and are significant examples of their interpretations of these styles for middle and upper class housing in Colorado Springs.

Construction in Colorado Springs prior to 1885 was largely concentrated in the downtown area. The land to the north of Colorado College, now known as the Old North End neighborhood, remained largely undeveloped. By the late 1880s, Colorado Springs began growing more rapidly as a result of the flourishing tourism and health care industries, and the business development associated with the development of the railroads.⁶ With the discovery of gold in nearby Cripple Creek in 1891 and a subsequent gold rush, the population of Colorado Springs more than doubled from 1890 to 1900. As a result of this population boom, the rural land north of the college was quickly developed.

Over four hundred new homes were constructed in the Old North End during the turn of the twentieth century. These homes were built in the wide range of architectural styles that were popular at that time, including Queen Anne, Shingle, Colonial Revival, Tudor Revival, and Classical Revival. This period corresponded with great advances in building technology, including the mechanization of many construction tools and the mass production of building materials. The railroad network made it possible to acquire a wide variety of structural and decorative manufactured building parts, including entire house kits. House pattern books and trade periodicals were widely distributed and kept homeowners, builders, and architects informed of the fashionable architecture of the day. This resulted in an impressive variety of home designs. Plans were customized with projecting bays, turrets, towers, and numerous roof shapes. Façades were individualized with decorative elements such as vergeboards, brackets, modillions, dentils, turned woodwork, ornamental shingling, and half-timbering. Windows were installed in an array of shapes and sizes, often with leaded and stained glass.

As the twentieth century progressed, growth in Colorado Springs declined as the gold mining boom subsided and the Great Depression set in. Although limited building occurred in the community during this time, the Old North End remained one of the most desirable neighborhoods in the city. It was able to attract a large portion of the residential construction that did occur. In the 1920s and '30s, over 130 new homes were constructed in the neighborhood. This included several large estates along Cascade Avenue. However, due to the economic downturn, the majority of the homes constructed during this period were Cottages and Bungalows. Many of these smaller houses were built on previously undeveloped lots located north of Fontanero Street, but some were infill construction, built on lots carved out of the expansive grounds of earlier Mansions and Grand Homes. These homes were considerably smaller than many of the turn-of-the-century houses in the Old North End, but remained faithful

⁶ J. Mark Nelson and Deborah Edge Abele, *North End Historic District Design Guidelines*, Rev. 2nd ed. (City of Colorado Springs, 1995), 20.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

to the neighborhood's tradition of high quality design and craftsmanship. Much like the neighborhood's earlier homes, a variety of architectural styles were employed in their design, including Craftsman, Spanish Colonial Revival, Mission, and period revivals.⁷

With the outbreak of World War II, the U.S. Government began building several major military facilities in and around Colorado Springs. Fort Carson, a large Army training facility, and Peterson Field, an Army Air Corps base, attracted a large number of military personnel to the area. This rapid increase in population caused an acute housing shortage in Colorado Springs.⁸ One result of this was the subdividing of some of the Old North End's large Victorian homes into multiple apartments. A number of the neighborhood's larger outbuildings were also converted to apartments, and many basements and garages were renovated to accommodate renters.⁹ The housing deficiency also motivated a large amount of new construction in the Old North End. Numerous Ranch and Minimal Traditional style homes were built on many of the vacant lots in the western portion of the district near Monument Valley Park. Infill construction also occurred sporadically throughout the neighborhood during this period, but was more concentrated in the northernmost blocks. Construction in the district slowed dramatically in the mid-1960s as available lots were exhausted and homeowners were attracted to the numerous new housing developments located on the outskirts of the city.

Major Architectural Styles Represented

There are a small number of Italianate style houses within the district. Typical examples are two or three stories, have a square or rectangular plan, and have low-pitched hipped roofs with wide, bracketed eaves. Windows are tall and narrow and are frequently arched or curved with elaborated window hoods. Small, single story porches with square supports are also common (Photos 51-52).

The Queen Anne style is well-represented in the district. Although there are few high-style examples, many vernacular district homes display some Queen Anne features. Typical Queen Anne designs include irregular rooflines, varied wall surfaces, towers, turrets, bays, and mixed siding materials. Many examples also include prominent partial, full width, or wrap around porches. The Spindlework subtype, which includes delicate ornamentation such as thin turned columns and spindles, is represented by a few district homes (Photos 53-54). Examples of the Free Classic or Edwardian subtype are also common in the district. Typical features are classical columns, Palladian windows, cornice dentils, and pediments (Photo 55-56). A small number of the half-timbered subtype of the Queen Anne style can also be seen in the district. This subtype is more closely related to the English precedents of the style and feature decorative half-timbering in the gables of the upper-story walls (Photo 57).

The Shingle style, identified by the presence of continuous wood shingle siding, was also popular in the district. The style combines features seen in several other styles, such as the

⁷ Nelson and Abele, 18-27.

⁸ Carol Bruce-Fritz, *On the Home Front: Colorado Springs in World War II* (Colorado Springs: Colorado Springs Pioneers Museum, 1994), 20-21.

⁹ "Room Shortage in Springs is Critical," *Colorado Springs Gazette*, 25 March, 1944: 1.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

asymmetrical forms and large porches of the Queen Anne style, Palladian windows, classical columns and gambrel roofs of the Colonial Revival style, and wide arches and heavy stone bases of the Richardsonian Romanesque style. Homes designed in the Shingle style feature sheathing emphasizing a complex shape within a smooth surface (Photos 58-61).

The Gable End Frame house type can be seen throughout the district, and are easily identified by their simple gabled roofs that are oriented toward the street. The design is particularly well-suited for narrow urban lots. They are typically minimally detailed, although some examples exhibit features of contemporaneous architectural styles such as Queen Anne or Colonial Revival (Photos 62-66).

Colonial Revival style designs are also common in the district. This style typically features hipped or side gabled roofs, or gambrel roofs in the Dutch Colonial variant. Many examples freely combine details of the Georgian and Federal styles, including cornices with modillions or dentils, classical columns, elaborate entry doors with sidelights, fanlights, or pediments, and Palladian windows (Photos 67-72).

Following the turn of the twentieth century, the Tudor Revival style became a popular choice for many district homes. Loosely based on several late Medieval English precedents, features included steeply pitched front gables, decorative half-timbering, elaborate chimneys, and leaded glass windows (Photos 73-78).

The French Renaissance style is represented in a small number of district homes, mostly located in the western portion of the neighborhood. The style exhibits a great variety of features based on many periods of French residential architecture, but often includes steeply-pitched hipped roofs, arched windows, dormers, or doors, and quoins at corners (Photos 79-82).

The Classical Revival style, which gained popularity following the 1893 Columbian Exposition, typically features a hipped or side gabled roof, full height porches with massive classical columns, and boxed eaves with dentils or modillions beneath (Photo 83).

Italian Renaissance Revival style houses were modeled after the grand Renaissance residences of Italy. Features include low-pitched hipped roofs, wide bracketed eaves, arched windows and doors, and arcaded porches (Photos 84-88). The style was primarily used for architect designed landmark houses, such as the mansions located at 1515 N. Cascade Avenue and 1228 Wood Avenue.

The Mission style is an adaptation of Spanish Colonial Mission buildings and typically include tile roofs with wide eaves, curvilinear parapets, stucco walls and arched windows and doors. The style was popular in the Southwest, but can be seen in early twentieth century neighborhoods throughout the United States. Many examples of the style can be seen in the western portion of the district (Photos 24, 89-90, 92-93).

Unlike the Mission style, the Spanish Colonial Revival style is inspired by the entire history of Spanish architecture. Decorative elements may be borrowed from Moorish, Byzantine, or

Old North End Historic District

Name of Property

El Paso County, CO

County and State

Renaissance precedents. Typical features include low pitched roofs with little or no overhang, stucco wall surfaces, circular chimneys, arched windows and doors, and decorative ironwork around windows (Photos 94-99).

The Prairie style is only represented in a small number of district homes. The style originated in Chicago and is one of the few architectural styles that is indigenous to the United States. Examples of the style feature low-pitched hipped roofs, wide boxed eaves, and a strong horizontal emphasis (Photo 100).

The district features numerous examples of the Craftsman style, typified by low-pitched hipped or gabled roofs, wide eaves with exposed rafter tails or brackets, and large porches with square or battered columns. The most popular expression of the style was the Craftsman Bungalow, although a number of larger examples were built in the district as well (Photos 101-106).

The district contains a large number of Cottages and Bungalows, many of which are located north of Fontanero Street. Although they may exhibit some features of contemporaneous styles such as Queen Anne, Georgian, or Tudor, they are smaller in scale and less formal in design. Some vernacular examples are designed without an attempt to mimic a particular style (Photos 107-111).

There are only a few examples of the Modern Movement in the district. Based on a rejection of historical stylistic references, the movement emphasized functionalism and discouraged purely decorative features. Typical features include flat roofs, large expanses of glass, unadorned wall surfaces, and windows mounted flush with the walls (Photos 112-113).

Some examples of the Minimal Traditional house type can be seen in the western and northernmost blocks of the district. They are typically simply detailed and are small and boxy in appearance with low-pitched roofs and eaves with little overhang. Many feature at least one front facing gable. (Photos 114-119)

Many examples of the Ranch style are represented in the western and northern blocks of the district. Ranch houses are typically one story, with rectangular plans, large windows, and attached garages. Roofs are usually low-pitched and are hipped, side gabled, or cross gabled with moderate or wide eave overhangs. The style was popular following World War II, when most of the examples in the Old North End were built (Photos 120, 122-125).

Significant Architects

Thomas McLaren

Scottish born architect Thomas MacLaren trained at the Royal Academy of Arts in London and came to Colorado in 1892 to seek a cure for his tuberculosis. He moved to Colorado Springs in 1894 and established a prosperous business, first as an independent architect and later with partners C.E. Thomas and T.D. Hetherington. During his 34 years of practice he designed more than 200 buildings in Colorado Springs, including City Hall (5EP.652, 02000075, National Register listed 2/19/2002), Fire Station No. 1, and the City Auditorium (5EP.628, 95001244,

Old North End Historic District

El Paso County, CO

Name of Property

County and State

National Register listed 11/7/1995).¹⁰ MacLaren was likely the most prolific designer of Old North End houses. Fine examples of his residential work are scattered throughout the district, including 1429 Alamo Avenue (Photo 126), 1216 N. Cascade Avenue (Photo 84), 1730 N. Cascade Avenue (Photo 88), 1801 Culebra Avenue (Photo 127), 314 W. Del Norte Street (Photo 128), 1401 N. Nevada Avenue (Photo 129), 1404 N. Nevada Avenue (Photo 130), 1508 Wood Avenue (Photo 131), 1520 Wood Avenue (Photo 132), 1531 Wood Avenue (Photo 133), 1604 Wood Avenue (Photo 134), and 1830 Wood Avenue (Photo 78).

