

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

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

received AUG 22 1984
date entered SEP 20 1984

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

1. Name

5EP548

historic

Hagerman Mansion

and or common

Cascade Park Apartments

2. Location

street & number

610 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n/a not for publication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

district

building(s)

structure

site

object

Ownership

public

private

both

Public Acquisition

n/a in process

n/a being considered

Status

occupied

unoccupied

work in progress

Accessible

yes: restricted

yes: unrestricted

no

Present Use

agriculture

commercial

educational

entertainment

government

industrial

military

museum

park

private residence

religious

scientific

transportation

other: apt. bldg.

4. Owner of Property

name

Ronald Gardner

street & number

Cheyenne Mountain Investments, 10 Boulder Crescent

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 & Recorder

street & number

200 South Cascade

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 Ongoing

federal state county local

depository for survey records Colorado Office of Archaeology & Historic Preservation, 1300 Broadway

city, town

Denver

state

Colorado 80203

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Colorado railroad magnate James John Hagerman constructed his home on North Cascade Avenue in 1885. Originally a splendid stone, Victorian eclectic mansion, alterations in 1927 which created a luxury apartment building utilized sympathetic design elements that contribute to the architectural significance of the structure.

The three-story Hagerman house faces east on Cascade Avenue near downtown Colorado Springs. The large, quarter block site slopes downward towards the west and Monument Creek, making the slightly raised basement, visible on the primary facade, more prominent at the rear of the building. Generally "T-shaped" in plan, the structure is composed of the original 1885 mansion, with additions made before 1899, and several wings added to the north, west, and south in 1927 to make an apartment building of 22 units.

The original house is a complex gable-roofed structure with stepped parapet gable ends. Constructed of pink, rock-faced sandstone, window sills are of smooth sandstone; first story lintels are incised smooth stone while upper floor windows are topped by a buff, rock-faced sandstone. A two-story, half-round, flat-roofed tower is attached to the south facade of the house, added sometime before 1899.

Three major divisions mark the primary (Cascade Avenue) facade of the original Hagerman house. The central section--the earliest portion of the structure--is characterized by twin, stepped parapet Flemish gables in pink sandstone. A projecting, flat-roofed porch, supported by square sandstone columns, is topped by a wrought iron balcony rail. Carved stone sphinx figures guard the base of the low entrance steps leading to the double entrance doors, distinguished by bevelled glass sidelights, transom and inset panels. Two large, segmental arch 1 x 1 windows pierce the wall to the south of the entrance. Above the porch/balcony is a copper clad bay window with bellcast roof and paired, 1 x 1 rectangular windows, and segmental arch double-hung windows, adjacent to the north. A slightly projecting, two-story flat roofed bay marks the northern third of the central section. Pairs of double hung windows, corresponding to those nearby, pierce the two stories of the bay, which is topped by a balustraded low parapet. The third-story gables are also marked by 1 x 1 windows: a single opening in the south gable, paired windows in the north.

Two-story, flat roofed wings, executed in pink sandstone, flank the central section of the original house. Added sometime before 1899, the south section projects forward of the main body of the house, with a projecting unit composed of three planes, each with windows corresponding to those of other bays. A smooth stone string course begins in the south section, wrapping portions of the entire facade at the second-story sill level. The northern flanking section, rectangular and flat-roofed, repeats the adjacent window configurations, although each of the pairs on each story is broader than those of other areas.

After the house was purchased in 1922, several extensive additions were constructed to create a multi-unit building. Matching two-story, L-shaped wings are attached to the north and south facades of the original house. Oriented toward the street, the crossed

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gable ends are topped by stepped parapets. Pairs of 1 x 1 rectangular windows with smooth stone sills pierce the projecting portion of the wings, while the setback attaching the wings to the main body of the building have single entrance doors reached by low stone steps and a single, 1 x 1 window above them. Stucco-finished walls are decorated with sandstone quoins matching the materials of the original house. The L wings are sensitively placed and designed, displaying a concern for a complimentary decorative quality that does not detract from the graciousness of the original structure.

Several additions of unknown date on the rear (west) facade include a crudely constructed two-story stucco structure built atop an earlier one-story stone carriageway, with wood sills and no distinguishing features; a three-story stucco addition on the west facade adjacent to the original dining room with stone sills and quoins matching those of the primary additions; a half round stucco third story added to the tower on the south facade; and a third-story stucco addition with stone quoins above an original glassed-in porch on the southwest corner of the house.

Interiors significant for their rich materials, quality of workmanship and degree of intactness are located on the first floor of the original house. Rooms open off a center hall that terminates in the dining room at the rear of the house.

