



870

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name Lindley-Johnson-Vanderhoof House  
other names/site number Morreale House, 5EP.6315

### 2. Location

street & number 1130 N. Cascade Avenue

N/A	not for publication
N/A	vicinity

  
city or town Colorado Springs  
state Colorado code CO county El Paso code 041 zip code 80903

### 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

T. Michael H. Adams Deputy State Historic Preservation Officer 9-24-2013  
Signature of certifying official/Title Date

Office of Archaeology and Historic Preservation, History Colorado  
State or Federal agency/bureau or Tribal Government

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:) \_\_\_\_\_

Joe Edson H. Beall 12.3.13  
Signature of the Keeper Date of Action

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
2	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
2	0	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC/single dwelling

EDUCATION/education-related

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

Late Victorian/Queen Anne

foundation: STONE/sandstone

walls: BRICK

STONE/sandstone

roof: WOOD/wood shingles

other: BRICK

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

---

### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The 1892 Lindley-Johnson-Vanderhoof House is a two-and-a-half-story brick and sandstone dwelling located on the Colorado College campus in central Colorado Springs. The house faces east toward North Cascade Avenue and includes a three-story circular tower at the southeast corner, a one-story porch and a porte cochère at the northeast corner, a projecting two-story semi-decagonal bay at the southwest corner, and a small projecting one-story hipped roof bay on the rear. Rock-faced blocks of red sandstone form the foundation. The house features smooth red brick walls with narrow tinted mortar and decorative wood shingles on the gable faces and upper tower. The dwelling's cross-gable roof has wood shingle roofing, overhanging eaves, and decorative vergeboards. At the rear of the property is a one-and-a-half-story brick and stucco carriage house. To the south lies a large paved parking lot, while the nonhistoric Windom Residence Hall (1132 North Cascade Avenue) is to the north.

---

### **Description**

#### **House, 1892, Resource A, Contributing Building**

##### ***Front (East)***

The front of the house (approximately 68' x 71') features a projecting, hipped roof, one-story porch and a hipped roof, projecting porte cochère at the northeast corner (Photographs 1 and 2). The porte cochère has rusticated red sandstone blocks forming columns and a low red sandstone wall and extends across a driveway on the north. The north wall of the porte cochère is enclosed with a multi-light window, and the ceiling is composed of tongue and groove boards. The porch has red sandstone columns and low walls, molding at the top of the frieze, and overhanging eaves. The porch floor is pink-tinted concrete and the ceiling is varnished wood. The porch is accessed by stone steps with a wrought iron railing at the center and flanked by low stone side walls. Pedestrian ramps leading to the porte cochère also provide access to the porch. The low stone wall extends to the south, enclosing a terrace. The top of the wall is beveled and has a tooled, grooved surface.

The off-center entrance facing the porch is in the main wing of the house and has a sandstone sill, oak paneled and glazed door with a large rectangular light and a letter slot, oak wood screen door, narrow transom, and rock-faced sandstone lintel. There is a window with a wide rock-faced sandstone lintel and paired two-light casement windows on the second story above the porch. The steeply-pitched gable has decorative vergeboards, and the face is ornamented with decorative shingles, molding, and decorative panels with curved ropework. There are two twelve-light windows on the gable (Photograph 3). An overlapping projecting gabled bay further south of the entrance displays a wide one-over-one-light double-hung sash window with a thick rock-faced sandstone lintel and sill on each story. The gable face features decorative shingles, a segmental arch multi-light window with drip molding, and a paneled base with ropework (Photograph 3).

The projecting circular tower at the southeast corner is three stories (Photographs 3 and 4). The first two stories are composed of rock-faced sandstone, while the third story is clad with decorative wood shingles. There are three large one-over-one-light double-hung sash windows with curved glass on each of the first two stories. There is a pent roof above the second story. The third story has a band of non-curved one-over-one-light double-hung sash windows. The tower is topped by a conical roof with wood shingles and a metal cap.

##### ***South Wall***

West of the circular tower, there is a full-height slightly projecting brick chimney with bands of stone trim, vertical brick ornaments, and a corbelled top (Photograph 4). Further west is a projecting, pedimented, two-and-a-half-story brick bay with cutaway (beveled) corners on the southeast and southwest. The first and second stories each have three one-over-one-light double-hung sash windows with rock-faced sandstone lintels and sills; the center windows are wider. The pedimented gable with decorative vergeboards projects outward above the brick walls below, and there are fan shaped brackets and pendants at the corners (Photograph 5). The gable face features decorative shingles, decorative panels with ropework at the gable apex, and a lunette (half-round window). West of the projecting bay, the south wall of the main wing

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

contains an entrance with a newer paneled and glazed door with a thick sandstone lintel on the first story. The upper story has a small rectangular single-light window with a sandstone lintel and sill.

Near the southwest corner is a projecting, two-story semi-decagonal bay with a stone foundation, red brick first story, coursed square shingled second story, and wood shingle roof (Photograph 6). The first story has five one-over-one-light double-hung sash windows with sandstone lintels and sills, while the upper story has a continuous band of ten four-light windows, with decorative shingling on the wall below. The eaves are widely overhanging above the walls.

### ***West Wall (Rear)***

The two-story, hipped roof semi-decagonal bay has a raised foundation and a blank brick wall on the west (Photograph 7). There is a tall brick chimney with a corbelled top on the roof. North of the bay the first story of the main wing of the house, includes two narrow one-over-one-light double-hung sash windows with stone lintels and sills, followed by a small projecting, one-story, shed roof, enclosed, wood shingled entrance bay. The projecting bay features an off-center inset entrance with a nonhistoric paneled and glazed door facing a concrete stoop with steps and a wrought iron railing. The projection has a concrete foundation. South of the shingled projection is a concrete cellar entrance with a wood bulkhead door.

The upper story of the main wing of the house contains two one-over-one-light double-hung sash windows with stone lintels and sills at the south end. A metal fire escape extends from the ground level to a central entrance adjacent to the windows on the upper story. The entrance has a nonhistoric door with a rectangular light and a sandstone lintel with a second lintel above. The pedimented gable displays decorative shingles, a one-over-one-light double-hung sash window, and decorative vergeboards.

### ***North Wall***

The north wall includes a small one-over-one-light double-hung sash window on the second story at the west end (Photograph 8). Further east there is a narrow sash and transom window on the second story (with boarded up lower sash), followed by a small one-over-one-light double-hung sash window on the first story and a smaller one on the second story. A two-and-a-half-story projecting gabled bay with cutaway corners on the northeast and northwest has a full-height red brick chimney on the west wall. This bay has the same design and materials as the bay on the south wall. East of the projecting bay is a round arch multi-light staircase window with an arched stone lintel with a keystone. The porte cochère is at the northeast corner and has pedestrian ramps to the east and west (Photograph 9).

### ***Interior***

The interior of the Lindley-Johnson-Vanderhoof House retains its historic design and materials (Photographs 10 through 15).<sup>1</sup> Figures 8 through 10 provide current plans of the interior of the house. Entering the house through the front porch one reaches a foyer with an oak parquet floor with a contrasting inlaid border, dark oak wainscoting with a Greek key border, multi-light pocket doors to the south leading to the former music room, a multi-light door to the west into the former dining room, and a dark oak staircase with an intermediate landing accessing the second floor (Photographs 10 and 12). The dining room features a similar parquet floor and wainscoting and has pocket doors accessing the former living room (or parlor) to the south (Photograph 11). At the southwest corner of the house is the former library containing a fireplace with green Van Briggles tiles (Photograph 13).<sup>2</sup> The second story features a long east-west hall (Photograph 14) with four bedrooms, a linen room, and two bathrooms. The front bedroom adjacent to the circular tower contains a fireplace with decorative tiles (not Van Briggles) with a fleur de lys design (Photograph 15). The third story is unfinished.<sup>3</sup>

### **Carriage House, ca. 1892, Resource B, Contributing Building**

Behind the house to the west is a ca. 1892 one-and-a-half story cross gable roof carriage house (approximately 25' x 83') with a gabled roof section on the south and a clipped gable roof component on the north. The carriage house has wood shingle roofing. The gable and clipped gable faces are clad with nonoriginal panels resembling narrow horizontal siding. The south wall has an off-center projecting gabled roof open porch with square posts and a concrete deck (Photograph

<sup>1</sup> Current floor plans are included as Figures 8 through 10. Historic floor plans are not available.

<sup>2</sup> Maintenance work on the fireplace by the College confirmed the manufacturer of the tiles by the presence of Van Briggles stamps on the back of the tiles. George Eckhardt, Campus Planner, Colorado College, Email to Thomas H. Simmons, 31 May 2013.

<sup>3</sup> Historic room functions from the Vanderhoof era were provided by J. Robert "Bob" Linger, Aurora, Colorado, Interview by Thomas H. Simmons, 19 August 2008.

Lindley-Johnson-Vanderhoof House

Name of Property

El Paso, Colorado

County and State

16). A concrete pedestrian ramp with a metal railing and brick wall projects to the east. The south wall has stucco on the first story, and there are two newer off-center doors toward the west end (one paneled and one with paneling and leaded glass).

The east wall of the gabled roof component is red brick with tinted mortar and has five segmental arch one-over-one-light double-hung sash windows with brick sills. At the north end of the east wall is a clipped gable roof bay. The gable face flares at the bottom to shelter the wall below. The first story is red brick and has two nonhistoric overhead sectional garage doors that mimic double vertical board doors with bands of lights at the top (Photograph 17). Further south is a nonhistoric paneled and glazed pedestrian door in a narrowed entrance that has a plain wood lintel and drop siding infill. There are two rock-faced stones near the top of the brick wall.<sup>4</sup>

The north wall of the building has two tall segmental arch one-over-one-light double-hung sash windows with brick sills (Photograph 18). A concrete slab with bicycle racks is adjacent to the wall. The west wall has a tall segmental arch window at the north end, as well as a metal fire escape leading to an entrance at the south end of the upper story of the clipped gable roof bay. There is a bricked-in opening below the fire stairs, and a brick chimney is on the roof. At the north end of the clipped gable face is a nonhistoric multi-light window. The west wall of the southern component is stucco and has three flat arch one-over-one-light double-hung sash windows (the south one is shorter).

### Grounds

The grounds of the Lindley-Johnson-Vanderhoof House have been assimilated into the campus of Colorado College, and the present landscaping appears to date to the post-2000 college occupancy (see Sketch Map which notes vegetation and other landscape features). To the east, along North Cascade Avenue, is on-street parallel parking, a grass tree lawn with small trees, and a concrete sidewalk. A curving sidewalk extends from the public sidewalk to the front porch of the house; a branch sidewalk/pedestrian ramp curves northwesterly to provide access inside the porte cochère, with the ramp continuing westward for a short distance. A concrete driveway extends from the street to the porte cochère, bordered on the north by a segment of the historic wrought iron fence that once enclosed the property. The front yard is planted in grass and contains a small burr oak adjacent to the public sidewalk, two small silver maples north of the driveway, and a larger American elm at the southeast corner. A planting area stretches along the east and south sides of the terrace and contains shrubs, flowers, and xeriscape plantings, as well as two golden raintrees on the south. A concrete sidewalk extends from the public sidewalk west to the south end of the carriage house.