Douglas and Hetherington

The highly regarded architectural firm of Douglas and Hetherington (1896-1914) designed many prominent Colorado Springs buildings, including Ticknor Hall (5EP.3480, 99001704, National Register listed 1/27/2000) and McGregor Hall (5EP.3481, 99001705, National Register listed 1/27/2000) at Colorado College, the now demolished Burns Building and Theater, and several downtown commercial blocks. They also designed numerous stately residences, many of which are located in the Old North End Historic District. These include 1700 Wood Avenue (Photo 32), 1210 Wood Avenue (Photo 135), 20 W. Caramillo Street (Photo 136), 1329 Wood Avenue (Photo 137), 1315 Wood Avenue (Photo 18), 1215 Wood Avenue (Photo 67), 1308 N. Cascade Avenue (Photo 83), 2 E. Columbia Street (Photo 138), and 1325 N. Cascade Avenue (Photo 139). The firm was comprised of Walter F. Douglas and T. Duncan Hetherington. Douglas was a University of Edinburgh graduate who came to Colorado Springs in 1888 and began working as an independent architect. In 1896, Hetherington relocated to Colorado Springs from Denver, where he had been working in the office of Robert S. Roeschlaub. Douglas and Hetherington opened their firm that same year. Their successful partnership lasted for 18 years.¹¹

Varian and Sterner

The firm of Varian and Sterner, comprised of Ernest Phillip Varian and Frederick J. Sterner, was established in 1885. Sterner came to the United States from England at the age of sixteen, and was working as a draftsman at the Denver office of Frank E. Edbrooke by 1882. He left several years later to form a partnership with Varian, who had previously been working as a contractor in New York. The firm designed many public buildings and residences in Denver, as well as a number of residences in Colorado Springs.¹² Several examples are located in the Old North End. These include 1206 Wood Avenue (Photo 58), 1228 Wood Avenue (Photo 85) and 1321 Wood Avenue (Photo 19).

E.C.G. Robinson

Architect E.C.G. Robinson was born in 1863 and graduated from Rochester University. He moved to Colorado Springs in 1889, where he designed several prominent Colorado Springs buildings, including the Cheyenne Mountain County Club and the El Paso County Bank Block.¹³

¹⁰ "Thomas MacLaren Dies at Hospital After Operation, Noted Architect," *Colorado Springs Gazette*, 5 Dec. 1928: 3.

¹¹ "T.D. Hetherington Dies in California, Architect of Many Springs Buildings," *Colorado Springs Gazette & Telegraph*, 9 Dec. 1934: 1.

¹² "Colorado Architects Biographical Sketch: Ernest Phillip Varian, Frederick J. Sterner," Colorado Historical Society, 2002, 2007.

¹³ "Architect E.C.G. Robinson," *Colorado Springs Gazette*, 11 Jul. 1897: 5.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

His work also included a number of impressive residences in the Old North End, such as 1222 N. Cascade Avenue (Photo 140), 1230 N. Cascade Avenue (Photo 69), and 1530 N. Cascade Avenue. He also designed the 1897 Colonial Revival style house at 1205 N. Cascade Avenue (Photo 142) as his own home, but died before it was completed. The home is now owned by Colorado College and is used as their Alumni House.

Nicolaas Van den Arend

Dutch architect Nicolaas Van den Arend studied architecture at Leiden University in the Netherlands and moved to Colorado Springs in 1904 to treat his wife's tuberculosis. He is best known as the designer of the Van Briggie Memorial Pottery Building (5EP.614, 09000249, National Register listed April 29, 2009) and the Y. W. C. A. Building (5EP.198, 79000602, National Register listed September 10, 1979) in downtown Colorado Springs, but his work also includes several fine Old North End residences.¹⁴ The Sharpe Mansion at 1600 N. Cascade Avenue is one of the neighborhood's landmark buildings (Photo 20). A more modest example of his residential work is located at 1915 N. Tejon Street (Photo 142). All of Van den Arend's designs include Van Briggie Pottery tiles on the exterior, interior or both.

Frank E. Edbrooke

In 1889, prominent Denver architect Frank E. Edbrooke designed the massive Shingle style house at 1908 N. Cascade Avenue for millionaire Jerome B. Wheeler (Photo 143). This is the only known example of his work in the Old North End. Edbrooke is credited with designing many commercial, institutional, and domestic buildings in Denver, and later became a founding member of the American Institute of Architects Colorado.¹⁵

Jan Ruhtenberg

The International style house at 205 W. Fontanero Street (Photo 113) was designed by Jan Ruhtenberg, a nationally known architect who was significant in the diffusion of European modern architecture in the United States. He was involved in the Bauhaus movement and studied under Mies Van der Rohe in Germany. He was active in Colorado Springs, where he maintained a home, in the 1940s and 1950s.¹⁶

Elizabeth Wright Ingraham

Elizabeth Wright Ingraham, the granddaughter of Frank Lloyd Wright, designed the modern house at 115 W. Columbia Street in 1951 (Photo 112). She became a licensed architect in 1947 and moved from Chicago to Colorado Springs in 1948, where she and her husband Gordon Ingraham opened a practice. During her 65 years as an architect, she designed over 150 buildings in Colorado Springs.¹⁷

¹⁴ *Colorado Springs Gazette*, 3 Dec. 1908: 7.

¹⁵ "Colorado Architects Biographical Sketch: Frank E. Edbrooke," Colorado Historical Society, 2002.

¹⁶ Megan Fernandez, "Loved & Lost: The Life of Jan Ruhtenberg," *Indianapolis Monthly*, 1 Aug. 2011.

¹⁷ Elaine Freed, *Modern at Mid-Century: The Early Fifties Houses of Ingraham and Ingraham* (Colorado Springs, CO: Hulbert Center for Southwestern Studies, Colorado College, 2003).

Old North End Historic District

Name of Property

Gove and Walsh

El Paso County, CO

County and State

The landmark Italian Renaissance Revival mansion at 1515 N. Cascade Avenue (Photo 87) was designed by the prominent Denver firm of Gove and Walsh (1894-1924). After completing his studies at the University of Illinois in 1891, Aaron Morill Gove began his architectural practice in Denver in 1892. He partnered with architect Thomas F. Walsh in 1894 to form the firm Gove and Walsh. Their partnership lasted until Gove's death in 1924. The firm designed many notable residences and commercial buildings in Denver, but are also known for their work in Pueblo and Boulder.¹⁸

Historic Context

Following a visit to the El Paso County region in 1869, former Union Army general turned railroad builder General William Jackson Palmer envisioned a railroad along the Front Range south of Denver. At the time, he was employed by the Kansas Pacific railroad, but they were not interested in pursuing the project. Palmer decided to strike out on his own. Along with associates F.Z. Salomon, Irving Howbert, and former Governor Alexander C. Hunt (1867-1869) Palmer formally organized the Denver & Rio Grande Railroad (D&RG) in October 1870. The narrow gauge line was planned to run south from Denver to El Paso, Texas. They also planned branch lines to the mining camps of Colorado and to Salt Lake City, Utah.¹⁹

Not unlike other railroads of the day, the D&RG also planned a series of towns along its line. Palmer had been impressed with both the aesthetic beauty and practicality of the area of El Paso County near the confluence of Monument Creek and Fountain Creek, and decided that it was an ideal location for a townsite. He instructed Hunt to purchase a tract of land of approximately 10,000 acres in that region. Agricultural College scrip was used for the purchase. Each unit of scrip was worth \$1.25 and would buy an acre of public land. In 1870, the federal government had issued so much scrip that its value had declined, and Palmer was able to purchase most of the land with scrip units worth eighty cents an acre instead. Additional acreage was purchased from a small number of discouraged homesteaders who had preempted.²⁰

The Mountain Base Investment Fund (later the National Land & Improvement Company) was created to fund the construction of the railroad with the provision that those who invested in the railroad would also be allowed to purchase stock in the enterprise to develop the townsites. Subscriptions were raised among General Palmer's friends in the East, and among friends of Palmer's associate Dr. William A. Bell, a London doctor with a large circle of acquaintances in England.²¹ Construction of the D&RG railroad began in Denver on January 1, 1871.²²

General Palmer then focused his efforts on organizing the settlement of Colorado Springs. He decided on a development plan in which a land company was formed with capital to lay out and

¹⁸ "Colorado Architects Biographical Sketch: Aaron Morill Gove," Colorado Historical Society, 2002.

¹⁹ H.S. Rogers "Colorado Springs: A Brief Historical Sketch of the Founding and Building of the County Seat of El Paso County," *Colorado Springs Gazette*, 1 January, 1903: 23.

²⁰ Marshall Sprague, *Newport in the Rockies: The Life and Good Times of Colorado Springs*, 4th rev. ed. (Athens, OH: Swallow Press/Ohio University Press, 1987), 14-15.

²¹ Rogers, 23.

²² Harvey L. Carter, *The Pikes Peak Region* (Colorado Springs: Historical Society of the Pikes Peak Region, 1956), 15.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

develop the townsite. The sale of lots to arriving residents would help finance the development and provide earnings thereafter.²³ A sub-company, called the Colorado Springs Company, was formed to handle the marketing and property sales, raise capital, and plan the improvements of the townsite. On June 26, 1871, the first meeting of the Colorado Springs Company was held in Denver. At this meeting, the company elected officers and authorized the beginning of construction of the townsite.²⁴ The company took over the lands at \$15 per acre. General Robert Cameron, who was vice president of the similarly planned Greeley Colony, was hired to carry out the actual planning of the townsite. In a letter to Cameron, General Palmer wrote of his intentions for Colorado Springs: "My theory for this place, is that it should be made the most attractive place for homes in the West, a place for schools, colleges, science, first class newspapers, and everything the above imply."²⁵ Membership in the colony was open to anyone "who is possessed of good character and is of strict temperance habits, by payment to the treasurer of one hundred dollars, which will be credited to him in the selection of such lots and lands as he may desire."²⁶ There was a clause inserted in every deed given by the company prohibiting the manufacture or sale of intoxicants. It was also required that improvements be made to the lot within four months of purchase.²⁷

The first surveying stake was driven in Colorado Springs on July 31, 1871. The roads were then staked out and given names, and the lots were measured and marked out. The townsite was planned using a gridiron street system with rectangular lots and blocks. The town's main roads were laid out with 100' widths for streets and 140' widths for avenues. The wide width was intended to allow a multiple horse carriage to turn around without having to back up. The blocks were 400 square feet, and the average lot was 50' wide and 190' deep. This depth was decreed by Cameron, who believed that a property's horse stable should have ample separation from the house to avoid fly problems. Land was set aside for schools and a college, and one lot for each Christian denomination was offered as a site for a church.²⁸

In late 1871, the El Paso Canal was completed. The canal brought water from Fountain Creek near Colorado City to the northern part of town near Colombia Street. From that point an elaborate system of ditches carried water down each north-south avenue.²⁹ Once irrigation was assured, six thousand trees were imported from the Arkansas Valley and placed at 25' intervals along the ditches on the principal residential streets. Wells were also sunk throughout the townsite, often placed at the property line so that multiple lots were able to share the well.

Colorado Springs was incorporated on September 2, 1872, and in 1873, became the county seat. That same year, the town's first addition was platted, which expanded the town in all directions. Addition #1, recorded in April 1873, was the first to extend into the area now known as the Old North End. A number of buildings were constructed in the town as the settlement's population

²³ Frank Waters, *Midas of the Rockies* (Denver: A. Swallow, 1949), 58-59.

²⁴ Jeanette Turpin, *General William Jackson Palmer* (Colorado Springs, 1924), 19.