The central corridor is finished in medium stained oak with panelled wainscoting and ceiling. Painted plaster in a swirling combed pattern surmounts the wainscoting. A fireplace mantel, in oak with bevelled mirror, tops what is probably a 1920s era brick fireplace and hearth with heavy iron hardware. A wrought iron chandelier hangs just inside the entry, with a similarly tooled newel post lamp at the base of the oak stairway. The stair handrail is supported by an Oriental motif balustrade in a pattern of alternating basket weave and spindle panels, all of oak. A one and one-half story arched stained glass window is prominent in the north wall at the stair landing between first and second stories.

Parlors flank the entry, each finished in medium stained maple. The south sitting room has built-in, shoulder height bookcases with panelled wainscot and Oriental detailing. A large brass chandelier with pressed glass shades hangs in the center of the room. A matching fixture dominates the north parlor, with similar wall sconces adding to the decorative detailing. An intricately stencilled pattern of floral details decorates the ceiling, with a complementary curved cove motif. Cream-colored marble surrounds the fireplace in the north parlor, surmounted by a maple mantel.

A small sitting room at the rear of the first floor is also characterized by combed plaster, topping birch panelled wainscot and mouldings. A magnificent brass fireplace, with smooth brass mantel and matching firebox, is the prominent feature. A cast brass allegorical face decorates the frame beneath the projecting mantel, while a deeply cast lion's head is centered in the rear wall of the firebox. Wall sconces, in brass with pressed glass shades, match the center chandelier.

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As with all ground floor rooms, sandwich pocket doors open from the central hall into the library, in the southwest corner of the house. A rectangular room, finished in oak, the original room is decorated with panelled wainscot and bookcases. Two unusual "tapestries" of pastoral scenes, painted on a burlap-like material, hang side by side on one wall. A heavily cast brass fireplace is surrounded by a highly detailed oak mantelpiece; some similar detailing marks the large multi-branch chandelier centered in the room. A simple floral pattern adorns the ceiling coving. A half round reading room opens from the south wall of the main library into the added tower. Ornamented with dark walnut, the rich panelling has an unusual pressed protuberance in each of the panels above the wainscot, creating a uniquely textured surface. Small rectangular window bands that alternate with clear double hung, 1 x 1 windows are embellished with stained glass. Cast brass plaques depicting Colorado wildflowers in bold relief adorn the walls in the upper portions of the wainscoting in the tower room.

Terminating the center hall at the rear of the house, the elaborately wrought dining room displays the richest design elements, executed in dark mahogany. The filigree center chandelier and matching gas jet sconces are silver, reportedly crafted in England from ore extracted from J. J. Hagerman's "Mollie Gibson" mine at Aspen. The ponderous cast fireplace is also of silver, with an elegant matching railing surrounding the azure mosaic tile hearth. The silver fireplace tools remain intact as well. Heavily carved mahogany frames the bevelled mirrors in the mantel and breakfront, while a simpler casing protects a silk brocade tapestry depicting roccoco cherubs in a classical setting. The upper portion of the mahogany wainscot is embellished with cast plaques similar to those in the library, although molded in silver.

The elegant materials and fine workmanship of the Hagerman house interiors, displayed in details from fixtures and fireplaces to the intricate parquet borders crafted from multiple woods that border floors in each of the ground story rooms, complement the sense of grandeur created by the building's sandstone exterior. While interior spaces in the 1927 additions cannot be compared to those of the original structure, the sympathetic scale, massing and materials of the exteriors contribute to the architectural significance of the whole.

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 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 checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1885, 1927 **Builder/Architect** C.S. Wright: architect (1885)

Statement of Significance (in one paragraph)

Constructed in 1885, with major additions made in 1927, the Hagerman Mansion/Cascade Park Apartments is significant for its association with its builder and first occupant, James John Hagerman, and subsequently as an adaptive use as an early luxury apartment building. The structure's original architectural design, use of rich materials and finishes, and the sensitive detailing of most subsequent additions create a significant architectural statement on Cascade Avenue near the central business district. The building has provided luxury housing, first as a single family home for a pioneer Colorado Springs business family until 1899, and later as a unique apartment structure.

James John Hagerman, builder of the Colorado Midland Railway, was a millionaire industrialist and iron mill magnate from Michigan who arrived in Colorado Springs in 1884, seeking relief from tuberculosis. "Little London" was at the height of its popularity as both a resort community and home to increasing numbers of wealthy English and American families. However, the 1880s saw a growing interest among prominent local businessmen in expansion of the city's economic base; a railroad that would link Colorado Springs with the booming silver mining districts of Leadville and Aspen was seen as an opportunity to wrest significant service and milling business away from Denver and other Front Range cities. Hagerman's wealth, contacts with prominent Eastern financiers and railroad magnates including Jerome Wheeler, Jay Gould and Russell Sage, and evident business acumen, suggested him as a perfect choice for president of the planned railroad.