The area south of the east-west sidewalk is planted in grass and a hedge of shrubs screens the yard from the parking lot to the south. Two blue spruce trees are near the west end of this grassy strip, with a cluster of piñon pines lying further west near the carriage house. A post-2000 raised terrace is adjacent to the carriage house on the east, surrounded by brick walls with a slightly projecting red sandstone cap. The north third of the terrace is paved with tinted concrete squares, while the southern portion is covered in gravel and contains two crimson sentry maple trees. Adjacent to the terrace on the north is an evergreen hedge, while a low hedge of shrubs borders its east wall. A north-south gravel walkway passes between the terrace and the rear of the house, with a grass lawn present between the path and the house. North of the house is a gravel walkway, with a small Ohio buckeye tree flanked by silver maples along the former property line. A large blue spruce stands close to the west wall of the carriage house.

### Alterations

*House.* On the 1907 Sanborn fire insurance map (see Figure 2), this house (then addressed as 1128 N. Cascade Avenue) was depicted as two-and-a-half stories with a frame attic and a round three-story tower at the southeast corner. A one-story open porch extended across the front and curved around the tower onto part of the south wall. There was a small one-story open porch on the rear and a one-story section on the south wall at the west end. A ca. 1920 photograph of the front of the house reflects the configuration shown on the Sanborn map (see Figure 3). In the 1920s, the original wrap-around frame porch was removed and replaced with a hipped roof porch with stone piers and a terrace with a low stone wall on the front and south walls of the house. A hipped roof porte cochère with stone piers was constructed to the north. The two-story semi-decagonal tower at the southwest was probably constructed at this time, as it appears in ca. 1920s photographs of the house (see Figures 4 and 5). Changes made by Colorado College since its 2000 purchase include: construction of the pedestrian ramp in the porte cochère; installation of a steel fire escape on the rear (where there had been a balcony); and reshingling the roof with similar wood shingles.

---

<sup>4</sup> These stones appear to be lintels or sills for no longer extant openings. There are no historic photographs of this part of the carriage house.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

*Carriage House*. The 1907 Sanborn map showed a one-and-a-half story masonry rectangular barn with a frame attic, an open two-story projection at the northeast corner, and a one-story iron clad projection on the north. The 1962 Sanborn fire insurance map identified the building as a garage; the two projections noted above were gone, and there was a small one-story projection on the south wall near the east end. Alterations since acquisition by the College that were completed in 2003 include: addition of metal fire stairs on the rear; construction of the projecting gabled roof porch on the south wall; replacement of the garage doors on the east wall; reshingling the roof; recladding the gable faces with nonhistoric horizontal siding; and construction of the terrace to the east.

### **Integrity**

The Lindley-Johnson-Vanderhoof House maintains excellent historic physical integrity dating to its 1920s remodeling, which reconfigured the porch and added a porte cochère and semi-decagonal tower, while retaining character defining features of the Queen Anne style. The dwelling's *design* from that period is intact, with principal changes being the addition of a pedestrian ramp in the port cochère and a fire escape on the rear. The *materials* employed in the construction of the house are unchanged. In this regard, the College went so far as to obtain a variance from the city in order to re-shingle the roof with wood shingles. Interior finishes also reflect a high level of integrity.

The high level of *workmanship* involved in the erection of the house is displayed in its skillful stone and brick mortar work and the carpentry of the ropework, paneling, vergeboards, brackets, and interior woodwork and floors. A high level of *feeling* of the residence remains, reflecting its function as the home of wealthy Colorado Springs families during the first half of the twentieth century, as manifested in its substantial size, extensive use of stone and brick, and elaborate ornamentation. The building possesses integrity of *association* by comprising a concrete link to its former residents and standing as an example of the many other large-scale, high-end homes once present along North Cascade Avenue. It further reflects Colorado College's approach of acquiring such houses and re-purposing them into college offices, classrooms, and residences.

The house remains in its original *location* facing North Cascade Avenue, a tree-lined parkway with a wide median. The *setting* of the house has been somewhat impacted by steps taken to integrate it into the broader campus, including the addition of walkways and removal of property-line fencing. The impact has been somewhat mitigated by placement of a screening hedge shielding the house from a parking lot to the south.

The carriage house retains its overall design and massing, as well as displaying many of its original materials. Some nonoriginal materials (the gable cladding and stucco on walls) have been added. Its design is impacted by the addition of an open porch on the south, a fire escape on the west, and changes to the garage doors on the east. The addition of the terrace to the east impacts the building's immediate setting. The feeling of the building still conveys its role as a substantial outbuilding erected to support the lifestyle of the wealthy family occupying the main house.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
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.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1892

ca. 1920

**Significant Dates**

ca. 1920

\_\_\_\_\_  
\_\_\_\_\_

**Criteria Considerations**

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

Property is:

- 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.

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

\_\_\_\_\_

**Architect/Builder**

Fraser, William G.

\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance (justification)**

The period of significance for Architecture is 1892, the year the house was completed, and circa 1920, when the porch was reconfigured and the porte cochère added.

**Criteria Considerations (explanation, if necessary)**

None.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The 1892 Lindley-Johnson-Vanderhoof House is significant for its architecture as an excellent example of the Queen Anne style in Colorado Springs executed in stone and brick, as reflected in its steeply pitched gables, asymmetrical façade, use of multiple materials, circular tower and semi-decagonal bay, one-story porch extending into a terrace, and porte cochère. The house features a variety of surface ornamentation, including decorative shingles, panels with ropework, rock-faced red sandstone, and red brick. The reconfiguration of the porch and other changes in the 1920s were in keeping with the original style and reflected its continued use as a residence with an attractively landscaped yard.

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

The Lindley-Johnson-Vanderhoof House is significant under Criterion C in the area of architecture as an excellent example of a high style Queen Anne residence. Author and artist Helen Anderson included the dwelling in her *Historic Houses of Colorado Springs and Vicinity*, calling it “picturesque” and a “splendid example of the diverse and individualized character of the Queen Anne style of the Victorian era.”<sup>5</sup> The house displays most of the common features of the Queen Anne style noted in History Colorado’s *Colorado’s Historic Architecture and Engineering*, including a vertical orientation, asymmetrical massing, a corner tower, bays, multiple projecting gables, contrasting materials, shaped shingles, and a prominent decorative porch. The design of the house is dominated by the three-story red sandstone and shingle corner circular tower with a conical (or “witch’s hat”) roof.<sup>6</sup> Corner towers were popular elements frequently included in Queen Anne house designs of the mid-1880s to mid-1890s.<sup>7</sup> Architect Mark Gelernter, author of *A History of American Architecture*, asserted the Queen Anne style “became the dominant style for American houses from 1880 to about 1910, employed for the most lavish and the most modest.”<sup>8</sup> The house also retains a remarkably intact interior, considering its many changes of ownership, periods as a rental property, and its conversion to college offices.

Within the Colorado Springs context, the Lindley-Johnson-Vanderhoof House is a rare example of a high style masonry Queen Anne residence, principally featuring red brick and rock-faced red sandstone on its exterior. The overwhelming number of Queen Anne dwellings built in Colorado Springs were relatively small, frame, vernacular residences. The nomination for the North Weber Street-Wahsatch Avenue Historic District (5EP.348, NRIS 85000205, 8 February 1985) categorized 9 percent (48) of the district’s resources as Queen Anne and reported that all were frame, with most of the buildings considered to be vernacular interpretations tending “to be less ornate than typically is found.” The North End Historic District (5EP.333) nomination observed that the nine Queen Anne style dwellings in that area are “modest, conservative homes that could also be considered vernacular” and are “usually shingle.” A History Colorado Office of Archaeology and Historic Preservation COMPASS file search revealed just 54 Queen Anne style residences within the city, of which only three are listed in the National Register: the Bemis House, 506 N. Cascade Avenue (5EP.196, NRIS 79000598, 14 September 1979); Burgess House, 730 N. Nevada Avenue (5EP.789, NRIS 90001418, 13 September 1990); and Gwynne-Love House, 730 N. Cascade Avenue (5EP.3956, NRIS 87000010, 5 February 1987). All three are large-scale dwellings; the first two are frame, while the latter is frame atop a high raised stone foundation. In 2008, Senior City Planner Timothy J. Scanlon opined only two other Queen Anne style residences in the city in addition to the Lindley House incorporated substantial masonry elements. This information supports the *Gazette*’s January 1893 observation that the Queen Anne style Lindley-Johnson-Vanderhoof House was “one of the few handsome brick residences in the city.”<sup>9</sup>

<sup>5</sup> Helen Anderson, *Historic Houses of Colorado Springs and Vicinity* (Colorado Springs, Colorado: Henry Gordon Anderson, 2004), 29.

<sup>6</sup> History Colorado, *Colorado’s Historic Architecture and Engineering*, web guide, Queen Anne, www.historycolorado.org (accessed 16 December 2012).

<sup>7</sup> See Blanche Cirker, *Victorian House Designs in Authentic Full Color: 75 Plates from the “Scientific American—Architects and Builders Edition,” 1885-1894* (Mineola, New York: Dover Publications, 1996).

<sup>8</sup> Mark Gelernter, *A History of American Architecture: Buildings in Their Cultural and Technological Context* (Hanover, New Hampshire, 1999), 178.

<sup>9</sup> *Gazette* (Colorado Springs), 1 January 1893, 3.



Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

## Developmental history/additional historic context information (if appropriate)

### Construction, Original Owner, and Builder of the House

Investor and broker George E. Lindley and his wife, Nellie C., erected this house in 1892 utilizing the services of Pueblo builder William G. Fraser on Lot 8, Block F, of the Mayfair Addition.<sup>10</sup> In a review of 1892 construction achievements within Colorado Springs, the *Gazette* newspaper included the Lindley House as one of “four of the best and most costly” residences completed. The other three dwellings, the Bonbright, Tuttle, and Shields residences, also were constructed on North Cascade Avenue. The newspaper included an engraving of the house (see Figures 1 and 3) and deemed it:

. . . one of the few handsome brick residences in the city. It cost about \$15,000. It is two stories in height and contains ten rooms. It is finished in oak, and has plate glass windows throughout. The architect and builder was Mr. E.G. Frasier [sic] of Pueblo.<sup>11</sup>

George E. Lindley was born in 1853 in Ansonia, Connecticut, the son of a wealthy furniture dealer and undertaker.<sup>12</sup> Lindley married in about 1883, and resided in Derby, Connecticut, working in the family business: John Lindley and Sons, dealing in furniture, undertaking, carpets, oil cloths, and drain pipe. Following the death of his father in 1887 and perhaps buoyed by an inheritance from the estate, Lindley left Connecticut. He first appeared in the Colorado Springs city directory in 1892 (suggesting he arrived in 1891), listed as vice president of the Colorado Loan and Mortgage Company. Lindley quickly became involved in the Cripple Creek gold excitement. By 1894, he was a principal with Lindley and Fitzpatrick, an investment and financial brokerage firm, offering loans, dealing in mining stock, and buying and selling real estate. In June 1895, the Colorado Springs Mining exchange elected Lindley to its governing board. Lindley worked as a mining stock broker in “the pit” of the exchange and owned Cripple Creek mining properties, serving as president of the New Haven Gold Mining Company and the Findley Gold Mining Company. By 1900 he was a principal of Lindley and Greenwood, a mining brokerage firm.<sup>13</sup>

The Lindleys only enjoyed a brief tenure in the house. They were listed at this location in the 1894 city directory, but by 1896 they boarded at the Antlers Hotel. In 1900 and 1901, Lindley traveled extensively in the eastern and southern states and California. The couple appears to have been well off and in later years resided at hotels in the East rather than in a dwelling of their own. The Lindleys may have represented a phenomenon noted by the *Gazette* in January 1892: “Colorado Springs has a distinctive feature from any other city in the matter of building homes. A great many persons of wealth come here for a few years. They are unable to find a house that just suits them and they build one. In a short time they are ready to leave and the property is put on the market or offered for rent.”<sup>14</sup> In May 1901, William F. Greenwood bought out Lindley’s interest in their firm. George E. Lindley died in December 1920 and was buried at Ansonia, Connecticut.<sup>15</sup>

Pueblo contractor William G. Fraser served as “architect and builder” for the house. Born in Nova Scotia, Canada, in 1854, Fraser immigrated to the United States in 1872 and became a naturalized citizen. By 1880, Fraser lived in Douglas County, Colorado, where he worked as a laborer. At the time of the 1885 Colorado state census, he resided in Alma in Park County and listed his occupation as liveryman. Fraser moved to Pueblo in the late 1880s, and the 1889 city directory showed him as a building contractor. While it does not appear Fraser received a formal education in architecture, his plans for the house may have been inspired by designs appearing in such publications as *Scientific American—Architects*

<sup>10</sup> Tutt Library Special Collections information stating that the house was built in 1889 for Ella M. Robinson is not correct; the house (with its distinctive tower) does not appear on the 1890 bird’s-eye-view map of the city. Until the early twentieth century the house and its roughly 100’x 190’ parcel were addressed as 1128 North Cascade Avenue.

<sup>11</sup> The *Gazette* reference to E.G. Frasier of Pueblo is apparently incorrect. Based on city directory research, the only builder or contractor in Pueblo during the relevant period was W.G. (William G.) Fraser. *Gazette* (Colorado Springs), 1 January 1893, 3.

<sup>12</sup> At the time of the 1870 Census Lindley’s father reported \$22,000 in real estate and \$5,000 in personal estate, a considerable sum for the time. U.S. Census Bureau, Census of Population, manuscript returns, New Haven County, Connecticut, 1870.

<sup>13</sup> U.S. Census Bureau, Census of Population, manuscript returns, New Haven County, Connecticut, 1880; Derby, Connecticut, city directory, 1883; John Lindley death record, Connecticut Deaths and Burials Index, 1650-1934; Colorado Springs city directories, 1888-1901; *Gazette* (Colorado Springs), 9 June 1895, 6.

<sup>14</sup> *Gazette* (Colorado Springs), 1 January 1892, 18.

<sup>15</sup> Colorado Springs city directories, 1896-1901; *Gazette* (Colorado Springs), 11 September 1900, 7, 16 June 1901, 3, and 31 August 1901, 6; George E. Lindley, burial information, www.findagrave.com (accessed 14 May 2013).

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

and Builders Edition, *American Architect and Building News, Carpentry and Building, Architect and Builder* (Kansas City), *Western Architect and Building News* (Denver), or other building journals or pattern books.<sup>16</sup> Fraser's 1935 obituary described him as a "pioneer contractor of Pueblo who years ago constructed several well known Union avenue business blocks."<sup>17</sup> The *Daily Chieftain* identified him as the builder of the 1893 William Strait Block No. 2 on South Union Avenue, a large two-story brick commercial building; J.F. Bishop was the architect. The Lindley house is Fraser's only known Colorado Springs project. In 1902, Fraser was elected a director of the Pueblo Business Men's Association. He operated a construction business in the Steel City until about 1914. He worked as an insurance adjuster in 1916. In the late 1910s Fraser moved to Kansas City, Missouri, where the 1920 Census recorded him and his wife, Zoe. They returned to Pueblo in about 1931. Fraser died in the Steel City in April 1935.<sup>18</sup>

### The Johnsons

In about 1894 or 1895, Herbert and Lucy N. Johnson acquired the house. The couple had married in Vermont in 1886. Mr. Johnson was associated with his father and brother in N.O. Johnson and Sons, a dry goods, carpet, shoes, and millinery firm. In 1900, *Facts Magazine*, in a listing of residential properties worth \$20,000 or more in Colorado Springs, reported the value of the Johnson house at \$25,000. The city directory for that year listed only Lucy Johnson at the address; the couple apparently had separated. In April 1901, Mrs. Johnson obtained a divorce from her husband on grounds of cruelty and received custody of their three minor children. Mr. Johnson relocated to Falcon, Colorado, where he operated a mercantile, married a Mrs. Stewart in October 1901, and served briefly as postmaster.<sup>19</sup>

### Occupants of the Early Twentieth Century

Following the Johnsons, the house had a number of residents in the early years of the twentieth century. Victor and Mamie Falkenau were listed here in the 1902 directory; no occupations were given. The 1904-05 directory indicated Jefferson B. Crawley, a widower, resided in the house with his son and a servant. Crawley, a Virginia-born lawyer, was rented the property. At that date, John F. Curr operated a riding stable in the carriage house.

Many occupants of the house in the early twentieth century found it a suitable venue for meetings, receptions, lectures, and musical performances. In March 1902, Mrs. Falkenau hosted a program of the Froebel Association that included a piano solo, a vocal solo, a recitation, and a lecture.<sup>20</sup> Dr. William A. Gray and his wife, Abbie M., lived in the house, where he also conducted his practice, from about 1905 through 1908. Mrs. Gray hosted meetings of the Woman's Club, including a June 1905 presentation by "noted lecturer" John Z. White on the single tax proposal.<sup>21</sup> John E. and Emma Franklin owned the house from about 1909 through 1918. Mr. Franklin was a banker. In October 1911, the Franklins held a reception for women attending the State Baptist Convention. The Franklins sold the house in 1919 when Mr. Franklin's business affairs required that they move to Seattle, Washington.<sup>22</sup>

### The Vanderhoofs

In 1919, Dr. Don Allison Vanderhoof purchased the property, owning it until 1945. He had his medical office in downtown Colorado Springs and not in the house. Vanderhoof was born in Bloomingdale, Illinois, on 24 May 1878. He graduated from Wheaton College (Wheaton, Illinois) in 1900 and Rush Medical College of the University of Chicago in 1903. Vanderhoof interned in Chicago, where he married Vergne Culver, a nurse, in December 1904. The couple moved to Byron, Illinois, where he practiced general medicine for two years, then relocated to Chicago, where Dr. Vanderhoof

<sup>16</sup> See Daniel D. Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogues in American Architecture, 1738-1950: A History and Guide* (University Park, Pennsylvania: Pennsylvania State University Press, 2000).

<sup>17</sup> *Pueblo Chieftain*, 7 April 1935, 14.

<sup>18</sup> U.S. Census Bureau, Census of Population, manuscript returns, Colorado, 1880, 1900, 1910, and 1930 and Missouri, 1920; Colorado State Census, 1885; William G. Fraser, burial record, [www.findagrave.com](http://www.findagrave.com) (accessed 28 May 2013); Pueblo city directories, 1889-1930; *Gazette* (Colorado Springs), 11 January 1902, 2; *Daily Chieftain* (Pueblo), 20 November 1892, 8; 327-29 South Union Avenue, Pueblo, Colorado, 5PE.612.21, survey form, History Colorado, Office of Archaeology and Historic Preservation, Denver, Colorado.

<sup>19</sup> Colorado Springs city directories, 1894-1901; *Facts Magazine*, Homes Edition, 18 August 1900, 13; *Gazette* (Colorado Springs), 17 April 1901, 5 and 6 October 1901, 1.

<sup>20</sup> The article misspelled her name as Falkman. *Gazette* (Colorado Springs), 6 March 1902, 5.

<sup>21</sup> *Gazette* (Colorado Springs), 1 June 1905, 3, 11 February 1905, and 1 April 1906.

<sup>22</sup> *Gazette* (Colorado Springs), 18 October 1911, 5 and 2 October 1919, 7; Colorado Springs city directories, 1901-18.

Lindley-Johnson-Vanderhoof House

El Paso, Colorado

Name of Property

County and State

pursued a specialty in eye, ear, nose, and throat treatment. He spent a year-and-a-half in Vienna and London, receiving advanced training in otolaryngology before returning to open a practice in Rockford, Illinois, in 1908.<sup>23</sup>

In 1912, the Vanderhoofs moved to Colorado Springs, where Dr. Vanderhoof continued his practice specializing in otolaryngology. He was a member of several medical societies: the American Medical Association, the Colorado Medical Society, the Colorado State Ear, Nose, and Throat Society, the American Triological Society, and the American Board of Ear, Nose, and Throat. In addition to his private practice, he served as a staff member at the Myron Stratton Home and the Colorado School of the Deaf and the Blind, as well as a medical consultant for the Denver & Rio Grande and Missouri Pacific Railroads. He was active in several fraternal and social organizations, including the Masons, the Kiwanis, Knights Templar, Elks, and Shriners. Mrs. Vanderhoof volunteered for the Red Cross and was active in the Kinnikinnick Chapter of the Daughters of the American Revolution.<sup>24</sup>

The Vanderhoofs had two children, Genevieve M. and Richard C. Richard Vanderhoof became a prominent Colorado Springs ophthalmologist. After Genevieve married Al Linger in 1926 and moved from home, the Vanderhoofs befriended Colorado College student Earl "Dutch" Clark and gave him their daughter's former room. Clark played quarterback on the college football team and was selected by the Associated Press as a member of the 1928 All-American team. He went on to play professionally for the Detroit Lions.<sup>25</sup>

J. Robert "Bob" Linger (Genevieve's son, born in 1929) spent time at his grandparents' house and characterized them as "well-to-do." They had an African-American maid (Hazel) who they met on a vacation to Tucson and brought back to Colorado Springs. Linger recalls that he and his brother Don were fascinated by the buzzer in the dining room that Mrs. Vanderhoof used to summon Hazel. Properties along the block shared a large concrete-lined irrigation ditch (no longer extant) paralleling Cascade Avenue; it had pipes running under the sidewalk that permitted flood-irrigating adjacent lawns by placing a board in vertical grooves in the ditch that diverted water into the pipes. Linger recalled he and his brother placing a board in the ditch grooves, causing the yard to flood, and requiring the assistance of members of the Phi Gamma fraternity in the house to the south to remove the board.<sup>26</sup>

The Vanderhoofs made several changes to the house in the 1920s. They removed the original wrap-around porch with turned spindle supports, replacing it with a smaller porch at the entrance with stone columns and an open terrace with a low sandstone wall that followed the footprint of the earlier porch. Also added was a port cochère on the north and a two-story semi-decagonal tower at the southwest corner. The Vanderhoof's motivation for undertaking these modifications could not be ascertained.