²⁵ Quoted in John S. Fisher, *A Builder of The West: The Life of General William Jackson Palmer* (Caldwell, ID: Caxton Printers, 1939), 200.

²⁶ Fisher, 199.

²⁷ Fisher, 200.

²⁸ Sprague, 18-19, 310.

²⁹ Leslie Weddell "The Ditch That Built the City," *Colorado Springs Gazette Telegraph*, 10 July, 1994: D1.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

rose from a few hundred in 1872 to four thousand by 1880.³⁰ These included hotels, churches, business blocks, groceries, clubs, specialty stores and livery stables. Residential development steadily increased, but was largely concentrated south of Pikes Peak Avenue.

Colorado College was founded in 1874 on the land just north of the original townsite that General Palmer had designated in his town plan for college use. The first classes were held in 1874, and construction of the college's first permanent building, Cutler Hall, was begun in 1878 and completed in 1880. The building was constructed with funds raised largely through local subscription drives.³¹

The establishment of Colorado College not only attracted new residents to the city, but also stimulated development north of the college in the area of the future Old North End. Another driving factor was the construction of Glockner Sanitorium in 1890, a tuberculosis treatment facility, on Cascade Avenue near Madison Street.³² A common prescription for the treatment of tuberculosis at that time was to spend large amounts of time outdoors in a high, dry climate. In its promotional literature, The Colorado Springs Company sought to bring health seekers to the area by proclaiming the virtues of the pure, dry mountain air. The town company offered free land to encourage the building of hospitals and sanatoriums in the region. A number of institutions and medical facilities soon sprang up in the Pikes Peak Region, including Glockner Sanitorium.³³

Eight more additions to the city were platted in the Old North End neighborhood between 1880 and 1890. A number of factors contributed to the growth of this area during that period. Aside from the buildup of Colorado College and Glockner Sanitorium, the wells of the central and south downtown area began to dry up. In addition, the location of railroad operations south of Pikes Peak Avenue influenced dependent industries to move to the south end of town. Working classes also began to move into the south end and into the area east of downtown along Shooks Run.³⁴ The north end of town began to be viewed as the most desirable neighborhood. In the late 1880s a number of substantial architect designed homes were constructed along the wide avenues north of the college.

Four new railroads began service to the city during the period of 1880-1890; the Atchinson, Topeka & Santa Fe, the Denver and New Orleans Railway, the Colorado Midland, and the Chicago, Rock Island & Pacific. Heavy promotion of the area as a resort town, both by the Colorado Springs Company and the railroads, brought a flourishing tourist industry to Colorado Springs. A number of large resort hotels, such as the Antlers, the Spaulding House, the Elk, and the Alta Vista, sprang up to support the tourist trade.

³⁰ Laurie R. Simmons, "*Historical and Architectural Survey of Downtown Colorado Springs, 2003-2004*" (Denver: Front Range Research Associates, 2004), 21, 24.

³¹ Francis Walker, "Colorado Springs and Round About Pikes Peak," *New England Magazine*, Vol. 25, September, 1901: 248-249.

³² Manly Dayton Ormes, *The Book of Colorado Springs* (Colorado Springs, CO: Dentan Printing Co., 1933): 233.

³³ Sprague, 57-58.

³⁴ Simmons, 31.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

In 1887, construction began on a horse-powered street railway system to provide passenger transportation in Colorado Springs. The first streetcar line was built along Tejon Street between Costilla Street and Cache La Poudre Street at the south boundary of the Colorado College campus. Growth in the Old North end precipitated a northern extension of the line. The track detoured around the campus via Cache La Poudre Street to Nevada Avenue, continuing north on Nevada Avenue to Uintah Street, where it turned west to return to Tejon Street and continue north through the Old North End neighborhood to Fontanero Street. The line was continued up Tejon Street to Van Buren Street in 1889. Beginning in 1890, the rails were replaced and electrified so that horse power was no longer needed, and the Tejon Street line was extended northward to Harrison Street.³⁵ Because the Old North End neighborhood runs on a north/south axis, most of the homes were within walking distance of the Tejon Street trolley cars. Residents were able to ride the trolley to work or shopping downtown, and students rode the trolley to Colorado College or Colorado Springs High School at Platte and Nevada Avenues.

The discovery of gold in Cripple Creek in 1891 brought dramatic change to Colorado Springs. Because of its close proximity, enormous wealth quickly flowed into the tranquil resort community of Colorado Springs. The Colorado Springs Mining Exchange was organized in 1894, and trading in mining stocks became the principal business of the city. Colorado Springs also became the headquarters of a large proportion of the companies engaged in mining operations. By 1902, \$120,000,000 had been mined in Cripple Creek and the population of Colorado Springs had tripled.³⁶

Some of the city's new residents were Cripple Creek mine owners who had become instant millionaires. Many built impressive mansions on large lots in the Old North End, mostly along Wood and Cascade Avenues. The first several blocks of Wood Avenue north of Colorado College became known as "Millionaire's Row" due to its high concentration of mansions (Photo 50). Many others were middle-class beneficiaries of the gold boom, including stock traders, bankers, office managers, and merchants who sold supplies and services. This segment built many of the neighborhood's early grand homes. With the growth of Glockner Sanitarium, many doctors and other medical personnel also bought lots in the Old North End. The proximity of Colorado College had also attracted a number of professors and administrators to the district, further advancing the Old North End's reputation as Colorado Spring's premier residential neighborhood.³⁷

Notable Old North End Residents:

- Alice B. Taylor (1238 Wood Avenue)-Philanthropist who funded the construction of the Colorado Springs Day Nursery (5EP.1191,90000203, National Register listed February 23, 1990) in 1923 and the Colorado Fine Arts Center (5EP. 622, 86001455, National Register listed July 2, 1986) in 1936. She was the first woman to serve on the Colorado College Board of Trustees.³⁸

³⁵ Morris Cafky and John A. Haney, *Pike's Peak Trolleys* (Colorado Springs, CO: Century One Press, 1983), 2-3.

³⁶ Sprague, 153-154.

³⁷ Robert D. Loevy, "The Complete History of the Old North End Neighborhood," August 1, 2010: 6, 10-11, 15.

³⁸ "Mrs. Alice Bemis Taylor Dies after Long Illness," *Colorado Springs Gazette*, 23 June, 1942: 1.

Old North End Historic District

El Paso County, CO
County and State

Name of Property

- Phillip B. Stewart (1228 Wood Avenue)-Former Speaker of the House of Representatives, friend of Theodore Roosevelt, Colorado College Trustee for over 50 years.³⁹
- W.W. Postlethwaite (1604 Wood Avenue)-Secretary of General William Jackson Palmer, later treasurer of Colorado College and curator of the Colorado College Museum.⁴⁰
- Artus and Anne Van Briggles (1712 N Nevada Avenue)-Owners of the internationally renowned Van Briggles Pottery Company.⁴¹
- William W. Hassell (1424 Wood Avenue)- President of Hassell Iron Works, manufacturers of the ornamental iron fences that border many Old North End properties.⁴²
- Colonel Edgar Ensign (1415 N. Nevada Avenue)- Former president of First National Bank, Assurance Savings and Loan, and Citizens State Bank. First state forest commissioner.⁴³
- James F. Burns (1315 Wood Avenue)- President of the Portland Gold Mining Company, director of the First National Bank, and owner of the now demolished Burns Theater.⁴⁴
- Dr. Gerald B. Webb (1423 N. Tejon Street, 1222 N. Cascade Avenue)-Internationally renowned tuberculosis researcher and specialist.⁴⁵
- Nelson B. Williams- (1315 Wood Avenue)-President of the Isabella Mining Company.⁴⁶
- Laura Gilpin (1409 Wood Avenue)- Internationally known photographer who published four books of photography on the American Southwest.⁴⁷
- Charles C. Mierow (216 E. Espanola)-Former president of Colorado College.⁴⁸
- Jerome Wheeler (1908 N. Cascade Avenue)- Developer of the Mollie Gibson Mine, owner of the Hotel Jerome (5PT.113.2, 86000459, National Register listed March 20, 1986) and Wheeler Opera House (5PT.53, 72000276, National Register listed August 21, 1972) in Aspen.⁴⁹
- Charles L. Tutt (1205 N. Cascade Avenue)- Mining investor and owner of the Utah Copper Company, then the richest copper mine in the country.⁵⁰
- J. Arthur Connell (2 E. Columbia Street)- First president of the Colorado Title & Trust Company.⁵¹
- Winfield S. Boynton (1414 N Tejon Street)-President of the Little Frank S. Mining Company, former Sheriff of El Paso County.⁵²

³⁹ "P.B. Stewart, Retired Trustee of CC, Dies at 92," *Colorado Springs Gazette*, 22 July, 1957: 1.

⁴⁰ "William Wallace Postlethwaite," *Colorado Springs Gazette*, 16 September, 1955: 1.

⁴¹ "World has Lost a Genius: Death of Artus Van Briggles," *Colorado Springs Gazette*, 6 July, 1904: 5

⁴² "Death Calls Iron Master at his Home," *Colorado Springs Gazette*, 19 June, 1922: 1.

⁴³ "Col. Edgar T. Ensign," *Colorado Springs Gazette*, 19 February, 1918: 1.

⁴⁴ "James F. Burns," *Colorado Springs Gazette*, 24 September, 1917: 1.

⁴⁵ Clapesattle, Helen, *Dr. Webb of Colorado Springs* (Boulder, CO: Colorado Associated University Press, 1984).

⁴⁶ Fred Hills, *The Official Manual of the Cripple Creek District, Colorado, USA* (Cripple Creek, CO, 1900): 263.

⁴⁷ "Photographer of the Southwest dies at 88," *Colorado Springs Gazette*, 1 December, 1979: A1.

⁴⁸ "Dr. Mierow, Former CC President, Dies," *Colorado Springs Gazette*, 13 June, 1961: 1

⁴⁹ "Plaque planned to honor state's forgotten pioneer," *Colorado Springs Gazette*, 9 May, 1948: B1.

⁵⁰ "Charles L. Tutt Dies Suddenly At Age 72," *Colorado Springs Gazette*, 1 November, 1961: 1.

⁵¹ "J. Arthur Connell," *Colorado Springs Gazette*, 17 January, 1945: 3.

⁵² "W.S. Boynton Loses in Last Battle for Life," *Colorado Springs Gazette*, 9 December, 1909: 1.

