

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **MAY 23 1986**

date entered **7-3-86**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic "The College"/Palmer Hall/Cutler Hall (Theme Resource --Colorado College)

and/or common Cutler Hall

2. Location

street & number 912 North Cascade Avenue n/a not for publication

city, town Colorado Springs n/a vicinity of

state Colorado code 08 county El Paso code 041

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>n/a</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> Theme	<u>n/a</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name The Colorado College c/o Gresham Riley, President

street & number

city, town Colorado Springs n/a vicinity of state Colorado 80903

5. Location of Legal Description

courthouse, registry of deeds, etc. El Paso County Clerk and Recorder's Office

street & number 27 E. Vermijo

city, town Colorado Springs state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date 1983 federal state county local

depository for survey records Colorado Historical Society, OAHP, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved date _____

Describe the present and original (if known) physical appearance

Cutler Hall, designed in the High Victorian Gothic style by the Boston, Massachusetts, firm of Peabody and Sterns, was constructed in 1877-1800, with flanking wings constructed in 1881-1882. The Gothic Revival structure, a 5-part plan and facing east, is built of rock-faced, coursed ashlar trachyte, a pinkish color volcanic rock quarried at Douglas Station near Castle Rock, Colorado. It is backed with sandstone from a quarry near old Colorado City. The contrasting white trim is of dressed Manitou limestone. When the building first opened, it faced an unlandscaped four-block campus square across Cascade Avenue. The setting was dramatic, with the Rocky Mountains as a backdrop and with no other buildings, trees, or shrubbery nearby. Today Cutler Hall has less physical prominence, being more obscured by mature trees and foundation plantings and is surrounded by large buildings. A circular drive extends to the facade providing vehicular access from North Cascade Avenue. Concrete walks extend around the building providing access to the front and rear entrances.

The earlier two-story, symmetrically designed, central section is flanked by one-story wings connected with hyphens. The steeply pitched gabled roof of the central section is parallel to the facade; wing roofs are perpendicular. A high foundation extends around the structure. Gable ends are parapeted with the central sections rising into grouped chimney stacks suggesting multiple chimney pots.

A cupola in the form of a flesche is centered on the roof ridge of the central section. The cupola is a two-stage bell tower reminiscent of London's Prince Albert Memorial. The first stage, with open buttresses at the cornice of each elevation which have a trefoil arch extending into an open tympanum, supports an ogee roofed structure second stage.

The facade of the central section is a 3-bay composition with the second floor being slightly recessed above the continuous window sill-belt course. Compounded pointed arches within an open pediment characterize the entrance feature which is flanked with stepped buttresses. Above the entrance is a pair of double hung sash, each with a pointed arch transom above a transom bar, all set within a large pointed blind arch of the contrasting limestone. A quarterfoil infills the arch which extends above the main eave, and is capped by a parapeted gable typically set with limestone coping and corbels above the main eave. The apex terminates with a crocket finial.

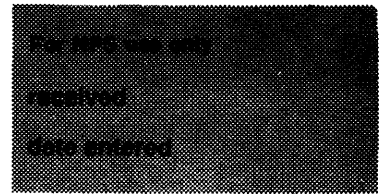
At the first floor, flanking the entrance, are triple openings with double hung sash set below transoms. Typically, the beveled mullions, quoined jambs, sills, and lintels are limestone. At the second floor, flanking the central feature, are pairs of window openings above pointed arch transoms set below the open pedimented gable extending above the main eave. The three bays suggest dormers by projecting beyond the recessed second floor wall surface. Segmentally arched, single opening basement windows are set below the flanking facade bays within the foundation which extends to a continuous moulded limestone water table - first floor window sill course.

The facade of each flanking wing is characterized by the parapeted gable end set with a pair of flatheaded double hung sash set below transoms. Limestone trim continues as the water table-sill course, narrow beveled mullions, and as lintels which extend into the gables as blind painted arches. The lintels extend horizontally across each wing facade to parapet corbels supporting coping stones. A contrasting collar course

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Colorado College



Continuation sheet Cutler Hall (Theme Resource) Item number 7

Page 2

extends across each gable above the blind arch. Smaller, segmentally arched single opening basement windows are set within the foundation. Typically the rear elevation of the wings are similar with double openings and wider basement openings. Each side elevation of the wings have triple, double hung window openings below transoms with limestone mullions, quoined jambs and linatels. Below are two window openings set into the foundation.

