

United States Department of the Interior
National Park Service



902

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 St. Stephen's Church, Grace Church and St. Stephen's

other names/site number Grace Church, Grace and St. Stephen's Episcopal Church / 5EP350

2. Location

street & number 631 North Tejon Street

N/A

 not for publication

city or town Colorado Springs

N/A

 vicinity

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 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 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 local

Edward Offshore State Historic Preservation Officer Date 10/25/11
Signature of certifying official/Title

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:)

for Edwin H. Beall Date of Action 12-15-11
Signature of the Keeper

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5. Classification

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

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

Category of Property
(Check only one box.)

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

RELIGION/Religious Facility

Current Functions
(Enter categories from instructions.)

RELIGION/Religious Facility

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS/Late
Gothic Revival, Tudor Revival

Materials
(Enter categories from instructions.)

foundation: STONE

walls: STONE, STUCCO

roof: STONE/Slate

other:

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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 Gothic Revival style church with Tudor Revival additions encloses approximately 41,000 square feet and is comprised of three main components erected over approximately 60 years. The church building is on the north side of a large lot at the corner of Tejon and Monument Streets in downtown Colorado Springs. The original building, St. Stephen's, was initiated in 1894 and completed in 1895. A new sanctuary with the bell tower was erected perpendicular to the existing building in 1925, at which time the original building was converted for use as the parish house. In 1949, the basement and first floor of an educational wing was completed to the south of the 1925 addition. In 1955, the educational wing received an additional story. An atrium constructed in 1993 is located at the east end of the 1925 addition, between the original 1895 church and the 1949-55 wing.

Narrative Description

The original 1895 Gothic Revival style church is a two-story rectangular-shaped building with walls of random coursed rubble, smooth-surfaced stone trim, and a steeply pitched gabled slate roof with parapets at each end. The rear (south) gable end is engaged into the 1925 addition. The north gable end, with stone buttresses on each side, has a large pointed arch with smooth granite infill, which in turn has four pointed-arch stained glass windows. Colonettes frame the two central windows, which are further accentuated by a carved plaque featuring a stylized "S" For Stephen. Two lanterns flank the base of the large pointed arch. At the peak of the north gable an embedded Latin-style stone cross is positioned over two rectangular vents. Centered below the arch are two rectangular stained glass windows with stone headers and sills. There are three stone gabled wall dormers on the west side of the roof and two on the east side. Each dormer has a pointed-arch opening with tripartite stained glass windows divided by stone mullions. On the north end of the west side is a 1993 vestibule, which has a slate-clad gable roof, half-timber and stucco walls, and a coursed rubble foundation. The south end of the west side features a grade-level entrance with a flat roof and decorative brackets. Rectangular stained glass windows with stone surrounds are situated between the two entrances. There is a large stone chimney on the east side of the building.

The 1925 sanctuary addition exhibits a more high-style variation of the Gothic Revival style with references to English precedents. Like the earlier section, the addition has coursed rubble walls of rhyolite, a steep gabled slate roof, and coursed rubble parapets at each end. The west gable end is dominated by a pointed arch with stained glass windows and stone tracery in the opening. One-story flat-roof vestibules, stepped back from the main façade, are located north and south of the west end and feature paired wood doors and stained glass transoms within pointed-arch surrounds. Side aisles are expressed on both sides of the nave with shed roofs; each side aisle consists of four bays with buttresses and pointed-arch stained glass windows. On the south side of the nave the shed roof meets the side wall of the south transept. The gable end of the transept is dominated by a pointed-arch opening with stained glass windows defined by stone tracery. On the north side of the nave the side aisle's roof meets the wall of the square-plan bell tower, which is approximately 90' tall. East of the transept and bell tower, the side aisles continue, with three narrow bays, buttresses and second-story pointed-arch stained glass windows above first-story rectangular stained glass windows. These areas have flat roofs, which do not obstruct the stained glass windows in the chancel spaces to the east end of the nave. The bell tower incorporates octagonal piers at each of the four corners, crocketed pinnacles, and a crenellated parapet. Below the parapet, two pointed-arch openings with louvers and quatrefoil ornamentation penetrate each face of the tower. Below the louvered openings there is stone arcading with colonettes and a narrow vertical window. At ground level on the north side of the tower, the pointed-arch recessed entrance has a chamfered stone surround, double doors, a stained glass transom window, and flanking ornamental lanterns. A niche centered above the entrance features the statue of the patron saint, St. Stephen, holding a book. The east gabled end is engaged with the 1993 atrium addition.