Old North End Historic District

El Paso County, CO

Name of Property

County and State

- Percy Hagerman (1306 Wood Avenue)-President of the Mollie Gibson Mine, namesake of Hagerman Peak, near Aspen.⁵³
- Verner Z. Reed (1418 N. Tejon Street)- President of the Princess Gold Mining Company, established a string a banks throughout Colorado.⁵⁴
- Arthur G. Sharp (1600 N Cascade Avenue)- President of the Exchange National Bank.⁵⁵
- Ben Wendelken (220 W Del Norte Street)- Longtime Colorado Springs City Attorney.⁵⁶
- Dr. Henry C. and Marjorie Watt (1801 Culebra Avenue)- Dr. Watt was the personal physician of General William Jackson Palmer, Marjorie Watt was Palmer's daughter. She created a nutrition camp for malnourished children at her home.⁵⁷
- David N. Heizer (1432 Wood Avenue)- Cripple Creek mining investor and director of Colorado Springs National Bank. Served as Colorado Springs Mayor 1906-1908.⁵⁸
- Sidford Hamp- (1528 Wood Avenue)-Noted children's book author.
- W.D. Corley (114 W. Del Norte)- Builder of the Corley Mountain Highway, later Gold Camp Road.⁵⁹
- J. Don Alexander (1830 Wood Avenue)- President of Alexander Film Company and Alexander Aircraft, known for producing the first plane with retractable landing gear.⁶⁰
- Dr. James J. Waring (1815 Wood Avenue)- Noted tuberculosis specialist.⁶¹
- E.C. Van Diest (1730 N. Cascade Avenue) -Civil Engineer who worked with General William Jackson Palmer in the construction of Palmer's home 'Glen Eyrie'(5EP.189, 75000519, National Register listed April 21, 1975) and Monument Valley Park.⁶²

General William Jackson Palmer began to liquidate his remaining railroad interests and went into retirement in 1901. He then focused his attention and a significant amount of his fortune on improving Colorado Springs. Many of his efforts were directed toward the preservation of the natural environment that had first attracted him to the region. He purchased a total of 1,600 acres in and around the city and donated the land for the creation of an elaborate park system for Colorado Springs, including the 165-acre Monument Valley Park. He also set up a fund of \$45,000 to maintain the parks and established a Parks Commission to oversee the parks system.⁶³

In 1907, Monument Valley Park (5EP.613, 06001287, National Register listed January 25, 2007) opened to the public. The park was developed along Monument Creek, which runs in a north-to-south direction through the center of the city. Once completed, the park stretched all the way from downtown Colorado Springs, through the Colorado College campus, and north along the

⁵³ "Empire Builder, Artist, Looks Back 80 Years," *Colorado Springs Gazette*, 24 January, 1949: B1.

⁵⁴ "Verner Z. Reed," *Colorado Springs Gazette*, 22 April, 1919: 1.

⁵⁵ "Arthur G. Sharp," *Colorado Springs Gazette*, 25 October, 1926: 1.

⁵⁶ "Former City Attorney, Longtime Trial Lawyer Wendelken dies at 92," *Colorado Springs Gazette*, 6 December, 1991: B1.

⁵⁷ "Mrs. Watt Gives Sunnyrest Trustees her \$200,000 Home," *Colorado Springs Gazette*, 10 October, 1922: 1.

⁵⁸ "D. N. Heizer, Pioneer of West, Dies," *Colorado Springs Gazette*, 28 March, 1932: 1.

⁵⁹ Oldach, Denise R. W., *Here Lies Colorado Springs: Historical Figures Buried in Evergreen and Fairview Cemeteries* (Colorado Springs, CO: City of Colorado Springs, Evergreen and Fairview Cemeteries, 1995), 32.

⁶⁰ Oldach, 3-4.

⁶¹ Patricia Patton, *A Medical Gentleman: James J. Waring, M.D.* (Colorado Historical Society, 1993).

⁶² "E.C. Van Diest, Prominent Springs Engineer, Dies At 84," *Colorado Springs Gazette*, 2 August, 1950: 1.

⁶³ Sprague, 134, 137.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

west side of the Old North End. The park was planted with an abundance of trees and included walking paths, rustic bridges, lakes, benches, and formal gardens. Approximately 50 percent of the new park was immediately adjacent to the Old North End, making the neighborhood even more attractive to prospective new residents.

The 1910s brought a decline in production in the mines at Cripple Creek as the quality and quantity of gold ore diminished. The market price of gold had also slowly dropped to the point where it cost more to mine the gold than it was worth. Only one local ore reduction company was still solvent by 1913. The various railroad lines that had serviced Cripple Creek suffered with the reduced amount of ore being hauled from the district. Inevitably, this decline had a depressing economic effect on Colorado Springs. The city's tuberculosis treatment industry also waned as doctors began prescribing home rest rather than sending patients to Colorado.⁶⁴ The census listed the population of Colorado Springs in 1920 at 30,105, over 3,000 less than the 1910 population.

Despite this downturn, several civic projects were completed in the city during this period. Coinciding with the national City Beautiful Movement, in 1912 Colorado Springs City Council hired noted town planner Charles Mulford Robinson to survey the city and prepare a comprehensive plan for civic beautification. Robinson's plan, *A General Plan for the Improvement of Colorado Springs*, included recommendations for improving the city's transportation system, street layout, and parks and recreation system. He stressed the importance of maintaining the beauty of the natural setting and attractiveness of the built environment. One of the more important proposals for the Old North End was Robinson's recommendation to construct raised medians in the center of the city's wide boulevards in order to reduce the roadway's size and add landscaping. During the late teens and early 1920s, medians were constructed in all of the 140'-wide streets of the city. Nearly one-third of the medians were located in the Old North End neighborhood.

Although construction slowed dramatically in Colorado Springs in the 1920s and early 1930s, a number of new homes were constructed in the Old North End. A few of these were large estates, but the majority were smaller cottages and bungalows of modest design, reflective of the city's economic situation. Following the stock market crash of 1929, the number of tourists who visited the city declined. Streetcar operations ceased in 1932 due to diminishing ridership. However, the depression in Colorado Springs was not as severe as in other cities where large industries had closed down and forced thousands out of work.⁶⁵ When Congress increased the price of gold in 1934, Colorado Springs was helped by an increase in gold production in Cripple Creek.⁶⁶ By 1936, the housing market began to rebound, slowly reaching the pre-depression levels of the late 1920s.⁶⁷ The city continued its slow economic recovery, once again relying heavily on the tourism industry, until the start of World War II.

⁶⁴ Carter, 30.

⁶⁵ Carter, 36.

⁶⁶ Stephen J. Leonard, *Trials and Triumphs: A Colorado Portrait of the Great Depression* (University Press of Colorado, 1993), 23-24.

⁶⁷ "Building Permits for First 2 Months of Year Up \$87,000," *Colorado Springs Gazette*, 1 March, 1936: 3.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

Tourism sharply declined with the establishment of gasoline rationing soon after the war began, and Colorado Spring's principal industry was devastated. The city's leaders sought to shore up the stalled economy by attempting to secure military installations in the region. Their efforts were successful, and Colorado Springs became the location of Camp Carson, Peterson Field, and Ent Air Force Base.⁶⁸ Colorado College also hosted a Navy V-12 training unit between 1943 and 1946. Military personnel and their families flooded into the city, causing an acute housing shortage. A number of the city's larger historic homes were turned into multi-family dwellings, including several in the Old North End. The Chamber of Commerce also appealed to residents to allow soldiers to rent rooms in their homes.⁶⁹

Following the war, tourism returned to the region. In addition, the Chamber of Commerce mounted an intensive campaign to attract light industry to the city. Between 1946 and 1950, more than sixty small manufacturing companies moved to Colorado Springs. With the outbreak of the Korean War in 1950, Camp Carson was reactivated as a training center. In 1954, the Department of the Army declared Camp Carson a permanent installation and changed its name to Fort Carson. The same year, Ent Air Force Base was declared a permanent installation, and it was announced that the Air Force would locate its academy six miles north of Colorado Springs.⁷⁰

Record setting construction returned to Colorado Springs in the 1950s as the population of the city grew by 54.4 percent. The housing shortage became extreme. The city annexed adjacent land in order to establish new development areas, and previously undeveloped city lots were infilled with new residences.⁷¹ In the Old North End, this included lots in the western portion of the neighborhood, as well as the northernmost blocks beyond Penrose Hospital.

Penrose Hospital, which had evolved from the original Glockner Sanitarium, announced in 1955 that they planned to build a 12 story hospital building on N. Cascade Avenue between Madison and Jackson Streets.⁷² The building would be the tallest constructed in Colorado Springs at that time. Although most Old North End residents considered the hospital a positive element of the neighborhood, many questioned the wisdom of locating such a tall building in a historic residential area. A number of neighborhood residents organized to oppose the construction of the new hospital building, but they were ultimately unsuccessful in preventing its construction. They did, however, succeed at forming the neighborhood homeowner's association that eventually became the Old North End Neighborhood (ONEN). The association was officially accredited as a Colorado non-profit organization in 1957.⁷³

The rapid growth of Colorado Springs brought an increase in traffic along the major thoroughfares of Cascade and Nevada Avenues in the Old North End. As a result, some property owners were motivated to convert their houses into commercial uses, such as retail shops or

⁶⁸ Bruce-Fritz, 20.

⁶⁹ "Room Shortage in Springs is Critical," *Colorado Springs Gazette*, 25 March, 1944: 1.

⁷⁰ Carter, 42-45.

⁷¹ "Springs Grows in Size, Wealth, and Industry," *Colorado Springs Gazette*, May 22, 1960: B1.

⁷² "New Hospital Will Replace Structure Put Up in 1889", *Colorado Springs Gazette*, 23 June, 1955: 1.

⁷³ Loevy, 21-24.

Old North End Historic District

Name of Property

El Paso County, CO

County and State

cafes. The homeowner's association, hoping to maintain the historic residential character of the neighborhood, rallied to resist this commercial development. Virtually all of the Old North End was zoned residential, so lobbying the Colorado Springs City Council to strictly enforce the zoning codes was the first line of defense for the homeowner's association. They were successful in preventing numerous requests for zoning changes that would allow for non-residential development in the neighborhood.⁷⁴

In order to relieve the traffic of Nevada Avenue, the principal north/south route through the city, the Monument Valley Freeway (Interstate 25) was constructed in 1960.⁷⁵ Continued annexations added over 10,000 acres to the city in the early 1960s, expanding the city in all directions.⁷⁶ Extensive subdivisions of single-family homes were developed throughout the region as the city's population nearly doubled by 1970.

In 1970, the ONEN association continued to protect the neighborhood when they successfully opposed the extension of Fontanero Street through Monument Valley Park to connect with Interstate I-25, which would have brought increased traffic to the neighborhood.⁷⁷ In addition, during the 1960s and 1970s, the neighborhood association reached an understanding with Colorado College that the college would not expand its campus north of Uintah Street. A similar arrangement was reached with Penrose Hospital in which the hospital agreed to adopt a master plan for future development that restricted hospital buildings to the area north of Madison Avenue.⁷⁸ This agreement was furthered in 2013, when the hospital worked with ONEN to develop design guidelines for future growth.

In the early 1980s, first the North End Historic District (1982) and then the North Weber-Wahsatch Historic District (1985) were listed in the National Register of Historic Places. In 2000, ONEN was successful in obtaining historic preservation overlay zone protection from the City for the North End Historic District, a process that required the approval of 75 percent of the residents of the district. ONEN then established, with city approval, design guidelines for construction and renovations in both historic districts.

The Old North End neighborhood is the only neighborhood in Colorado Springs to voluntarily develop its own master plan, approved by City Council in February 1991. This comprehensive plan addressed seven major goals: improvements in transportation, public infrastructure, land use and zoning, parks and amenities, environment, neighborhood quality, and historic preservation. Under the historic preservation goal are several major objectives:

- Use incentives for historic structure restoration & rehabilitation
- Discourage incompatible architecture
- Identify historic sites and structures
- Preserve historic landscaped boulevards and tree-lined streets

⁷⁴ Loevy, 26.