The couple moved from the house in 1945, but continued to live in Colorado Springs. Mrs. Vanderhoof died in 1958 and Dr. Vanderhoof in 1964. His obituary described him as a "well known retired Colorado Springs physician." The 1946 city directory listed Mrs. Ethel M. Campbell at this address as the owner. In 1951 John Frerichs lived in the house, with J.B. Barber in the carriage house. By 1957, James M. and Lucille O. Vetesk owned the house and lived here. Mr. Vetesk ran a wholesale meat business.<sup>27</sup>

### **The Morreales**

Rev. Samuel Onofrio Morreale and his wife, Eufemia, purchased the property for \$27,000 in the early 1960s from Mrs. Vetesk. Samuel Morreale was born in Pittston, Pennsylvania, on 20 May 1909, and, in 1938, he married Eufemia Azzolina. He served as a chaplain in the U.S. Army from 1941 to 1963; by 1957 he attained the rank of Lieutenant Colonel. In 1965, he served as the executive secretary of the Pikes Peak Council of Churches. Son Donald E. Morreale noted two particularly memorable orations made by his father: a memorial for President Franklin D. Roosevelt, conducted during Morreale's wartime service in China in 1945, and a eulogy for President John F. Kennedy, delivered at the top of

<sup>23</sup> Otolaryngology is a medical specialty focusing on diagnosis and treatment of disorders of the head and neck. Colorado Press Association, *Who's Who in Colorado, 1938* (Boulder, Colorado: Colorado Press Association, Inc., 1938), 496.

<sup>24</sup> Colorado Press Association, *Who's Who in Colorado, 1938*, 496; *Gazette* (Colorado Springs) obituary clipping, 1964, in the files of J. Robert "Bob" Linger, Aurora, Colorado; *Gazette* (Colorado Springs), 18 January 1919 and 19 October 1919, 2.

<sup>25</sup> Chris Wills, *Dutch Clark: The Life of an NFL Legend and the Birth of the Detroit Lions* (Lanham, Maryland: Scarecrow Press, 2012), 83-84 and 104.

<sup>26</sup> J. Robert "Bob" Linger, Aurora, Colorado, Interview by Thomas H. Simmons, 19 August 2008 and J. Robert "Bob" Linger, Aurora, "1130 N. Cascade-Notes/Comments," 19 August 2008.

<sup>27</sup> Colorado Springs city directories, 1945-60; *Gazette* (Colorado Springs) obituary clipping, 1964, in the files of J. Robert "Bob" Linger, Aurora, Colorado.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

Pikes Peak in 1963. The 1970 city directory showed Reverend Morreale as retired, but he continued to officiate at marriages and funerals in Colorado Springs into the mid-1990s.<sup>28</sup>

Mike Sanchez, a patrol officer who lived in the carriage house, recalled Morreale's stories of overseas service as an Army chaplain, life in Sicily, and his secret for preparing Sicilian spaghetti (incompletely drain the pasta so that the Parmesan will stick to the noodles). Sanchez described Morreale as "one of a kind... and he knew everybody. Once we went up to the Broadmoor and he knew everybody there."<sup>29</sup> Sal Bizzarro remembered that when Colorado College began offering classes in Italian, Morreale "invited students of Italian to his house and came to sit in on classes where he could contribute with his knowledge of Italy and of Italian literature."<sup>30</sup> In November 1996, the property was one of seven private residences in the city receiving a beautification award from the Springs Area Beautiful Association. Samuel Morreale died in September 1999.<sup>31</sup>

### Acquisition by Colorado College

Colorado College purchased the house from the Morreale estate in February 2000. Various improvements and upgrades were made to the interior and exterior of the house to enable the building to accommodate college offices. In 2003, the building became home to the college's Summer Programs-Summer Session and Conferences, while the student government headquarters occupied the carriage house.<sup>32</sup>

---

## 9. Major Bibliographical References

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

Anderson, Helen. *Historic Houses of Colorado Springs and Vicinity*. Colorado Springs, Colorado: Henry Gordon Anderson, 2004.

Cirker, Blanche. *Victorian House Designs in Authentic Full Color: 75 Plates from the "Scientific American—Architects and Builders Edition," 1885-1894*. Mineola, New York: Dover Publications, 1996.

Colorado Press Association. *Who's Who in Colorado, 1938*. Boulder, Colorado: Colorado Press Association, Inc., 1938.

Colorado Springs city directories. 1888-1970

Conde, Susan. Colorado Springs, Colorado. Interview by Thomas H. Simmons, 20 May 2013.

*Daily Chieftain* (Pueblo). 20 November 1892, 8.

Eckhardt, George, Campus Planner, Colorado College. Colorado Springs, Colorado. Interview by R. Laurie and Thomas H. Simmons. 27 August 2008 and 7 December 2012.

1130 N. Cascade Avenue, 5EP611.11. Survey form. October 1993. In the files of History Colorado, Denver, Colorado.

1130 N. Cascade Avenue, 5EP611.11. Architectural Inventory form. August 2008. In the files of History Colorado, Denver, Colorado.

*Facts Magazine*. Homes Edition. 18 August 1900, 13.

*Free Press* (Colorado Springs). 14 April 1964, 1.

*Gazette* (Colorado Springs). 1 January 1893, 3 and 5; 9 June 1895, 6; 11 September 1900, 7; 17 April 1901, 5; 16 June 1901, 3; 31 August 1901, 6; 6 October 1901, 1; 11 January 1902, 2; 6 March 1902, 5; 11 February 1905; 1 June 1905, 3; 1 April 1906; 18 October 1911, 5; 4 March 1914, 5; 7 March 1915, 2; 18 January 1919; 2 October 1919, 7; 19 October 1919, 2; 1 November 1996; and 23 September 1999.

Gelernter, Mark. *A History of American Architecture: Buildings in Their Cultural and Technological Context*. Hanover, New Hampshire, 1999.

---

<sup>28</sup> *Gazette* (Colorado Springs), 23 September 1999; Donald E. Morreale, Denver, Colorado, Interview by Thomas H. Simmons, 23 May 2013; *Times-Tribune* (Scranton, Pennsylvania), 15 April 2007;

<sup>29</sup> Bettina Swigger, "Summer Session, Summer Conferences 'Marry,' Co-Habit Morreale House," *Access* (2003).

<sup>30</sup> Swigger, "Summer Session, Summer Conferences 'Marry,' Co-Habit Morreale House."

<sup>31</sup> *Gazette* (Colorado Springs), 1 November 1996 and 23 September 1999.

<sup>32</sup> George Eckhardt, Campus Planner, Colorado College, Colorado Springs, Interview by R. Laurie and Thomas H. Simmons, 27 August 2008.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

History Colorado. *Colorado's Historic Architecture and Engineering*. Web guide. Queen Anne. www.historycolorado.org. Accessed 16 December 2012.

Linger, J. Robert "Bob." Aurora, Colorado. "1130 N. Cascade-Notes/Comments," 19 August 2008.

\_\_\_\_\_. Interview by Thomas H. Simmons, 19 August 2008.

\_\_\_\_\_. Photograph collection and newspaper clippings (1964 obituaries for Dr. Vanderhoof).

Morreale, Donald E. Denver, Colorado. Telephone interview by Thomas H. Simmons. 23 May 2013.

Pueblo city directories. 1889-1930.

Reiff, Daniel D. *Houses from Books: Treatises, Pattern Books, and Catalogues in American Architecture, 1738-1950: A History and Guide*. University Park, Pennsylvania: Pennsylvania State University Press, 2000.

Sanborn Map Company. Colorado Springs, Colorado. Fire insurance maps. 1907 and 1963.

Special Collections, Tutt Library, Colorado Springs, Colorado. Information on Colorado College Buildings (Morreale House) and photograph of house, H.L. Standley, photographer, ca. 1920.

Swigger, Bettina. "Summer Session, Summer Conferences 'Marry,' Co-Habit Morreale House." Access. 2003. *Times-Tribune* (Scranton, Pennsylvania). 15 April 2007.

U.S. Census Bureau. Census of Population. Manuscript Returns. 1880, 1900, 1910, 1920, 1930, and 1940.

"William Fraser, Pioneer Builder, Is Taken by Death." *Pueblo Chieftain*. 7 April 1935.

Wills, Chris. *Dutch Clark: The Life of an NFL Legend and the Birth of the Detroit Lions*. Lanham, Maryland: Scarecrow Press, 2012.

**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.6315

**10. Geographical Data**

**Acreage of Property** Less than one

(Do not include previously listed resource acreage.)

**Latitude/Longitude Point:**

Latitude: 38.850174  
Longitude: -104.824974

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

**UTM References** (NAD 27)

(Place additional UTM references on a continuation sheet.)

1 13 515232 4299960  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

The nominated area is shown on the included to-scale sketch map. Colorado College re-subdivided its campus, and historic blocks and lots no longer exist therein. The nominated area is part of Lot 1 of The Colorado College West Campus Subdivision Replat and is described as follows: beginning at the southwest corner, at a point lying on the south edge of an east-west sidewalk 6' west of the west wall of the carriage house; thence due east along the south edge of the sidewalk and that line extended to the west edge of North Cascade Avenue; thence north along the west edge of North Cascade Avenue to the extended line of the east-west wrought iron fence extending from near the northeast corner of the porte cochère; thence west along this line, following the wrought iron fence and the extended line of the fence to a point lying 6' west of the west wall of the carriage house; and thence due south to the point of beginning.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated area consists of the approximate extent of the parcel (Mayfair Addition, Block F, Lot 7) historically associated with the Lindley-Johnson-Vanderhoof House and carriage house still possessing historic physical integrity.