The rectangular two-story educational wing, built in two phases, adopts the Tudor Revival style. The basement and first floor (from the 1949 phase) are of coursed rusticated stone, and the first-floor windows are paired six-over-six-light double-hung wood windows with stone surrounds and mullions. The walls of the second floor (from the 1955 phase) are of decorative half-timber, and stucco. The second floor overhangs the first story and is supported by wood consoles. The windows on the second floor are paired six-over-six-light double-hung wood windows with wood surrounds and mullions. The steep gable roof is clad in slate and projects past the half-timber wall below. There is an intersecting gable roof at the

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south end of the wing and a gabled oriel window toward the north end over the Tudor arched entrance of double-paneled doors in the first floor stone façade.

The small glass and stone atrium and vestibule additions constructed in 1993 were designed to blend with and to complement the two existing architectural styles. The atrium is located at the rear (east) of the building and consists of a glass roof that spans the open space between the original 1895 and 1949-55 portions of the building. The atrium is currently utilized as fellowship space.

Alterations

The alterations to the historic building have been minor and do not adversely impact the appearance or integrity of the building. The 1895 building's vestibule has been modified with the removal of the original entry doors and the addition of glass doors in 1993. The interior of the 1895 portion of the building has been modified, and was converted in 1993 from a parish house to an open fellowship space. Alterations included the removal of interior elements such as wood pews, flooring, and stained glass windows. Historic plaster walls and ceilings were painted with a contemporary color scheme and religious symbols. The majority of these modifications (with the exception of the entryway) are not visible from the exterior of the building. The 1925 portion of the building remains largely intact, with no major interior or exterior alterations visible from the primary façades of the building. The rear of the 1925 sanctuary is visible but enclosed by the 1993 atrium addition to the east side of the building. The 1949-55 educational wing is also largely intact, with minor interior modifications to finishes and room configuration occurring in various stages since initial construction.

Integrity

The alterations and additions to the building do not overly impact the appearance or integrity of the major architectural elements of the building, allowing for a strong integrity of association. Where non-historic materials have been utilized or alterations have been made, sufficient documentation exists to allow for their removal and accurate reconstruction or restoration to occur. The majority of the exterior of the building retains its integrity of historic materials, workmanship and original design. The integrity of location has been preserved as the building has been extant in its current location since construction, and this church remains an important feature of the downtown Colorado Springs landscape.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

RELIGION

Period of Significance

1894-1955

Significant Dates

1894, 1925, 1955

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

MacLaren, Thomas

Frohman, Robb and Little

Bunts, Edward

Period of Significance (justification)

The period of significance is 1894-1955 and is defined by the construction dates for the three main historic portions of the building, which are also listed under the "significant dates" section as 1894, 1925 and 1955.

Criteria Considerations (explanation, if necessary)

As a property owned by a religious institution for religious purposes that is nominated for its architectural style and historical importance, this property meets the burden of Criterion Consideration A.

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

Grace and St. Stephen's Episcopal Church is primarily eligible to the National Register under Criterion C: Architecture at the local level from 1894-1955 as it embodies the distinctive characteristics of the Gothic Revival style in the 1894 and 1925 building portions, while the 1955 building area displays typical architectural characteristics of the Tudor Revival Style as interpreted by local architects and craftsmen. Each style is a significant representation of liturgical and architectural forms typical of the era across the country, reflecting the traditions and character-defining features of earlier popular architectural styles. The building represents one of the few surviving Gothic/Tudor Revival structures in the Colorado Springs area. Grace and St. Stephen's Episcopal Church is also eligible to the National Register under Criterion A: Religion at the local level as the locus for an Episcopalian tradition that started at Grace and St. Stephen's Church and spread in the form of numerous auxiliary chapels across the City of Colorado Springs. Known under many names throughout its history, this congregation has been in existence since 1872 and in its current location since 1895, helping to shape the local cultural and religious traditions.

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

Criterion A: Religion

Prior to the incorporation of the City of Colorado Springs, the earliest form of the Grace and St. Stephen's Episcopal congregation was established with a generous donation from Colorado Springs town founder General William Jackson Palmer.¹ During the period of significance, the congregation encouraged the development and aided in the maintenance of a thriving local arts community, and represented the economic influences of wealthy congregants who made their fortunes from regional mining ventures. While the building evolved over time, the congregation also decided to meet the needs of a growing church body by branching out and establishing auxiliary chapels across the city. Through outreach activities and continued facility expansion, the congregation encouraged the rapid growth of the Episcopal Church in the area. Though the historical significance is in part derived from the distinctive architecture embodied in the Gothic and Tudor Revival styles present on the building, the property is also significant due to the congregation of Grace and St. Stephen's Episcopal Church as they helped to shape the local cultural and religious environment. While still the largest Episcopal congregation in the local area, Grace and St. Stephen's began a widespread Episcopal tradition by establishing auxiliary chapels across the city. The four other Episcopal churches currently operating in Colorado Springs are the result of the outreach of Grace and St. Stephen's Episcopal Church.