⁷⁵ "Monument Valley Freeway to be Opened Next Friday," *Colorado Springs Gazette*, 26 June, 1960: C1.

⁷⁶ City of Colorado Springs, "Colorado Springs Recorded Annexations Map," January 2004.

⁷⁷ Philip S. Arkow, "Land Use Plan: Extension of Fontanero Spurs Loud Opposition," *Colorado Springs Sun*, 11 September, 1970: 1.

⁷⁸ Loevy 28-29.

Old North End Historic District

El Paso County, CO

Name of Property

County and State

- Implement guidelines to enhance historic character
- Assure North End and North Weber/Wahsatch historic districts have preservation guidelines
- Promote historic preservation education

In 2005, ONEN re-established a house history plaque program, begun in the 1980s, to encourage residents to research the histories of their homes. Workshops are held quarterly, and to date, more than 40 houses have been awarded plaques commemorating their histories. In 2007, the association began an oral history project to record the recollections of the oldest neighborhood residents. In 2008, ONEN was successful in having the City install historically appropriate streetlights on the entire length of Tejon Street as it runs through the heart of the neighborhood, and it was instrumental in the redesignation of Nevada Avenue from a major to a minor arterial, its transfer from state to city control, and for its removal from truck route status as it runs through the neighborhood. In 2009, ONEN was awarded a Colorado State Historical Fund grant to research, write, and publish a book about the history and architecture of the neighborhood. Titled *Exploring the Old North End Neighborhood of Colorado Springs-A Guide to its History and Architecture*, the book has been a great success for the organization. It is now in its second printing.

In recent years, ONEN has undertaken a number of neighborhood improvement projects. These include a sidewalk replacement program, in which ONEN funds 50 percent of the cost of replacing a deteriorated sidewalk, while the homeowner covers the remaining 50 percent. In conjunction with the city, ONEN has also replaced all of the street signs in the neighborhood with historic-style street signs bearing sign toppers with the name "Old North End" to help unify the neighborhood and designate its boundaries. Two neighborhood entryway signs, one located at the intersection of Nevada Avenue and Uintah Street, and the other located at the intersection of Nevada Avenue and Lilac Street, have recently been constructed. Additional entryway signs are planned for other locations in the future. ONEN also maintains a yearly tree planting program, in which the organization purchases a number of trees each spring that are offered free of cost to homeowners for planting in their yards and parkways.⁷⁹

⁷⁹ "Neighborhood Achievements; Sidewalk Improvement Program; Tree Program", The Old North End Neighborhood, <http://oldnorthend.org>, 2010-2011.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Books:

Bogue, Dorothy McGraw, *The Van Briggle Story*. Colorado Springs, CO: D.M. Bogue, 1976.

Buckman, George Rex, *Colorado Springs, Colorado and its Famous Scenic Environs*. New York: Trow Print, 1898.

Bruce-Fritz, Carol, *On the Home Front: Colorado Springs in World War II*. Colorado Springs: Colorado Springs Pioneers Museum, 1994.

Cafky, Morris, and John A. Haney, *Pike's Peak Trolleys*. Colorado Springs, CO: Century One Press, 1983.

Carter, Harvey L., *The Pikes Peak Region*. Colorado Springs: Historical Society of the Pikes Peak Region, 1956.

Clapesattle, Helen, *Dr. Webb of Colorado Springs*. Boulder, CO: Colorado Associated University Press, 1984.

Finley, Judith Reid, ed. *The Century Chest Letters of 1901: A Colorado Springs Legacy*. Colorado Springs, CO: Colorado College, 2001.

Fisher, John S., *A Builder of the West: The Life of General William Jackson Palmer*. Caldwell, ID: Caxton Printers, 1939.

Freed, Elaine, *Modern at Mid-Century: The Early Fifties Houses of Ingraham and Ingraham*. Colorado Springs, CO: Hulbert Center for Southwestern Studies, Colorado College, 2003.

Gardiner, Charles Fox, *Doctor at Timberline: True Tales, Treavails, and Triumphs of a Pioneer Colorado Physician*. Colorado Springs: Pikes Peak Library District, 2008.

Gardner, Mark L., *In the Shadow of Pike's Peak: An Illustrated History of Colorado Springs*. Carlsbad, CA: Heritage Media Corp, 1999.

Griswold, Don L., *Colorado's Century of Cities*. 1958.

Hershey, Charlie Brown, *Colorado College: 1874-1949*. Colorado Springs, CO: Colorado College, 1952.

Old North End Historic District

El Paso County, CO

Name of Property

County and State

Hetzler, Rosemary, *Colorado Springs and Pikes Peak Country*. Virginia Beach, VA: Donning, 1981.

Hills Fred, *The Official Manual of the Cripple Creek District, Colorado, USA*. Cripple Creek, CO, 1900.

History of the Arkansas Valley. Colorado, Chicago: O.L. Baskin &Co., 1881.

Leonard, Stephen J., *Trials and Triumphs: A Colorado Portrait of the Great Depression*. University Press of Colorado, 1993.

Loevy, Robert D., *Colorado College: 1999-2012, Into the 21st Century*. Colorado Springs, CO: Colorado College, 2012.

Lovell, Jennifer Wendler & Robert D. Loevy, *Exploring the Old North End of Colorado Springs*. Colorado Springs, CO: The Old North End Neighborhood (ONEN), 2010.

McAlester, Virginia, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000.

Oldach, Denise R. W., *Here Lies Colorado Springs: Historical Figures Buried in Evergreen and Fairview Cemeteries*. Colorado Springs, CO: City of Colorado Springs, Evergreen and Fairview Cemeteries, 1995.

Olson, Robert C., *Speck: The Life and Times of Spencer Penrose*. Lake City, CO: Western Reflections Pub. Co., 2008.

Ormes, Manly Dayton, *The Book of Colorado Springs*. Colorado Springs, CO: Dentan Printing Co., 1933.

Patton, Patricia, *A Medical Gentleman: James J. Waring, M.D.* Colorado Historical Society, 1993.

Reid, Juan, *Colorado College: The First Century, 1874-1974*. Colorado Springs, CO: Colorado College, 1979.

Robinson, Charles Mulford, *A General Plan for the Improvement of Colorado Springs*. 1912.

Shikes, Robert H., *Rocky Mountain Medicine: Doctors, Drugs, and Disease in early Colorado*. Boulder, CO: Johnson Books, 1986.

Sprague, Marshall, *Newport in the Rockies: The Life and Good Times of Colorado Springs*. 4th rev. ed. Athens, OH: Swallow Press/Ohio University Press, 1987.

Stirling, John Fisher, *A Builder of the West: The Life of General William Jackson Palmer*. Caldwell, ID: The Caxton Printers, 1939.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Turpin, Jeanette, *General William Jackson Palmer*. Colorado Springs, 1924.

Walker, Lester, *American Homes: The Illustrated Encyclopedia of Domestic Architecture*. New York: Black Dog & Leventhal Publishers, 2002.

Waters, Frank, *Midas of the Rockies*. Denver: A. Swallow, 1949

Wilcox, Rhonda Davis, *The Man on the Iron Horse*. Colorado Springs, CO: Dentan Printing, 1959.

Williams, Lester L. *Fighting Fire in Colorado Springs*. Colorado Springs, CO: Academy Printing, 1992.

Newspaper Articles:

Aldridge, Dorothy, "Hassell Iron Works was an Inventors' Paradise," *Colorado Springs Gazette*, November 19, 1979, p. B1.

"Architect E.C.G. Robinson," *Colorado Springs Gazette*, July 11, 1897, p. 5.

Arkow, Philip S., "Land Use Plan: Extension of Fontanero Spurs Loud Opposition," *Colorado Springs Sun*, September 11, 1970, p. 1.

"Arthur G. Sharp," *Colorado Springs Gazette*, October 25, 1926, p. 1.

"Building Permits for First 2 Months of Year Up \$87,000," *Colorado Springs Gazette*, March 1, 1936, p. 3.

"Building permits hit \$23.5 Million Mark for 1962," *Colorado Springs Gazette*, December 4, 1962, p. 1.

"Chamber Report Says Region Should Sponsor New Building," *Colorado Springs Gazette*, April 28, 1946, p. 1.

"Charles L. Tutt Dies Suddenly At Age 72," *Colorado Springs Gazette*, November 1, 1961, p. 1.

Church, Byron, "The Case History of Housing in Colorado Springs: Past, Present, Future," *Colorado Springs Gazette*, October 4, 1959.

"Col. Edgar T. Ensign," *Colorado Springs Gazette*, February 19, 1918, p. 1.

"Colorado Springs: Its Location, History and General Features," *Colorado Springs Gazette*, January 1, 1891, p. 9.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

- “Construction in City Increases,” *Colorado Springs Gazette*, October 1, 1946, p. 1.
- “City Water System Grew From Three Wells, Canal,” *Colorado Springs Gazette Telegraph*, April 18, 1962, p. 11.
- “Death Calls Iron Master at his Home,” *Colorado Springs Gazette*, June 19, 1922, p. 1.
- “D. N. Heizer, Pioneer of West, Dies,” *Colorado Springs Gazette*, March 28, 1932, p. 1.
- “Dr. Mierow, Former CC President, Dies,” *Colorado Springs Gazette*, June 13, 1961, p. 1.
- “E.C. Van Diest, Prominent Springs Engineer, Dies at 84,” *Colorado Springs Gazette*, August 2, 1950, p. 1.
- “Empire Builder, Artist, Looks Back 80 years,” *Colorado Springs Gazette*, January 24, 1949, p. B1.
- Fernandez, Megan, “Loved & Lost: The Life of Jan Ruhtenberg,” *Indianapolis Monthly*, Aug. 1, 2011.
- “First NHA Home Nearly Completed,” *Colorado Springs Gazette*, January 7, 1944, p. 3.
- “Former City Attorney, Longtime Trial Lawyer Wendelken dies at 92,” *Colorado Springs Gazette*, December 6, 1991, p. B1.
- “Hassell Iron Works History,” *Colorado Springs Gazette*, June 19, 1957, p. 13.
- “How Colorado Springs is Being Rapidly Built Up,” *Colorado Springs Gazette*, August 25, 1889, p. 1.
- “Iron Workers Have a Busy Plant Here,” *Colorado Springs Gazette*, February 26, 1928, p. 16.
- “J. Arthur Connell,” *Colorado Springs Gazette*, January 17, 1945, p. 3.
- “James F. Burns, Millionaire Mining Man, Passed Away,” *Colorado Springs Gazette*, September 24, 1917, p. 1.
- “Long, Slow Look,” *Colorado Springs Sun*, September 16, 1970, p. 20.
- “Monument Valley Freeway to be Opened Next Friday,” *Colorado Springs Gazette*, June 26, 1960, p. C1.
- “Monument Valley Park in Ruins after Raging Flood,” *Colorado Springs Gazette*, May 31, 1935, p. 11.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

“Mrs. Alice Bemis Taylor Dies after Long Illness,” *Colorado Springs Gazette*, June 23, 1942. p. 1.

“Mrs. Watt Gives Sunnyrest Trustees her \$200,000 Home,” *Colorado Springs Gazette*, October 10, 1922, p. 1.

“P.B. Stewart, Retired Trustee of CC, Dies at 92,” *Colorado Springs Gazette*, July 22, 1957, p. 1.