The connecting hyphens maintain the wings' eave height, have a low gabled roof and window openings at the facade and rear elevations, set on the water table-sill course. The single double hung window openings have canted or beveled quoined jambs and lintels. A basement window is located below each.

The rear elevation of the central section, while reflecting the three-bay facade, has Gothic detailed bargeboarded dormers replacing the stone parapets. The central dormer is enlarged to extend over a balcony, supported on large brackets, above the rear doorway which is a simple pointed arche with chamfered and quoined jambs. The low balcony railing has jigsaw cut slats and has grouped colonettes and brackets that support the exposed structure of the gable. Second floor windows are pairs of double hung sash with pointed arch transoms and wide center mullions.

At the first floor are single window openings set with a Tuscan pilaster at the corners of the elevation. The window opening at the southwest corner has been expanded with three window openings having wooden mullions set below a common height lintel matching the corner windows. A segmentally arched basement window is centered below the larger window group. A smaller basement window is asymmetrically located opposite the entrance

Each elevation has simple steps and a shallow landing set between podia. End elevations of the central section are designed individually. That of the north gable end has two attic windows flanking the slightly projecting chimney stack. The windows have a limestone label lintel motif which extends down the jambs. The south gable end contains window openings flanking the hyphen. At the second floor each lintel supports a compound pointed arch set with a roundel which extends into the gable.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	1877-1880 1881-1882	Builder/Architect	Architect: Peabody & Stearns Builder: Joseph Dozier
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Statement of Significance (in one paragraph)

Cutler Hall was the first building erected on the Colorado College campus and thus symbolizes the founding and historical development of the college. Begun in 1877, the building is an expression of the High Victorian Gothic style, executed in stone. Responsible for the design was the prestigious architectural firm of Peabody and Stearns of Boston.

The building sits on the original parcel donated by Major Henry McAlister, a director of the Colorado Springs Company. This land is west across Cascade Avenue from the twenty acres set aside for a college in the original plan for the town by William Jackson Palmer, founder of Colorado Springs.

Cutler Hall, known as "The College" until 1889, housed the library, classrooms, auditorium-chapel and a basement chemistry laboratory. It was called Palmer Hall from 1889 to 1904. Upon the completion in 1904 of Palmer Science Building, Cutler Hall was renamed to honor an early benefactor of the college, Henry Cutler of North Wilbraham, Massachusetts, a friend of Colorado College president, Edward Payson Tenney. The building represents the New England connections of the early history of Colorado College.

Peabody and Stearns, who designed the building, were also responsible for the design of several other Colorado Springs buildings, including the first Antler's Hotel (1881-1883) and for the remodeling of Palmer's first Glen Eyrie Manor (1881-1882), in addition to numerous Boston landmarks such as the Exchange Building on State Street, the Custom House tower, Matthews Hall at Harvard Yard and mansions throughout New England. Cutler Hall was constructed by Joseph Dozier, an important early Colorado Springs builder, for \$32,000.

9. Major Bibliographical References

Colorado Springs Gazette, December 29, 1877.

Holden, Wheaton. "Peabody Touch: Peabody & Stearns of Boston, 1870-1917," Journal of the Society of Architectural Historians (May 1973): 114-31.

Reid, J. Juan. Colorado College: The First Century, 1874-1974. Colorado Springs: Colorado College, 1979.

10. Geographical Data

Acree of nominated property .09 acre

Quadrangle name Colorado Springs

Quadrangle scale 1:24000

UTM References

A

1	3
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 Zone

5	1	5	1	8	5
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 Easting

4	2	9	9	7	2	0
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 Northing

B

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 Zone

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 Easting

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 Northing

C

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 Zone

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 Easting

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 Northing

D

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 Zone

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 Easting

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 Easting

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 Northing

Verbal boundary description and justification

The nominated area includes the land on which the building sits (61' x 40') and a 15' border extending from the exterior walls.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Barbara L. Neilon, Curator, Special Collections, Tut Library/Barbara Norgren Ed: GM & Rodd Wheaton

organization Colorado College/Preservation Consultant date 10/85

street & number Colorado College/7453 E. Jefferson Dr. telephone 473-2233 Ext. 668