Criterion C: Architecture

The original 1895 St. Stephen's Church is a significant example of Gothic Revival style architecture. Gothic revival elements present on the 1895 component of the original St. Stephen's Church include use of the pointed-arch motif throughout, stone buttresses, and the gabled roof system with exposed decorative wood trusses. The 1895 wing of the building is associated with prominent Colorado Springs architect Thomas MacLaren, who designed a number of important local buildings including the Colorado Springs Courthouse and the City Auditorium, and St. Andrew's Church in Manitou Springs, a smaller Episcopal church also in the Gothic Revival style. The original 1895 structure is significant as one of the few nineteenth-century examples of Gothic Revival architecture in Colorado Springs and surrounding areas.

The 1925 wing, constructed after the reunion of Grace Church and St. Stephen's Parish in 1923, was designed by the nationally recognized Boston based firm of Frohman, Robb and Little. The architecture firm was also responsible for the design of the Washington National Cathedral and the Chapel at Trinity College.² This component, which consists of locally quarried rhyolite stone, is a larger and more mature example of the Gothic Revival cathedral style architecture designed with a Latin-cross floor plan, and is a significant statement of the ecclesiological theory using the symbolism of Gothic architecture to evoke the piety of the High Middle Ages. This portion of the church features the repetition of the pointed-arch opening at both doors and windows, and is visually dominated by the presence of a three-story bell tower adorned with octagonal piers at each of the four corners. Highly decorative quatrefoil and louvered openings, as well as stained glass windows with intricate stone tracery, are also present on this component of the building.

¹ *Colorado Springs Sun*, "Grace Church Among Earliest," July 9, 1972.

² *Gazette*, "View of Grace Church and St. Stephens-The Newest Church Building Project Sponsored by Episcopalians in Colorado Springs," March 2, 1924.

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The Tudor Revival style wing completed in 1955 features a typical pitched roof, while the walls of the second level feature a decorative half timber motif with the interstices of the framework filled with stucco. The overhanging section of the wall above the stone façade at the first story is supported by Tudor-style jetty beams and wood brackets. This component of the building visually relates to the two earlier building components through the use of a coursed rubble rhyolite foundation.

Developmental history/additional historic context information (if appropriate)

Early Episcopal services in Colorado Springs were held in Foote's Hall on the corner of Cascade and Huerfano (now Colorado) Avenues by the Reverend Samuel Edwards, Rector of St. Peter's Church in Pueblo. On August 27, 1872 (some four years before Colorado was admitted as a State to the Union), a committee was formed to start a campaign for the construction of a permanent Episcopal church in Colorado Springs. The committee distributed a circular appealing to others across the United States for help, declaring: "The members of the Episcopal Church at Colorado Springs, Colorado Territory, are endeavoring to raise a fund for the erection of a Church Building in that Town."³ The circular was a success, and by 1873 nearly \$4,000 had been received towards the cost of a church. Donations were received from across the world, including \$825 from England, \$500 from regional Bishop George M. Randall and \$600 from the prominent Bell family of Manitou Springs.⁴ The congregation named themselves Grace Church and the cornerstone of the first Colorado Springs Episcopal church was laid July 12, 1873, on a lot at the corner of Pikes Peak and Weber Streets, donated by town founder General William Palmer.⁵

Twenty years later in April of 1893, a number of families withdrew from the Grace parish. The disagreement that prompted the division of the congregation centered upon disparate beliefs regarding the appropriate level of formality in worship services. The difference of opinion that generated the division of the congregations is reflected in a letter from A.R. Keifer that was enclosed in the 1901 Grace Century Chest, which was re-opened in 2001. Keifer served as Grace Parish rector from 1883 to 1893, and describes the "transition period" in Colorado Springs Episcopal history: "On one side are ultra Conservatives insisting that the church must hold on the old dogmas, expressed in the old words of our forefathers – [sic] that fixity of interpretation is of the essence of the creeds. On the other side – [sic] in the Church – [sic] are those who hold that while truth is eternal & can not [sic] change, yet the forms of its expression, must change with changing conditions."⁶

More than thirty members left the Grace parish to form the new Episcopal congregation of St. Stephen's, and their first services were held as Trinity Union parish in a room at the Antler's Hotel, and later at the Congregational Church on Bijou Street.⁷ The parish name was changed from Grace to St. Stephen's shortly after, and a plot of land at the corner of Tejon and Monument Streets was donated by mining magnate J.J. Hagerman for the construction of a permanent church for the new congregation.⁸ Echoing the discontent of those parishioners who had chosen to leave Grace Church, Mr. Hagerman wrote in his March 25, 1894, donation letter to Reverend Philip Washburn and the new parish: "Whilst I name no conditions, I trust your Church will not be too high."⁹