“Palmer, William Jackson (memoir),” *Colorado Springs Gazette*, August 3, 1896. Reprinted August 1923 and August 1926.

“Peak Region Undergoing Building Boom,” *Colorado Springs Gazette*, February 18, 1962, p. B1.

Philip S. Arkow, “Land Use Plan: Extension of Fontanero Spurs Loud Opposition,” *Colorado Springs Sun*, September 11, 1970, p. 1.

“Photographer of the Southwest dies at 88,” *Colorado Springs Gazette*, December 1, 1979, p. A1.

“Planners to Study Urban Renewal, Land-Use Plan,” *Colorado Springs Sun*, September 10, 1970, p. 11.

“Plaque planned to honor state's forgotten pioneer,” *Colorado Springs Gazette*, May 9, 1948, p. B1.

Prater, Scott, “Planting Grows in Old North End,” *Colorado Springs Gazette*, June 7, 2006, Slice (Northwest/Central) p. 2.

Rogers, H. S., “Colorado Springs: A Brief Historical Sketch of the Founding and Building of the County Seat of El Paso County,” *Colorado Springs Gazette*, January 1, 1903, p. 22.

“Room Shortage in Springs is Critical,” *Colorado Springs Gazette*, March 25, 1944, p. 1.

“Social Agencies Urge Steps to Provide Adequate Housing for Families with Children,” *Colorado Springs Gazette*, August 11, 1946, p. 1.

“Springs Grows in Size, Wealth, and Industry,” *Colorado Springs Gazette*, May 22, 1960, p. B1.

“State Board Starts Plans to Purchase Academy Site,” *Colorado Springs Gazette*, June 25, 1954, p. 1.

“Steady Building Activity Sees 69 New Homes in 1936,” *Colorado Springs Gazette*, March 1, 1936, p. 8.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

“T.D. Hetherington Dies in California, Architect of Many Springs Buildings”, *Colorado Springs Gazette & Telegraph*, December 9, 1934, p. 1.

“Thomas MacLaren Dies at Hospital after Operation, Noted Architect,” *Colorado Springs Gazette*, December 5, 1928, p. 3.

“Van Briggie Made Profound Impact in World Art Circles,” *Gazette Telegraph*, May 23, 1976, p. 5B.

“Verner Z. Reed,” *Colorado Springs Gazette*, April 22, 1919, p. 1.

Weddell, Leslie, “The Ditch that Built the City,” *Colorado Springs Gazette Telegraph*, July 10, 1994, p. D1.

“William Wallace Postlethwaite,” *Colorado Springs Gazette*, September 16, 1955, p. 1.

“World has Lost a Genius: Death of Artus Van Briggie,” *Colorado Springs Gazette*, July 6, 1904, p. 5.

“W.S. Boynton loses in last battle for life,” *Colorado Springs Gazette*, December 9, 1909, p. 1.

Periodicals:

Facts Magazine Index, 1897-1903. Colorado Springs, CO: The Consolidated Publishing Company. Special Collections, Penrose Library, Pikes Peak Library District, Colorado Springs, CO.

Mountain Sunshine: Colorado Springs and the Pikes Peak region, 1899-1902. Colorado Springs, CO: Published under the auspices of the Chamber of Commerce. Special Collections, Penrose Library, Pikes Peak Library District, Colorado Springs, CO.

Other Sources:

Chamberlin, Joseph E., “*A Factual Report on Annexation for the Metropolitan area of Colorado Springs.*” Colorado Springs, 1950.

El Paso County Building Permits, 1878-1974. Special Collections, Penrose Library, Pikes Peak Library District, Colorado Springs, CO. (Copied building permits for all addresses in expansion area).

Freed, Elaine. “*Colorado Springs Historic Ironwork.*” Pamphlet published by Springs Area Beautiful Association and Pikes Peak or Bust Bicentennial Committee, Colorado Springs, CO, 1976.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Freed, Elaine, "*North End Historic Residential District*", National Register of Historic Places Nomination, 1982.

"*Design Guidelines for North Weber/Wahsatch Historic District.*" Main Street Design. City of Colorado Springs, 1990.

Directories of Colorado Springs, Manitou Springs and Colorado City. Colorado Springs, CO: S. N. Francis.

Files of the Colorado Springs Landmarks Committee, Penrose Library Special Collections, Colorado Springs, CO.

Giles City Directories of Colorado Springs, Colorado City and Manitou. Colorado Springs, CO: Giles Directory Company.

Hollister, Doug (Water Commissioner for Water District 10). Interview with Erika Warzel, March 11, 2015.

Loevy, Robert D., *The Complete History of the Old North End Neighborhood.* August 1, 2010.

Nelson, J. Mark and Deborah Edge Abele "*North End Historic District Design Guidelines.*" Rev. 2nd ed. City of Colorado Springs, 1995.

R. L. Polk & Co.'s Colorado Springs, Colorado City and Manitou City Directories. Colorado Springs, CO: R. L. Polk.

Sanborn Insurance Maps of Colorado Springs. The Sanborn Map Company, New York, 1907, 1956.

Simmons, Laurie R., "*Historical and Architectural Survey of Downtown Colorado Springs, 2003-2004.*" Denver: Front Range Research Associates, 2004

Water Tapping Records of the City of Colorado Springs, 1902-1940. Special Collections, Penrose Library, Pikes Peak Library District, Colorado Springs, CO.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: History Colorado

Historic Resources Survey Number (if assigned): 5EP.333

10. Geographical Data

Acreeage of Property 174.484 (boundary expansion area only)

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

North area of boundary increase:

- | | | |
|-------------|-------------------|---------------------|
| 1. Zone: 13 | Easting: 514914mE | Northing: 4302050mN |
| 2. Zone: 13 | Easting: 515723mE | Northing: 4302421mN |
| 3. Zone: 13 | Easting: 515688mE | Northing: 4301735mN |
| 4. Zone: 13 | Easting: 515206mE | Northing: 4301756mN |
| 5. Zone: 13 | Easting: 515208mE | Northing: 4301612mN |
| 6. Zone: 13 | Easting: 515079mE | Northing: 4301612mN |
| 7. Zone: 13 | Easting: 515022mE | Northing: 4301889mN |

Old North End Historic District

El Paso County, CO
County and State

Name of Property

8. Zone: 13 Easting : 514902mE Northing: 4301896mN

West area of boundary increase:

1. Zone: 13	Easting : 515081mE	Northing: 4301505mN
2. Zone: 13	Easting : 515035mE	Northing: 4300269mN
3. Zone: 13	Easting : 514914mE	Northing: 4300279mN
4. Zone: 13	Easting : 514874mE	Northing: 4300529mN
5. Zone: 13	Easting : 514731mE	Northing: 4300769mN
6. Zone: 13	Easting : 514670mE	Northing: 4300982mN
7. Zone: 13	Easting : 514806mE	Northing: 4301157mN
8. Zone: 13	Easting : 514851mE	Northing: 4301307mN
9. Zone: 13	Easting : 514966mE	Northing: 4301474mN

Verbal Boundary Description (Describe the boundaries of the property.)

The Old North End Historic District is located in El Paso County, T13S, R66W, S31 and T14S, R66W, S6 and S7. The district is bounded on the north by the Colorado Rock Island & Pacific Railroad, on the south by Uintah Street, on the east by the alley between N. Nevada Avenue and N. Weber Street, and on the west by the boundary of Monument Valley Park. The boundary of the Old North End Historic District is defined by the bold black line on the accompanying site map (Figure 1) prepared by El Paso County GIS Services.

Boundary Justification (Explain why the boundaries were selected.)

The amended district shares the historically defined boundary of the Old North End neighborhood on the north, south, and west. To the north of the Old North End Historic District boundary is the neighborhood of Roswell, formerly known as the town of Roswell, a nineteenth century railroad junction settlement that was incorporated as a part of Colorado Springs through a series of annexations ending in 1967. The southern boundary of the historic district borders the campus of Colorado College. The western boundary of the district follows the contours of Monument Valley Park. The neighborhood of Roswell, Colorado College, and Monument Valley Park have a separate developmental history, and have historically been considered separate entities from the Old North End neighborhood. The eastern boundary excludes the easternmost blocks of the Old North End neighborhood. Approximately six blocks of this area, in the southeast corner of the neighborhood, have been previously listed in the North Weber Street-Wahsatch Avenue Historic Residential District (5EP.348, 85000205, National Register listed February 8, 1985). The remainder of the eastern boundary of the Old North End Historic District excludes a portion of the neighborhood that contains a high number of properties that are non-contributing due to loss of integrity or construction dates outside of the period of significance. The selected boundary encompasses all of the Old North End neighborhood properties that are representative of the defined area of significance and period of significance.

Old North End Historic District
Name of Property

El Paso County, CO
County and State

11. Form Prepared By

name/title: Jennifer Wendler Lovell/ Historic Preservation Consultant, for ONEN and property owners
organization: N/A
street & number: 116 Belmont Avenue
city or town: Lowell state: MA zip code: 01852
e-mail: jenwen11@yahoo.com
telephone: 978-656-8156
date: 5/9/2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Old North End Historic District
City or Vicinity: Colorado Springs
County: El Paso State: CO
Photographer: Jennifer Wendler Lovell
Date Photographed: November/December 2013
Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1: Culebra Avenue and Culebra Place, camera facing south
Photo 2: Southwest corner Espanola Street and Wood Avenue, camera facing southeast
Photo 3: Wood Avenue and Columbia Street, camera facing south

Old North End Historic District

El Paso County, CO
County and State

Name of Property

- Photo 4: Cascade Avenue and Washington Street, camera facing south
Photo 5: Northwest corner Cascade Avenue and Washington Street, camera facing northeast
Photo 6: Southwest corner Nevada Avenue and Columbia Street, camera facing north
Photo 7: East side of Nevada Avenue between Columbia Street and San Miguel Street, camera facing north
Photo 8: Northwest corner Espanola Street and Wood Avenue, camera facing north
Photo 9: Southwest corner Tejon Street and Del Norte Street, camera facing northeast
Photo 10: Southeast corner Cascade Avenue and Espanola Street, camera facing northeast
Photo 11: Nevada Avenue and Uintah Street, camera facing north
Photo 12: East side of Nevada Avenue between Columbia Street and Caramillo Street, camera facing east
Photo 13: Northwest corner Tejon Street and Del Norte Street, camera facing west
Photo 14: Southwest corner Nevada Avenue and Caramillo Street, camera facing south
Photo 15: 2115 N Cascade Avenue, camera facing east
Photo 16: 1514 Wood Avenue, camera facing west
Photo 17: 1206 N Cascade Avenue, camera facing west
Photo 18: 1315 Wood Avenue, camera facing east
Photo 19: 1321 Wood Avenue, camera facing east
Photo 20: 1600 N Cascade Avenue, camera facing west
Photo 21: 1700 N Cascade Avenue, camera facing west
Photo 22: 1702 N Nevada Avenue, camera facing west
Photo 23: 1627 N Nevada Avenue, camera facing east
Photo 24: 1419 Alamo Avenue, camera facing east
Photo 25: 1715 N Tejon Street, camera facing east
Photo 26: 1724 N Tejon Street, camera facing west
Photo 27: 1804 N Cascade Avenue, camera facing west
Photo 28: 2005 N Nevada Avenue, camera facing east
Photo 29: 124 E Fontanero Street, camera facing north
Photo 30: 216 E Madison Street, camera facing north
Photo 31: 1337 N Cascade Avenue, camera facing east
Photo 32: 1700 Wood Avenue, camera facing northwest
Photo 33: 2031 Wood Avenue, camera facing east
Photo 34: 2307 N Nevada Avenue, camera facing east
Photo 35: 126 E Harrison Street, camera facing north
Photo 36: 204 Wood Terrace, camera facing north
Photo 37: 1326 N Cascade Avenue, camera facing west
Photo 38: 1327 Culebra Avenue, camera facing east
Photo 39: 1401 Culebra Avenue, camera facing east
Photo 40: 1601 Culebra Place, camera facing east
Photo 41: 2109 Wood Avenue, camera facing east
Photo 42: 2430 N Tejon Street, camera facing west
Photo 43: 1515 N Cascade Avenue (Church), camera facing east
Photo 44: 2318 N Cascade Avenue, camera facing west
Photo 45: 1524 N Tejon Street, camera facing west
Photo 46: 2410 N Cascade Avenue (Corpus Christi School), camera facing west
Photo 47: 119 E Fontanero Street, camera facing southeast
Photo 48: 1216 N Nevada Avenue, camera facing west
Photo 49: 1528 N Tejon Street, camera facing west
Photo 50: East side of Wood Avenue between San Miguel Street and Columbia Street, camera facing east
Photo 51: 1705 N Tejon Street, camera facing east