city or town Colorado Springs/Denver state Colorado 80903/80237

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Barbara Sudler

title State Historic Preservation Officer

date May 6, 1986

For NPS use only

I hereby certify that this property is included in the National Register

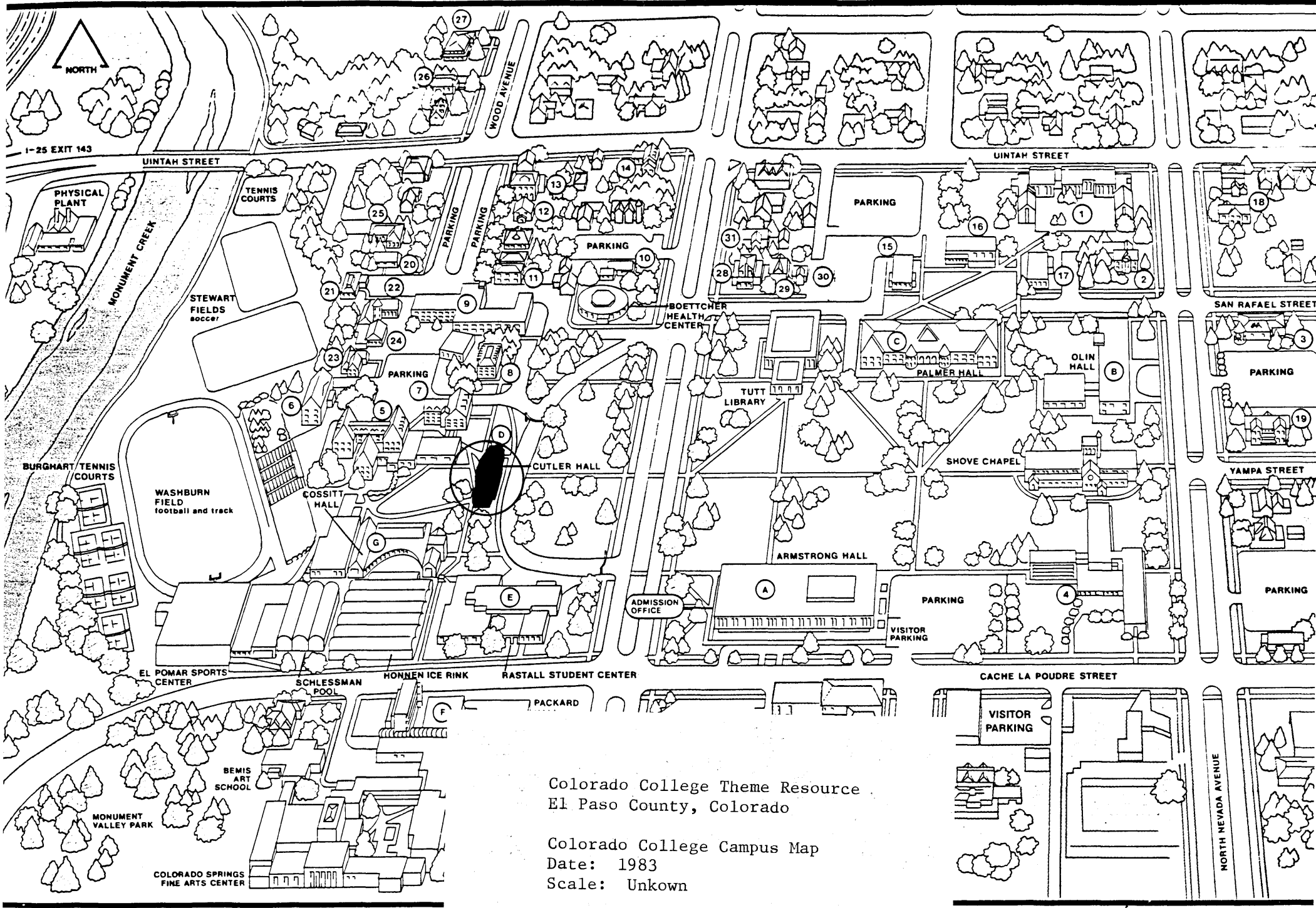
date

Keeper of the National Register

Attest:

date

Chief of Registration



Colorado College Theme Resource
 El Paso County, Colorado

Colorado College Campus Map
 Date: 1983
 Scale: Unknwn

Cutler Hall--circled