---

**11. Form Prepared By**

name/title Thomas H. Simmons and R. Laurie Simmons, Historians (for the owner)  
organization Front Range Research Associates, Inc. date 3 June 2013 (revised)  
street & number 3635 West 46<sup>th</sup> Avenue telephone 303-477-7597  
city or town Denver state CO zip code 80211  
e-mail frraden@msn.com website www.frhistory.com

---

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

---

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Lindley-Johnson-Vanderhoof House  
**City or Vicinity:** Colorado Springs  
**County:** El Paso **State:** Colorado  
**Photographer:** Thomas H. Simmons  
**Digital Images:** CO\_Lindley-Johnson-VanderhoofHouse\_0001 through \_0018 (CD-ROM with TIFF images on file with NPS in Washington DC)

**Number, camera direction, description of photographs, and date photographed:**

- 1 of 18, west-northwest, tower at southeast corner, front, and part of south wall, August 2008
- 2 of 18, west-southwest, front with carriage house visible beyond, August 2008
- 3 of 18, west, detail of tower at southeast corner and front gables, December 2012
- 4 of 18, northwest, east part of the south wall and the corner tower, December 2012

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

- 5 of 18, north-northwest, detail of south gable, December 2012
- 6 of 18, northeast, tower at southwest corner and west part of south wall, December 2012
- 7 of 18, east, rear with the terrace of the carriage house in the foreground, December 2012
- 8 of 18, southeast, north wall with porte cochère to left, December 2012
- 9 of 18, south-southwest, north wall with porte cochère to left, December 2012
- 10 of 18, west-southwest, interior, staircase from foyer to second story, December 2012
- 11 of 18, east-southeast, interior, dining room, showing pocket doors to right (with the living room beyond), multi-light door with transom to left (with the foyer beyond), oak wainscot, and parquet floors with inlaid border, December 2012
- 12 of 18, south-southeast, interior, pocket doors to former music room from staircase to second story and parquet floor with inlaid border, December 2012
- 13 of 18, north-northwest, interior, fireplace in former library featuring green Van Briggles tiles, December 2012
- 14 of 18, west, interior, second story corridor from east end, December 2012
- 15 of 18, southwest, interior, second story fireplace in former bedroom adjoining the circular tower, December 2012
- 16 of 18, northwest, carriage house, south and east walls with terrace to right, December 2012
- 17 of 18, west-southwest, carriage house, east wall with terrace in foreground, August 2008
- 18 of 18, east-southeast, carriage house, north and west walls, December 2012

---

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

---

name Colorado College, c/o Robert G. Moore, Vice President for Financial and Administration  
street & number 14 East Cache La Poudre Street telephone \_\_\_\_\_  
city or town Colorado Springs state CO zip code 80903

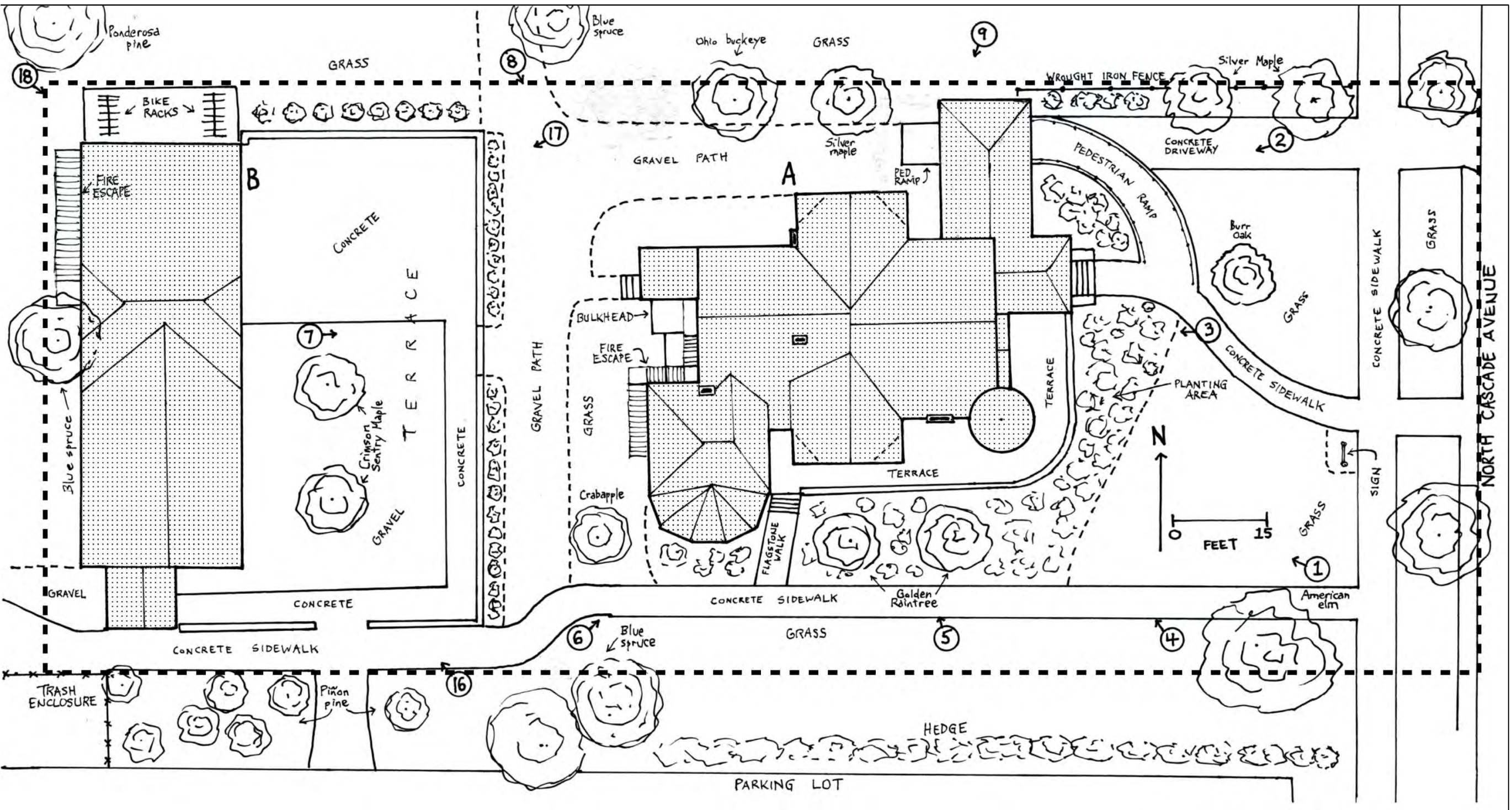
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to 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 18 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.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

Sketch Map



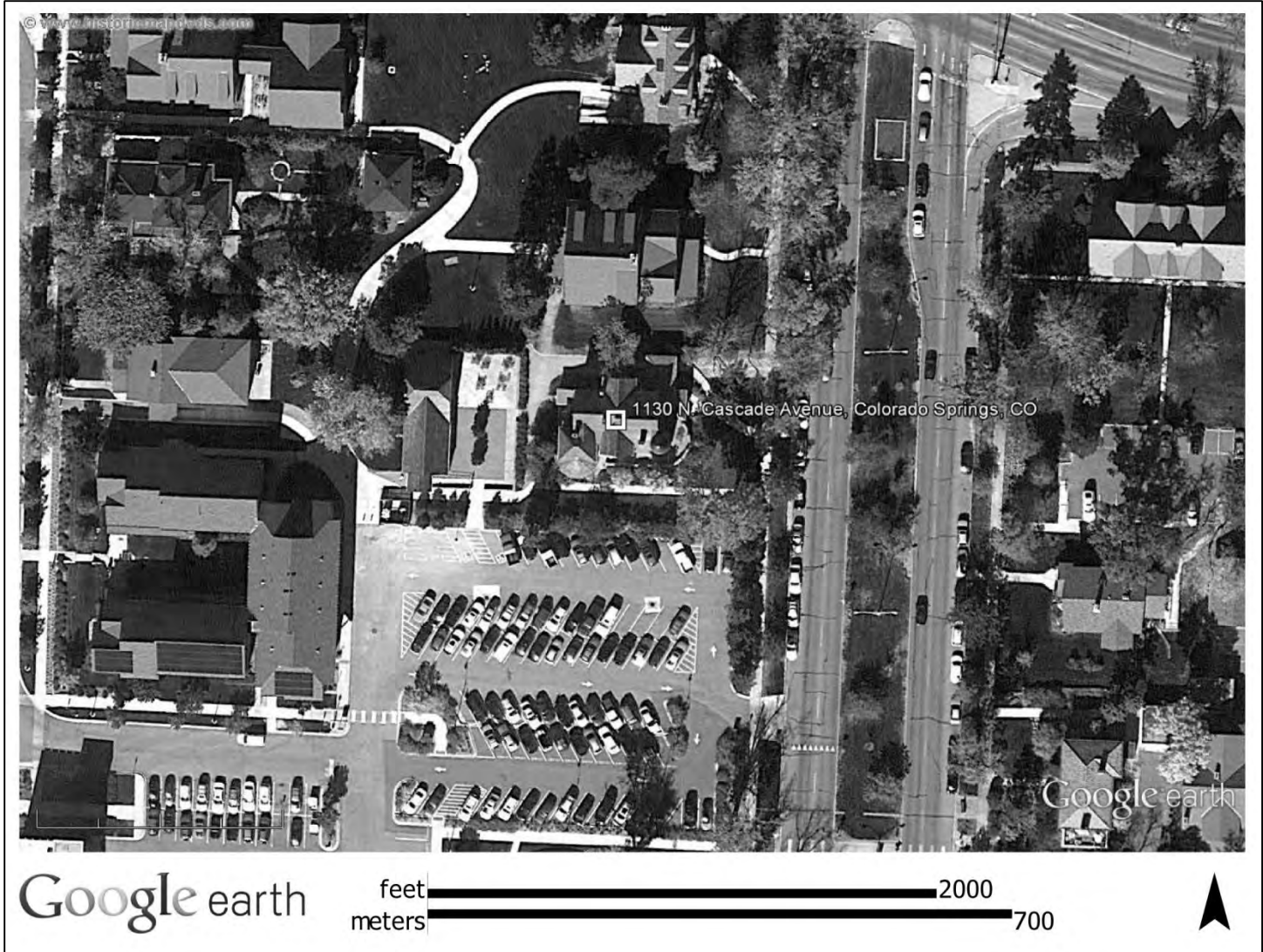
Dashed line is nominated area boundary. Numbers in circles with arrows indicate photograph locations and camera directions. Drawn by Thomas H. Simmons, 2012.



Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

**Latitude/Longitude Coordinates**



The labeled box indicates the location of the nominated resource which has the following coordinates:

Latitude: 38.850174

Longitude: -104.824974

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

### **HISTORIC PHOTOGRAPH/FIGURE LOG**

1 of 10, This engraving of the Lindley House appeared in a newspaper discussion of notable dwellings built in the city during 1892. Courtesy of *Gazette* (Colorado Springs), 1 January 1893, 5.

2 of 10, The 1907 Sanborn fire insurance map showed the house (still labeled as 1128 N. Cascade Avenue) and its carriage house on Lot 8, Block F of the Mayfair Addition. North is to the top of the map, and North Cascade Avenue runs along the right edge. Courtesy of Sanborn Map Company, Colorado Springs, Colorado, fire insurance map, 1907.

3 of 10, This ca. 1920 west-southwest view shows the house with its original porch and wrought iron fence. The carriage house is visible at the right. Courtesy of Colorado College Special Collections, Morreale House, H.L. Standley, photographer, ca. 1920, Colorado College Photo Files, Buildings.

4 of 10, This 1920s or 1930s view northwest shows the house after the reconfiguration of the porch and construction of the porte cochère on the north and the semi-decagonal tower at the southwest. The carriage house is visible at the rear immediately to the left of the house. Courtesy of Colorado College Special Collections, Morreale House, ca. 1920s, Colorado College Photo Files, Buildings.

5 of 10, This 1920s or 1930s view west provides a good view of the front of the house and the porte cochère to the right. Note the concrete-lined irrigation ditch paralleling North Cascade Avenue, which is also visible in the previous figure. Courtesy of J. Robert "Bob" Linger, Aurora, Colorado.