Old North End Historic District

Name of Property

El Paso County, CO
County and State

Photo 52: 1232 N Nevada Avenue, camera facing west
Photo 53: 1339 N Nevada Avenue, camera facing east
Photo 54: 1629 Wood Avenue, camera facing east
Photo 55: 1519 N Nevada Avenue, camera facing east
Photo 56: 1601 N Nevada Avenue, camera facing east
Photo 57: 1520 N Nevada Avenue, camera facing west
Photo 58: 1206 Wood Avenue, camera facing west
Photo 59: 1409 Wood Avenue, camera facing east
Photo 60: 1306 Wood Avenue, camera facing west
Photo 61: 1530 N Cascade Avenue, camera facing west
Photo 62: 210 E Jefferson Street, camera facing north
Photo 63: 1424 N Tejon Street, camera facing west
Photo 64: 1611 Wood Avenue, camera facing east
Photo 65: 1712 N Tejon Street, camera facing west
Photo 66: 17 W Buena Ventura Street, camera facing south
Photo 67: 1215 N Cascade Avenue, camera facing east
Photo 68: 1221 Wood Avenue, camera facing east
Photo 69: 1230 N Cascade Avenue, camera facing west
Photo 70: 1432 Wood Avenue, camera facing west
Photo 71: 1532 N Nevada Avenue, camera facing west
Photo 72: 1729 Wood Avenue, camera facing east
Photo 73: 220 W Del Norte Street, camera facing north
Photo 74: 1238 Wood Avenue, camera facing west
Photo 75: 1332 N Cascade Avenue, camera facing west
Photo 76: 1337 N Cascade Avenue, camera facing east
Photo 77: 1722 Culebra Place, camera facing west
Photo 78: 1830 Wood Avenue, camera facing southwest
Photo 79: 1410 Wood Avenue, camera facing west
Photo 80: 1414 Wood Avenue, camera facing west
Photo 81: 1620 Wood Avenue, camera facing west
Photo 82: 1504 Alamo Avenue, camera facing west
Photo 83: 1308 N Cascade Avenue, camera facing west
Photo 84: 1216 N Cascade Avenue, camera facing west
Photo 85: 1228 Wood Avenue, camera facing west
Photo 86: 1430 N Cascade Avenue, camera facing west
Photo 87: 1515 N Cascade Avenue, camera facing southeast
Photo 88: 1730 N Cascade Avenue, camera facing west
Photo 89: 126 W Caramillo Street, camera facing north
Photo 90: 206 W Del Norte Street, camera facing north
Photo 92: 1823 Wood Avenue, camera facing east
Photo 93: 2011 Wood Avenue, camera facing east
Photo 94: 1428 Alamo Avenue, camera facing west
Photo 95: 1625 Culebra Place, camera facing east
Photo 96: 1819 Wood Avenue, camera facing east
Photo 97: 2223 N Nevada Avenue, camera facing east
Photo 98: 2506 N Nevada Avenue, camera facing west
Photo 99: 1329 N Cascade Avenue, camera facing east
Photo 100: 1829 N Nevada Avenue, camera facing east
Photo 101: 14 W Madison Street, camera facing north

Old North End Historic District

El Paso County, CO
County and State

Name of Property

Photo 102: 119 E San Miguel Street, camera facing south
Photo 103: 1632 N Cascade Avenue, camera facing west
Photo 104: 2216 N Cascade Avenue, camera facing west
Photo 105: 210 E Washington Street, camera facing north
Photo 106: 1314 N Tejon Street, camera facing west
Photo 107: 17 E Jefferson Street, camera facing south
Photo 108: 1930 N Nevada Avenue, camera facing west
Photo 109: 2124 N Cascade Avenue, camera facing west
Photo 110: 2207 N Nevada Avenue, camera facing east
Photo 111: 2540 N Tejon Street, camera facing west
Photo 112: 115 W Columbia Street, camera facing south
Photo 113: 205 W Fontanero Street, camera facing south
Photo 114: 120 E Harrison Street, camera facing north
Photo 115: 1433 Culebra Avenue, camera facing east
Photo 116: 2216 Wood Avenue, camera facing west
Photo 117: 2429 N Tejon Street, camera facing east
Photo 118: 2504 N Tejon Street, camera facing west
Photo 119: 2524 N Tejon Street, camera facing west
Photo 120: 119 E Harrison Street, camera facing south
Photo 122: 1436 Alamo Avenue, camera facing west
Photo 123: 1526 Culebra Place, camera facing west
Photo 124: 1630 Culebra Place, camera facing west
Photo 125: 2313 Wood Avenue, camera facing east
Photo 126: 1429 Alamo Avenue, camera facing east
Photo 127: 1801 Culebra Avenue, camera facing east
Photo 128: 314 W Del Norte Street, camera facing north
Photo 129: 1401 N Nevada Avenue, camera facing east
Photo 130: 1404 N Nevada Avenue, camera facing west
Photo 131: 1508 Wood Avenue, camera facing west
Photo 132: 1520 Wood Avenue, camera facing west
Photo 133: 1531 Wood Avenue, camera facing east
Photo 134: 1604 Wood Avenue, camera facing west
Photo 135: 1210 Wood Avenue, camera facing west
Photo 136: 20 W Caramillo Street, camera facing north
Photo 137: 1329 Wood Avenue, camera facing east
Photo 138: 2 E Columbia Street, camera facing northeast
Photo 139: 1325 N Cascade, camera facing east
Photo 140: 1222 N Cascade Avenue (under construction), camera facing west
Photo 141: 1205 N Cascade Avenue, camera facing east
Photo 142: 1915 N Tejon Street, camera facing east
Photo 143: 1908 N Cascade Avenue, camera facing west

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Old North End Historic District
Name of Property

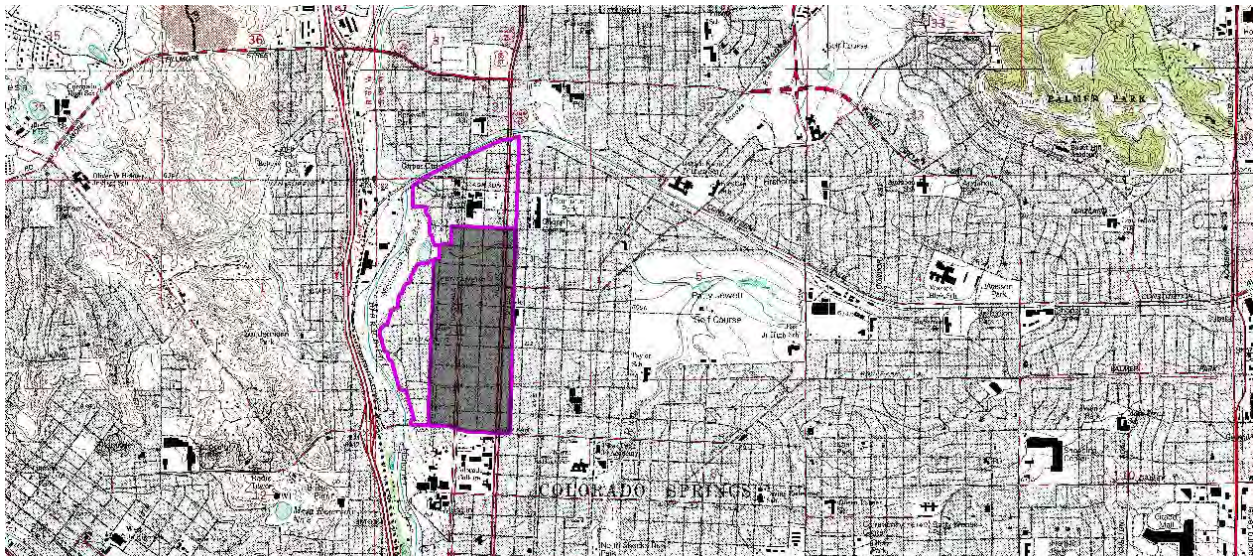
El Paso County, CO
County and State



Location: El Paso County, Colorado

Elevation: 6080ft on average (varies between 6050ft and 6100ft)

PM 6th Township 14S Range 66W section 7 NW NW & section 6 NW, W
PM 6th Twonship 13S Range 66W section 31 S 1/2



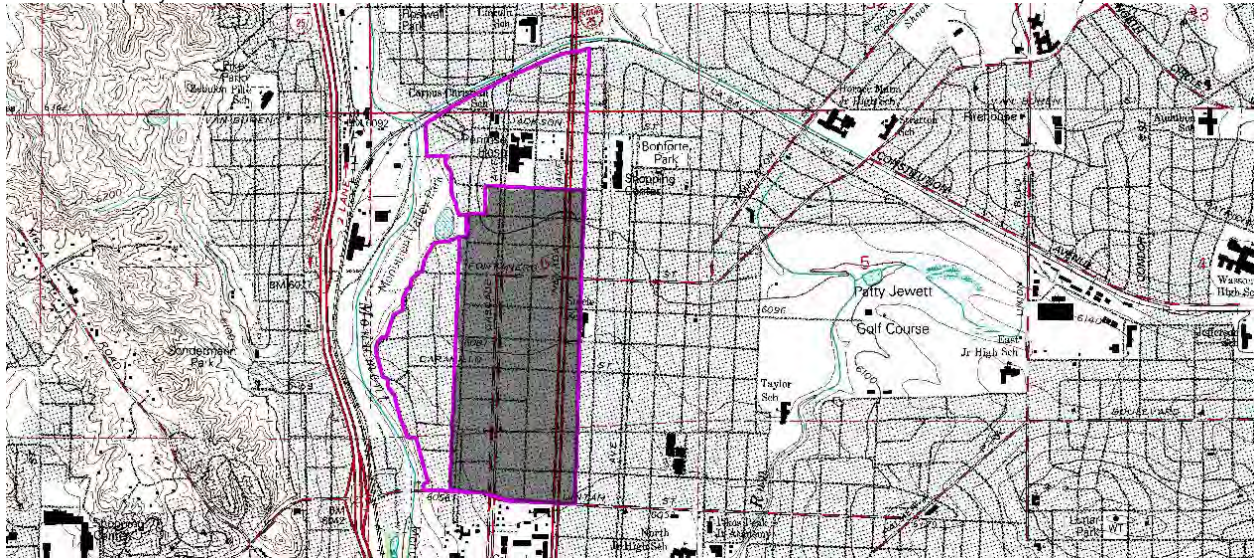
Old North End District Boundaries - Original boundary shaded