While seeking financing to begin construction of the Colorado Midland Railway, the first standard gauge rail line to pierce the Colorado Rockies, Hagerman moved into the sandstone house on Cascade Avenue at the corner of Willamette. The house was designed by Colorado Springs architect C. S. Wright and constructed by a local contracting firm, Dozier and Roby. The pink, rock-faced sandstone walls, topped by wood gables, had risen on the outskirts of town in an undeveloped area on the bluff above Monument Creek.

The splendid woodwork of the house's interior--oak and maple, birch, walnut and mahogany--was crafted by the eccentric Springs carpenter Winfield Scott Stratton. (Stratton would soon strike gold in the Cripple Creek District and become one of the wealthiest mine owners and philanthropists in Colorado.) Stratton also reportedly cast the numerous panels depicting Colorado wildflowers, out of brass in the library, silver in the dining room. Even Glen Eyrie, the home of Denver & Rio Grande Railroad and Colorado Springs founder General William Jackson Palmer, could not rival the magnificence of the Hagerman house when it was constructed in 1885. Other splendid homes soon joined the railroad baron's along Cascade, eclipsing the grandeur of other streets that were home to the Colorado Springs' elite.

Several additions and modifications were made to the house during the years of Hagerman's railroad presidency. The "Peachblow" sandstone, probably brought from Hagerman's quarry on the Fryingpan River along the Midland route to Basalt, was used again to cover the wood gable-ends with stepped parapets and to construct the "medieval" flat-roofed tower that served as a library on the south facade.

9. Major Bibliographical References

(see continuation sheet)

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Colorado Springs

Quadrangle scale 1:24000

UTM References

A

1	3	5	1	5	1	4	0	4	2	9	9	2	0	5
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification Lot 1, Lefkowsky's Re-Subdivision, Block "G" Addition #5, Colorado Springs; the northern boundary being the wall of the building, the eastern boundary the Cascade Avenue property line, the southern boundary being Willamette Avenue property line, the west boundary the alley. (See MAP 2)

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

state n/a code county code

state code county code

11. Form Prepared By

name/title Ronald P. Emrich

organization Cascade Investors

date March 7, 1984

street & number 1555 South Grant

telephone (303) 778-9253

city or town Denver

state Colorado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

Barbara Sudler

title State Historic Preservation Officer

date 8-14-84

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

Entered in the National Register

date 9-28-84

Keeper of the National Register

Attest:

date

Chief of Registration

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data entered

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Active in Colorado financial and political circles, Hagerman conducted many business meetings in the house on Cascade, including several with union and mine officials during his tenure as mediator of the 1984 Cripple Creek miners' strike.

Hagerman, once the Midland was sold to the Santa Fe in the '90s, turned his attention to agricultural development in New Mexico. The house on Cascade was sold to business associate, and Leadville "silver king" Absalom Hunter in 1899 as an investment. Well maintained though vacant for 23 years, the richly panelled rooms remained intact and were to be used in the 22-unit apartment building created by Benjamin Lefkowsky in 1927.

A Russian immigrant artist, Lefkowsky and his concert pianist wife purchased the mansion in 1922; it served as their home and studio while other portions of the large property were developed with houses and small apartment structures. In 1927, wings were added to the mansion on the north, south and west. According to newspaper accounts, "nothing of the hand-wrought richness and dignity of the old was sacrificed. . ."; what had long been considered the "finest mansion" in the city had been transformed into a unique, modern apartment building.² Kitchens, baths and bedrooms were placed in the added wings, leaving the mansion's original parlors, bedrooms and other "magnificently finished" spaces to serve as splendid living rooms for the new apartments.

The imposing and luxurious home of a pioneer railroad builder continued, then, to serve as elegant living spaces for a new wave of wealthy retirees and health seekers who appeared in Colorado Springs in the 1920s, continuing the home's tradition of gracious living long past the lifetime of its builder.

¹Sprague, Marshall, Newport in the Rockies, Swallow Press, Chicago, 1971, p. 104.

²Gazette-Telegraph, 4/24/1927.

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Colorado Springs Gazette-Telegraph, 1/24/1885; 4/24/1927; Denver Times, 10/29/1899; Interview: Steve Schowchow, Colorado Geological Survey; Lipsey, John J., The Lives of James John Hagerman, Golden Bell Press, Denver, 1968; Sprague, Marshall, Newport in the Rockies, Swallow Press, Chicago, 1971; El Paso County Clerk & Recorder, Deeds, 1899, 1911, 1916, 1922.