6 of 10, The rear (west) and part of the south wall is shown in this ca. early 1930s view to the northeast. Pictured in the foreground are Vergne Vanderhoof and her children. Courtesy of J. Robert "Bob" Linger, Aurora, Colorado.

7 of 10, Don A. and Vergne Vanderhoof owned the house from 1919 until about 1945. Courtesy of J. Robert "Bob" Linger, Aurora, Colorado.

8 of 10, The current interior plan of the first story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 6 October 2011.

9 of 10, The current interior plan of the second story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 6 October 2011.

10 of 10, The current interior plan of the third story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 6 October 2011.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

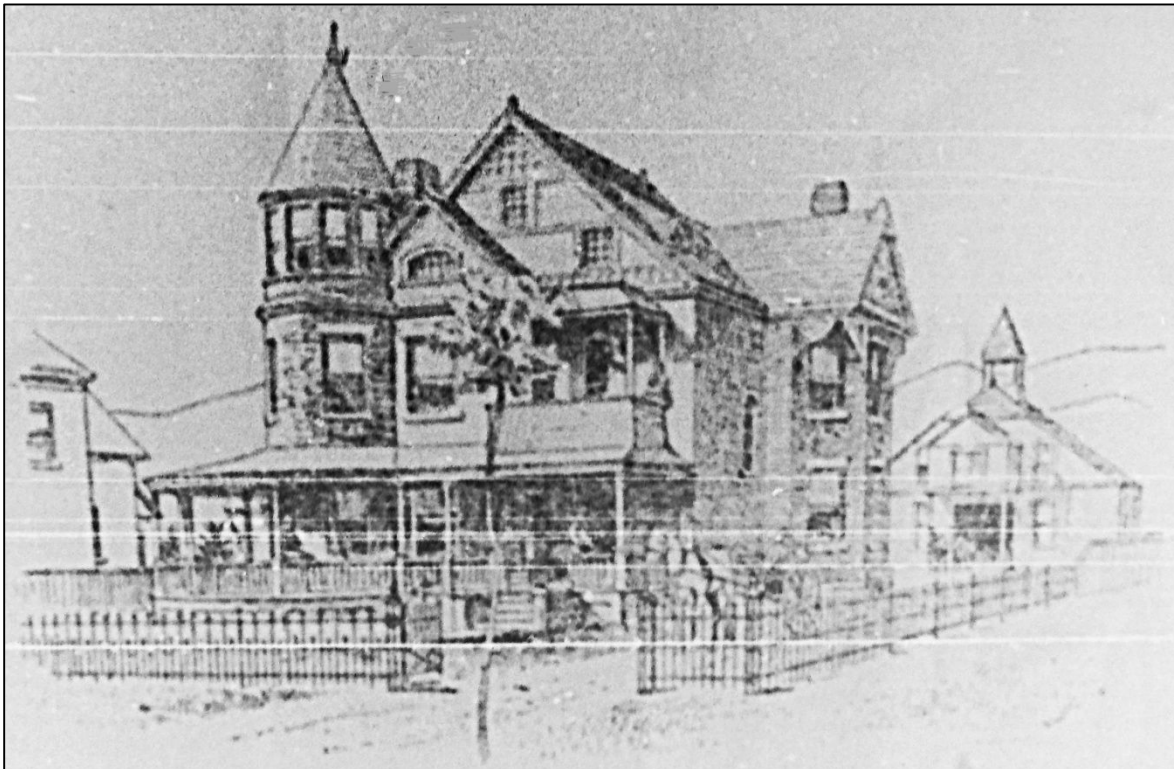


Figure 1. This engraving of the Lindley House appeared in a newspaper discussion of notable dwellings built in the city during 1892. Courtesy of *Gazette* (Colorado Springs), 1 January 1893, 5.

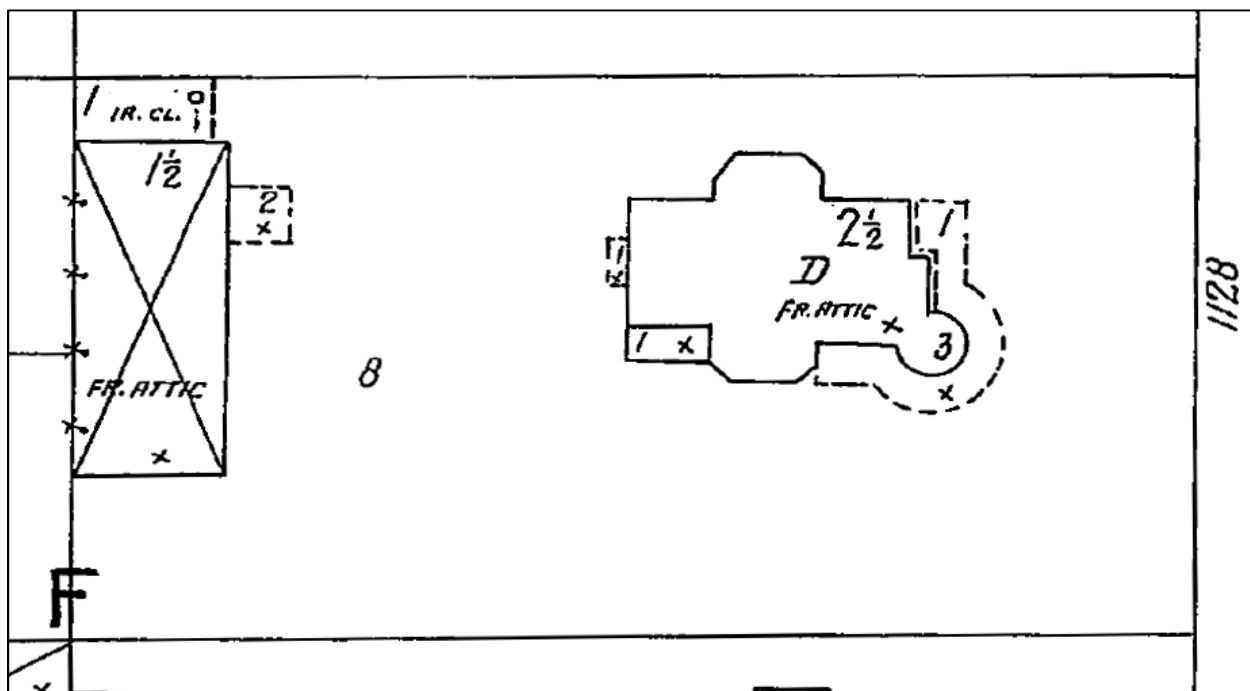


Figure 2. The 1907 Sanborn fire insurance map showed the house (still labeled as 1128 N. Cascade Avenue) and its carriage house on Lot 8, Block F of the Mayfair Addition. North is to the top of the map, and North Cascade Avenue runs along the right edge. Courtesy of Sanborn Map Company, Colorado Springs, Colorado, fire insurance map, 1907.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State



Figure 3. This ca. 1920 west-southwest view shows the house with its original porch and wrought iron fence. The carriage house is visible at the right. Courtesy of Colorado College Special Collections, Morreale House, H.L. Standley, photographer, ca. 1920, Colorado College Photo Files, Buildings.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State



Figure 4. This 1920s or 1930s view northwest shows the house after the reconfiguration of the porch and construction of the porte cochère on the north and the semi-decagonal tower at the southwest. The carriage house is visible at the rear immediately to the left of the house. Courtesy of Colorado College Special Collections, Morreale House, ca. 1920s, Colorado College Photo Files, Buildings.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State



Figure 5. This 1920s or 1930s view west provides a good view of the front of the house and the porte cochère to the right. Note the concrete-lined irrigation ditch paralleling North Cascade Avenue, which is also visible in the previous figure. Courtesy of J. Robert "Bob" Linger, Aurora, Colorado.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State



Figure 6. The rear (west) and part of the south wall is shown in this ca. early 1930s view to the northeast. Pictured in the foreground are Vergne Vanderhoof and her children. Courtesy of J. Robert "Bob" Linger, Aurora, Colorado.



Figure 7. Don A. and Vergne Vanderhoof owned the house from 1919 until about 1945. Courtesy of J. Robert "Bob" Linger, Aurora, Colorado.

Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

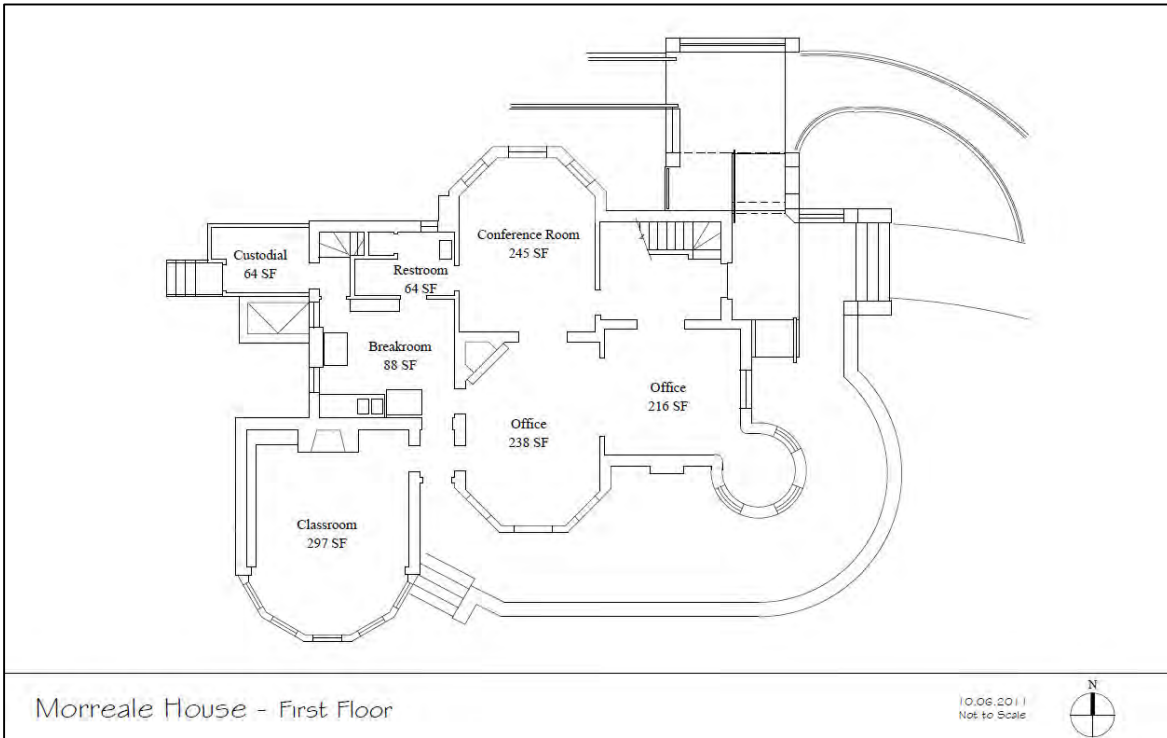


Figure 8. The current interior plan of the first story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 6 October 2011.