Old North End Historic District

El Paso County, CO

Name of Property

County and State



Old North End District Boundaries - Original boundary shaded

Old North End Historic District

El Paso County, CO

Name of Property

County and State

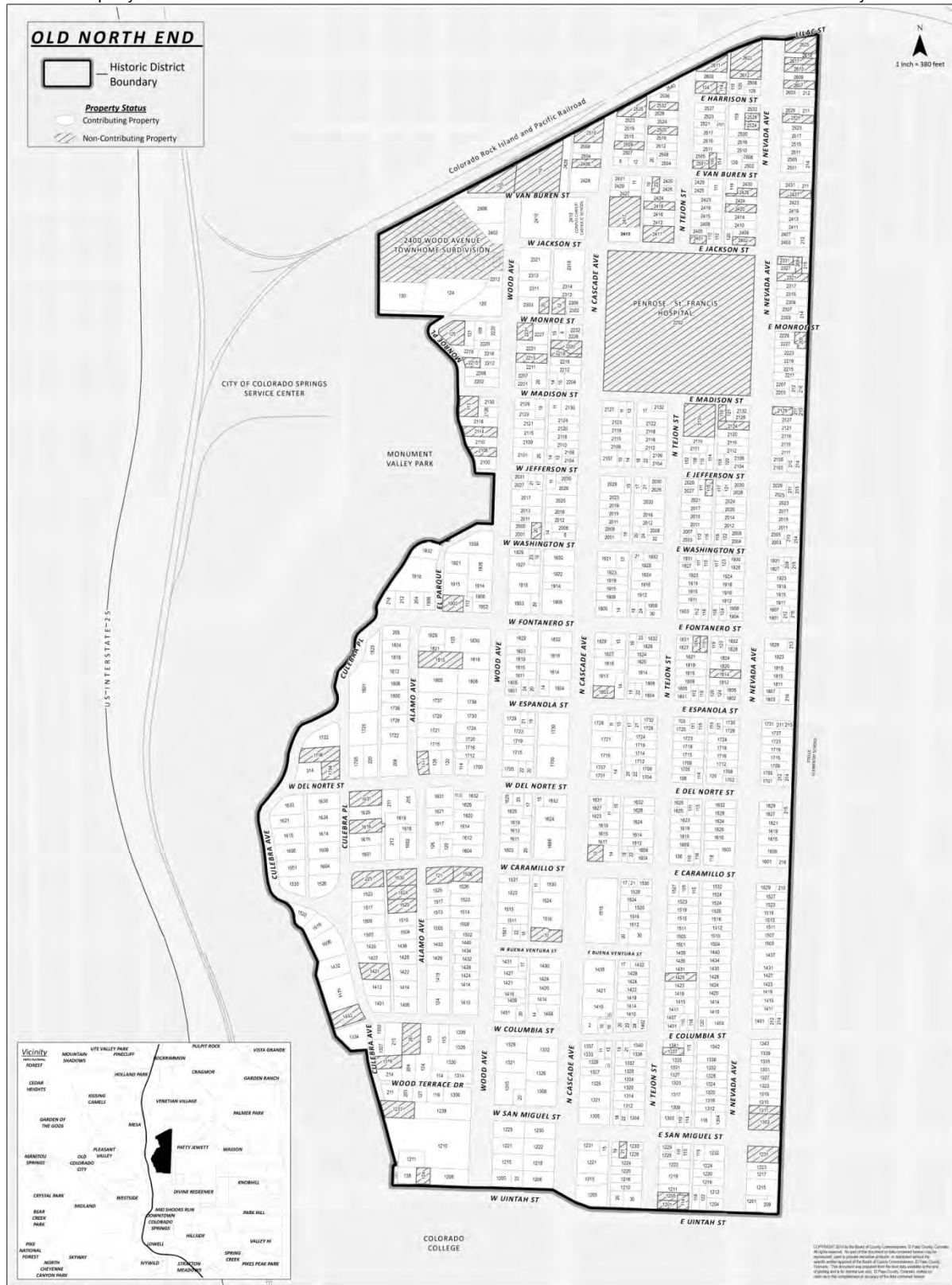
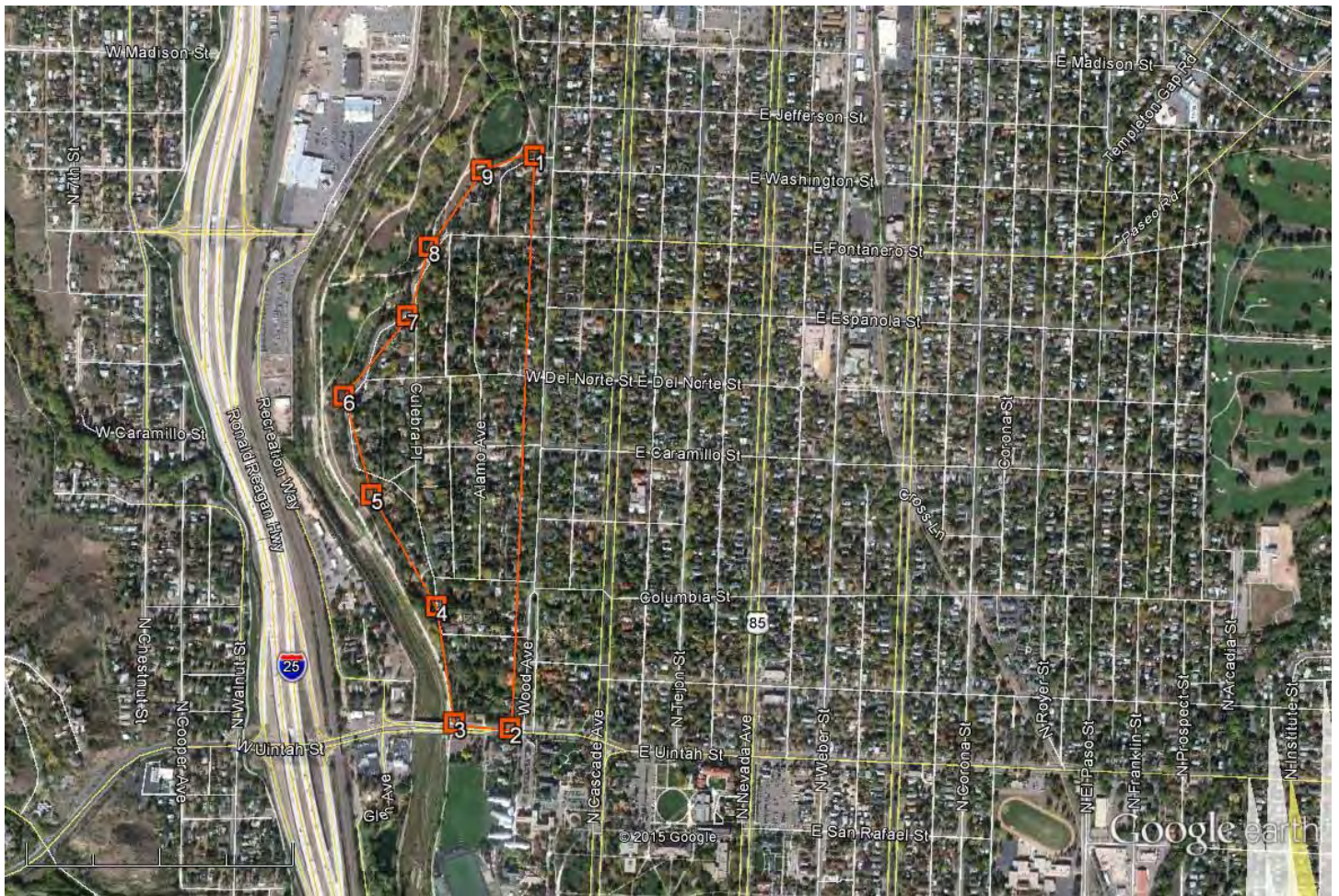


Figure 1: Site map with contributing/noncontributing notation (not to scale)



Google earth



West area of boundary increase of Old North End Historic District

UTMs (NAD83)

- 1. Zone:13 Easting: 515081mE Northing: 4301505mN
- 2. Zone:13 Easting: 515035mE Northing: 4300269mN
- 3. Zone:13 Easting: 514914mE Northing: 4300279mN
- 4. Zone:13 Easting: 514874mE Northing: 4300529mN
- 5. Zone:13 Easting: 514731mE Northing: 4300769mN
- 6. Zone:13 Easting: 514670mE Northing: 4300982mN
- 7. Zone:13 Easting: 514806mE Northing: 4301157mN
- 8. Zone:13 Easting: 514851mE Northing: 4301307mN
- 9. Zone:13 Easting: 514966mE Northing: 4301474mN







77













Old North End
Espanola 1800N
St

Cascade 00
AV





HISTORIC
OLD NORTH END







1524











10221







1702













2005













2307









1322









2430



FIRST
LUTHERAN
CHURCH
ELCA
WORSHIP
SUNDAY 9:15-10:30
CHURCH SCHOOL
9:00





1524
LUTHER HALL

CHRISTI
SCHOOL

CORPUS
CHRISTI
SCHOOL

2410

CORPUS CHRISTI CATHOLIC SCHOOLS
CORPUS CHRISTI, TEXAS 78401
800.545.2410 361.2410







1216





































SEVENTEEN

AD













1729





1038































126















2224





1326



182

















1950



2124















2216

918-XHT

ACT







2524











2313































Tyvek
HomeWrap







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Old North End Historic District (Boundary Increase)
NAME:

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, El Paso

DATE RECEIVED: 8/07/15 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/22/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000585

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.14.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



HISTORY *Colorado*

RECEIVED 2280

AUG - 7 2015

Nat. Register of Historic Places
National Park Service

August 6, 2015

Mr. J. Paul Loether
Deputy Keeper and Chief, NR and NHL Programs
National Register of Historic Places
1201 Eye Street, NW, 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination (boundary increase and amendment) for the Old North End Historic District (5EP.333) in El Paso County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on May 15, 2015. The board voted unanimously to recommend to the State Historic Preservation Officer that the district met the criteria for listing in the National Register.

The enclosed disk contains the true and correct copy of the nomination (boundary increase and amendment) for the Old North End Historic District to the National Register of Historic Places.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4683 or by email at erika.warzel@state.co.us.

Sincerely,

Erika Warzel
National and State Register Historian
(303) 866-4683
erika.warzel@state.co.us

Enclosures

CDs (2)
Signature Page

WWW.HISTORYCOLORADO.ORG

HISTORY COLORADO CENTER 1200 BROADWAY DENVER CO 80203