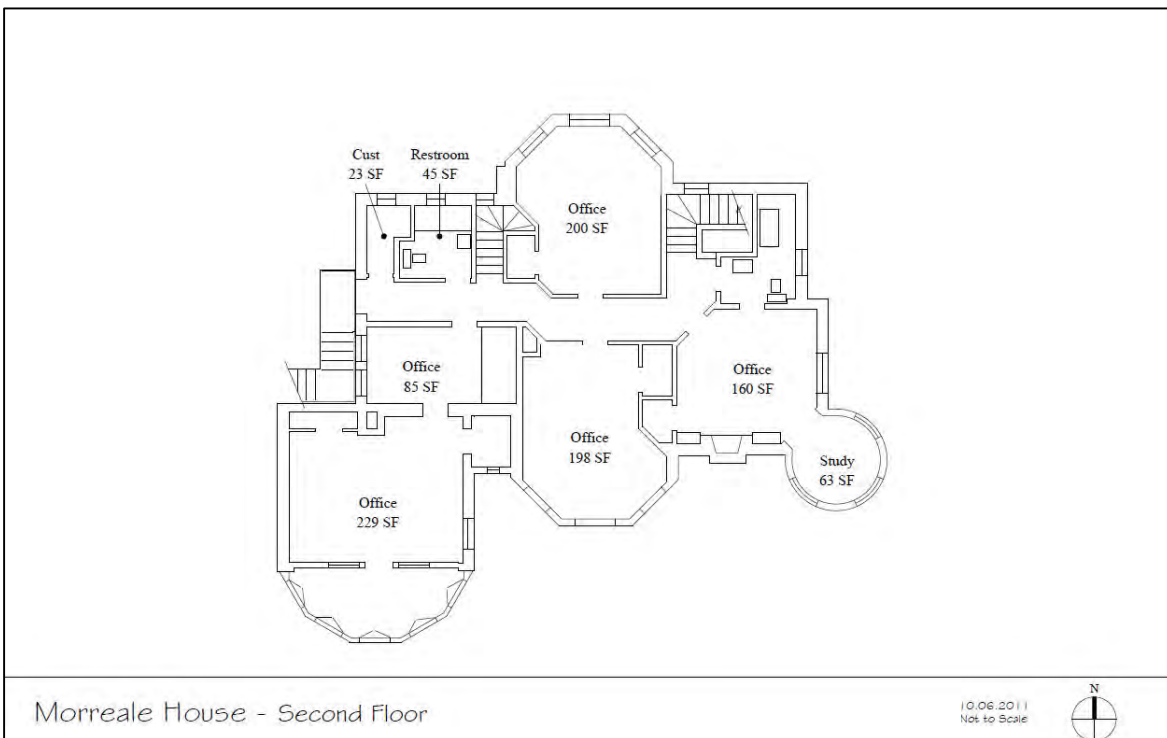


Figure 9. The current interior plan of the second story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 6 October 2011.



Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State

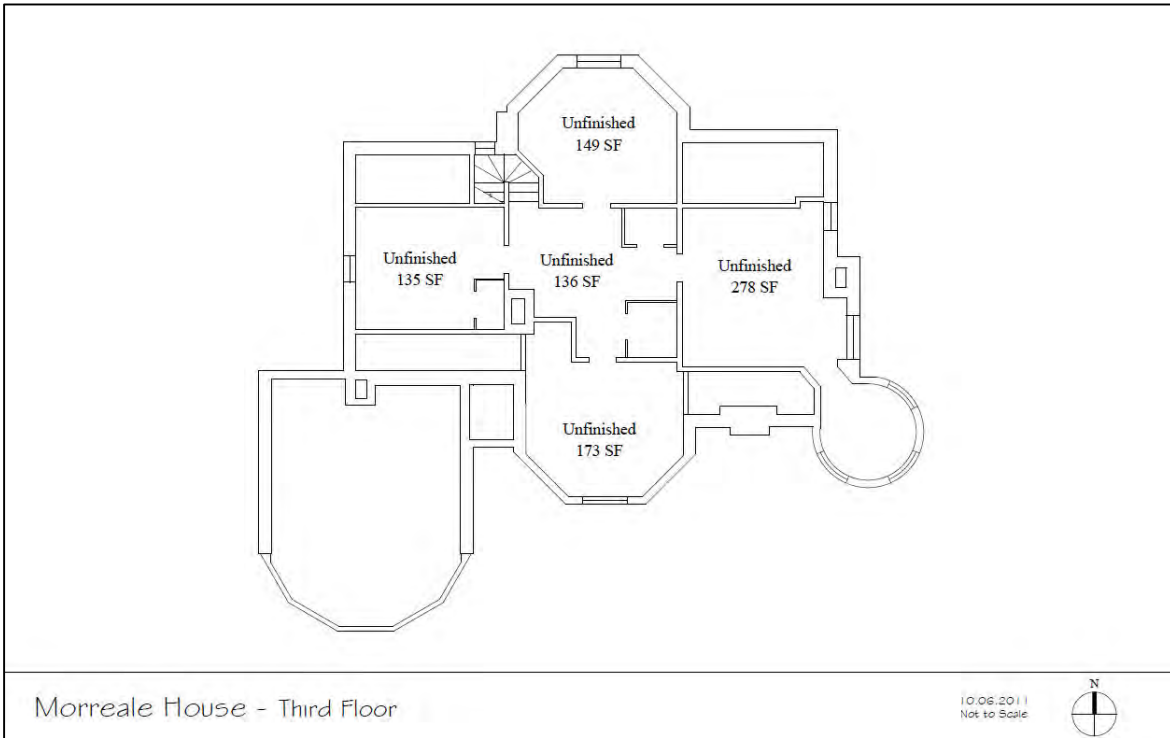
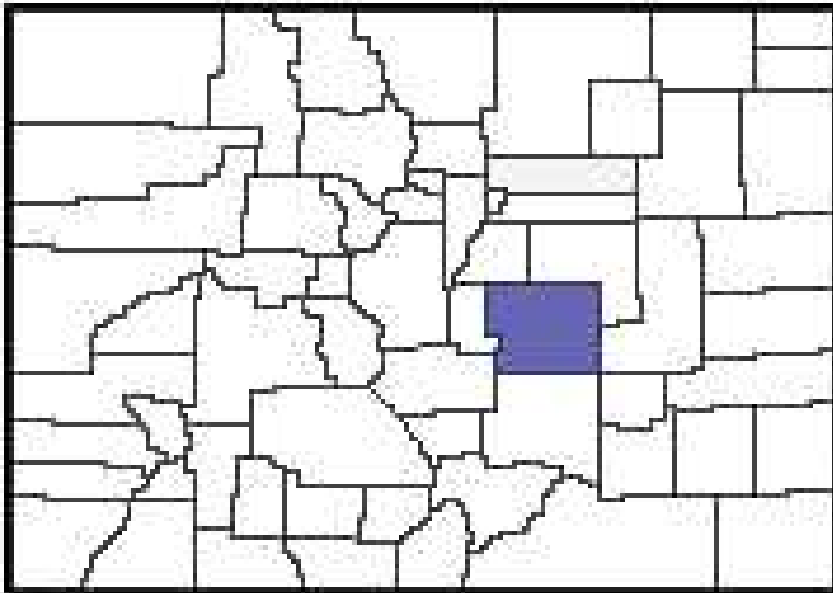


Figure 10. The current interior plan of the third story of the house is shown in this drawing. Courtesy of Colorado College, Facilities Services, 6 October 2011.

Lindley-Johnson-Vanderhoof House  
Name of Property

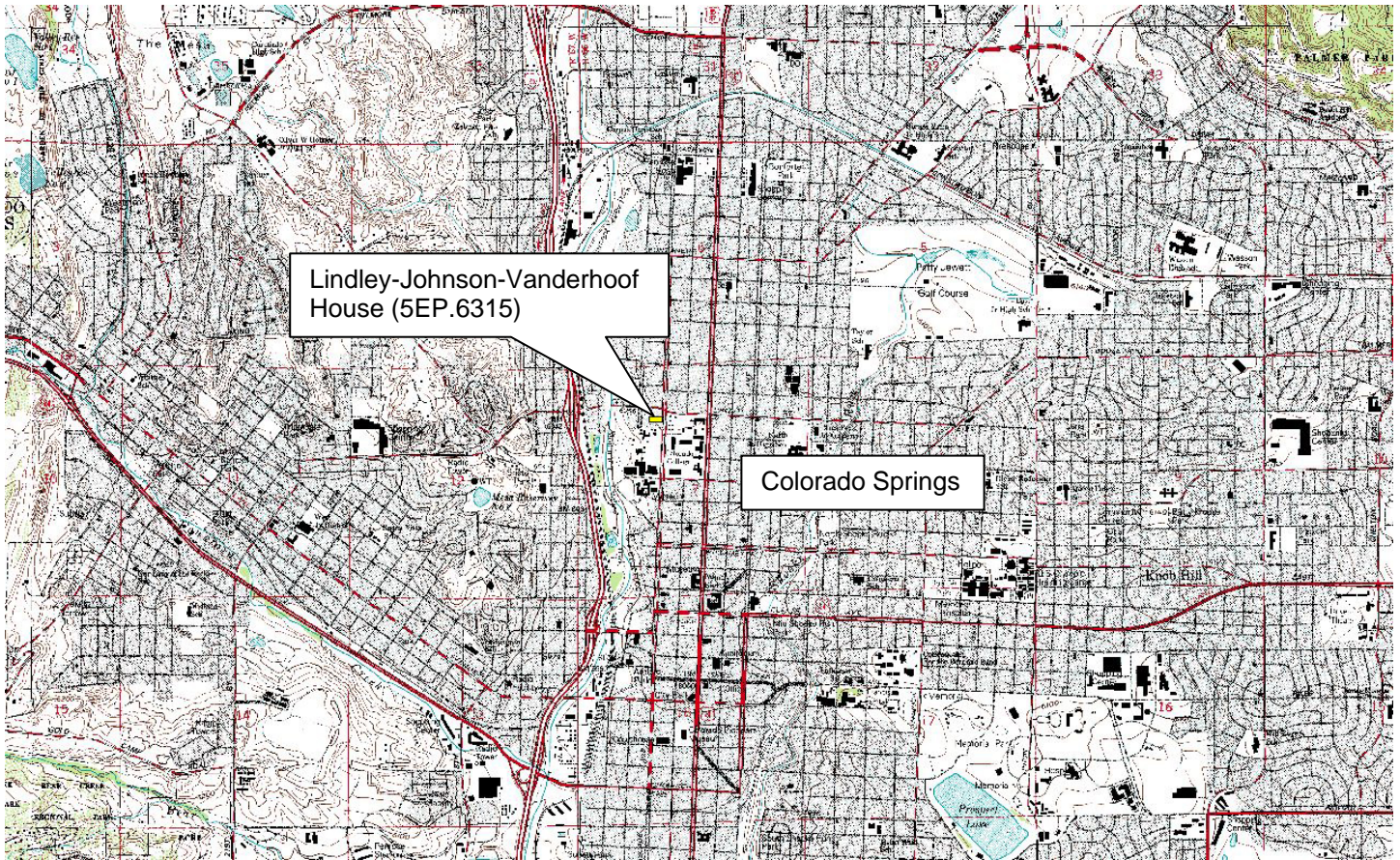
El Paso, Colorado  
County and State



Location: El Paso County

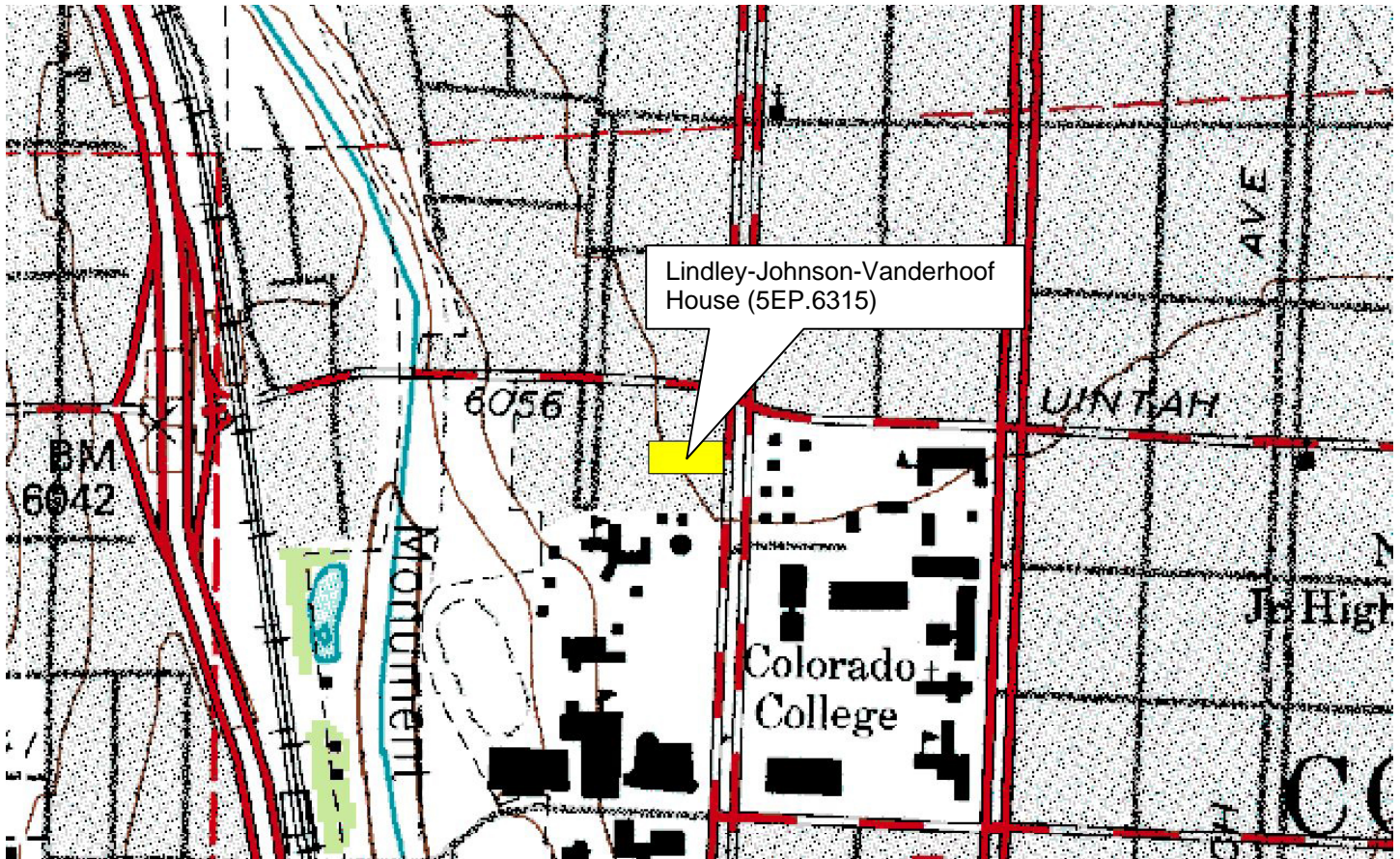
Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State



Lindley-Johnson-Vanderhoof House  
Name of Property

El Paso, Colorado  
County and State



UTM in NAD 83  
13;515179mE 4300175mN  
PM 6th Township 14S Range 66W Section 7 SW NE NW  
Elevation 6,060ft





COLORADO COLLEGE  
HARRIS HOUSE  
1130  
6000



















EXIT  
STAIR





EMERSON WOMEN  
IN THE ARTS of  
the 19th



102







RESTROOM  
ACCESSIBLE RESTROOM ON  
FIRST FLOOR

OFFICE  
204

RESTROOM  
ACCESSIBLE RESTROOM ON  
FIRST FLOOR

202







11301/2





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lindsey--Johnson--Vanderhoof House

MULTIPLE  
NAME:

STATE & COUNTY: COLORADO, El Paso

DATE RECEIVED: 10/18/13      DATE OF PENDING LIST: 11/14/13  
DATE OF 16TH DAY: 11/29/13      DATE OF 45TH DAY: 12/04/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000870

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      12.3.13 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.

# COLORADO COLLEGE

August 28, 2013

Colorado Historic Preservation Review Board  
Erika Warzel  
National and State Register Historian  
History Colorado Center  
1200 Broadway,  
Denver CO 80203

Dear Ms. Warzel,

Please accept this letter in support of the Colorado College's nomination of Morreale House for listing on the National Register of Historic Places.

As past and current primary users of Morreale House in its role as the home of the College's Program's Office we can attest to the value this historic property brings to the College and to the wider Colorado Springs community. The distinct architectural presence of Morreale House is very much a part of the identity of the the college and the Summer Session office. For the hundreds of CC students, local graduate MAT students, and visiting pre-college and visiting undergraduates, this stately and historic home is a welcoming office. For many years, the Morreale House also served as a welcoming place for hundreds of conference organizers at Colorado College.

But it is more than that. Based on the numerous appreciative comments we hear about the beauty of this home, the thoughtful and historically sensitive restoration of the building is a physical indication of what makes CC a unique and outstanding educational offering in the Pikes Peak region. We deeply appreciate that Morreale House, among the many historic buildings on our campus, is one expression of the alignment of the College's mission, the extends from the faculty, courses and programs we offer all the way to the buildings in which these offerings are housed.

Adding Morreale House to the National Register of Historic Places helps to strengthen the connection of these beautiful and historic homes to the history of our state and supports the idea that historic preservation of buildings is a key element of the educational mission of the College.

Thank you for considering the College's proposal.

Sincerely,



Ann Van Horn  
Director of Summer Session



Brenda Soto  
Assistant Director for Operations/Conferences



*Judith Rice-Jones*  
1615 N. Wahsatch Avenue, Colorado Springs, CO 80907  
719 473-2154 [jricejon@gmail.com](mailto:jricejon@gmail.com)

---

Colorado Historic Preservation Review Board  
Erika Warzel, National and State Register Historian  
History Colorado Center  
1200 Broadway, Denver CO 80203

August 28, 2013

Dear Ms. Warzel and Board Members,

I am writing in support of Colorado College's nomination of the Morreale (Lindley-Johnson-Vanderhoof) House to the National Register of Historic Places. The College has consistently been one of the leaders of historic preservation efforts in our community. The College's central location in the downtown make its preservation efforts widely visible to and appreciated by the larger community.

Morreale House , located on a major thoroughfare for historic buildings as one of the principal north/south streets in the City, is important for retaining the character of both the downtown and the adjacent Old North End, much of which constitutes an historic district on the Register. As one of the few high style masonry Queen Anne residences, it also furthers the recognition of the City's collection of many outstanding examples of various styles of architecture in its downtown and adjacent neighborhoods.

The home maintains the uniform setback which characterizes the historic neighborhood north of the College and its beautiful porch provides an outstanding exemplar of the characteristic porches of the neighborhood. In addition, the fact that the College has retained the carriage house provides another glimpse into what was once a characteristic out building to many houses in the neighborhood, most of which are sadly gone today.

Many visitors to the City from other parts of Colorado have often exclaimed over the rich diversity and beauty of the residential properties built north of the original College. The Morreale House adds an important dimension to this distinctive era in our city's history.

Thank you for your positive support of its nomination to the National Register.

Sincerely,



Judith Rice-Jones, M.A., M.L.I.S., Archivist, Historic Preservation Alliance, Lecturer,  
Geography and Environmental Studies and Health Sciences, UCCS



# STATE OF COLORADO

John W. Hickenlooper, Governor

**Department of Local Affairs**  
Reeves Brown, Executive Director

**Division of Local Government**  
Chantal Unfug, Director

August 28, 2013

Colorado Historic Preservation Review Board  
Erika Warzel  
National and State Register Historian  
History Colorado Center  
1200 Broadway  
Denver, CO 80203

Dear Ms. Warzel,

I would like to express my support for The Colorado College's National Register of Historic Places nomination for the Lindley-Johnson-Vanderhoof House otherwise referenced as the Morreale House. As a resident of Colorado Springs and having been a practicing historic preservation Architect in the Pikes Peak Region, I have personally observed and appreciated the extensive efforts of Colorado College to identify and preserve their historically significant buildings. The campus is a major feature of the downtown landscape and with nearly 70 contributing structures its buildings define the character of the area. The Morreale House being proposed for listing on the Register is located on an arterial road in the downtown area and is highly visible to the general public as well as campus residents. The College's excellent track record of building stewardship sets a positive example for surrounding historic property owners and provides a preservation model for other historic campuses.

In order to allow The Colorado College to build upon positive preservation work that has occurred over the last nineteen years, I would strongly encourage you to approve this application for listing the Morreale House. The residents, graduates and faculty of Colorado College have shaped the social history of the area with established roots predating the formal founding of the City of Colorado Springs. Once a private home of prominent Colorado Springs residents, the property has a unique and storied history and is a significant representation of early area architecture. The house currently is used by faculty as well as space for summer activities and support of conferences which provide a high degree of public exposure. The Morreale House has found a renewed purpose and revitalized spirit through careful preservation by Colorado College. This will be an excellent addition to the currently registered 14 buildings on the campus.

It is my professional and personal opinion that inclusion of the Morreale House on the National Register of Historic Places would be a great benefit to the preservation efforts of the The Colorado College and an honor to the community of Colorado Springs.

Sincerely,

  
Timothy Stron, AIA  
Main Street Architect



September 24, 2013

Ms. Carol Shull  
Interim Keeper of the National Register  
National Register of Historic Places  
1201 Eye Street, N.W., 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Lindley-Johnson-Vanderhoof House (5EP.6315) in El Paso County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on September 20, 2013. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

**The enclosed disk contains the true and correct copy of the nomination for the Lindley-Johnson-Vanderhoof House 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](mailto:erika.warzel@state.co.us).

Sincerely,

A handwritten signature in blue ink that reads "Erika Warzel".

Erika Warzel  
National and State Register Historian  
(303) 866-4683  
[erika.warzel@state.co.us](mailto:erika.warzel@state.co.us)

Enclosures  
CDs (2)  
Signature Page