Despite the hard financial times, plans for the new church were drawn up, though the congregation opted to construct a smaller parish house style building that could comfortably seat 250 persons. The building was designed by Royal British Institute trained local architect Thomas MacLaren, who was a new resident in the Colorado Springs area at the time. MacLaren would go on to design a number of significant local buildings including the Colorado Springs City Hall and City Auditorium, Colorado Springs Fire Station No. 1, and the Manitou Springs Carnegie Library. The architectural style

³ Breck, Allen DuPont, Ph.D., *The Episcopal Church In Colorado 1860-1963* (Denver: Big Mountain Press, 1963), 95.

⁴ *Grace Church Record*, "Grace Church Parish After Eighty Four Years," October 1957, 15.

⁵ Perkins, Mary Louise, *An House Not Made With Hands: A Century of the Episcopal Faith in Colorado Springs, Colorado 1872-1972* (Colorado Springs: The Episcopal Centennial Committee of Colorado Springs, 1972), 5.

⁶ A. R. Kieffer, "To the Rector of Grace Church, In the Year 2001," August 4, 1901, Special Collections, Century Chest Collection, The Colorado College, Tutt Library, Colorado Springs.

⁷ *Grace Church Record*, "Early Worshippers Organize," November 1946, 8.

⁸ *Colorado Springs Weekly Gazette*, "Mr. Hagerman's Donation: St. Stephen's Church Gets a Handsome Gift," March 29, 1894.

⁹ "The Who, Where, and When of Grace and St. Stephen's Episcopal Church," Special Collections, Grace Episcopal Church Collection, Pikes Peak Library District, Colorado Springs, Colorado, 7.

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employed by MacLaren was Gothic Revival, which first appeared in North America after 1840.¹⁰ Gothic revivalism resulted from the efforts of The Cambridge Camden Society, an English Anglican group, who pledged to do what it could to influence the design of churches outside the British Isles. Their intent was to reform the nineteenth-century Anglican Church to negate what they felt was a symptomatic secularization of the Church in terms of both liturgical and architectural forms. The resulting architecture hearkened back to early Gothic structures from the High Middle Ages in western Europe and included the extensive use of the pointed arch, the rib vault, buttresses, complex pitched gable roofs and octagonal towers often including turrets.

The architect and congregation decided that the building should be placed at the back of the lot to allow for the potential future construction of a much larger church when finances permitted and the congregation had grown. The cornerstone for St. Stephen's Church was laid on November 13, 1894. Mr. G.W. Atkinson was the contractor for the project and the building was erected at a cost of approximately \$15,000.¹¹ The rear of the two-story church was divided to include a sacristy, guild room, choir room, Sunday school, and kitchen. An August 27, 1895, *Gazette* article noted that "a color scheme of an unusual kind has been introduced consisting of a high terra-cotta red dado with light olive green walls over the roof stained neutral green with some points of the trusses gilded." The same article makes mention of the "crowning feature" of the interior of the church; a stained glass window in memorial of Ms. Eleanor Ripley featuring the "face of the Christ child, from Hoffman's picture of Christ in the Temple" by the "Tiffany Glass company of New York." Church records indicate that all but \$600 of the construction costs were paid when the congregation moved into its new home in the spring of 1895.¹²

The Reverend Philip Washburn started as parish minister in October of 1893, and was named rector six months later. He served the St. Stephen's parish until 1898 when Samuel Bishop replaced him. Shortly thereafter, Arthur Nelson Taft was named rector by the congregation and served from 1900-1928. Taft was instrumental in founding local branches of the Red Cross, the Visiting Nurses Association, and sanitariums for tuberculosis patients.¹³ During Taft's tenure in 1908, the congregation of St. Stephen's also cooperated with Grace Episcopal Church in the establishment of the first African American Episcopal congregation in the area. With the assistance of the two parish rectors and active parishioners, \$4,000 was raised for the purchase of a small wood frame building located at 600 East Dale Street in downtown Colorado Springs, in which the Epiphany Mission was located. Following the purchase of the building, the congregation of Grace Church provided funds for the salary of Epiphany Mission's priest and the rectors of both Grace Church and St. Stephen's regularly held free services, though the parish was otherwise financially self-sustaining.¹⁴ Though the congregation never numbered more than fifty, Epiphany Mission operated as an independent parish until November of 1956, when the congregation merged with Grace and St. Stephen's.¹⁵

The expansion of the Episcopal Church in southern Colorado during the first half of the twentieth century followed two main courses: the expansion of larger parishes in Colorado Springs and Pueblo, and the expansion of smaller missions into the more sparsely populated southeast. While both Grace Church and St. Stephen's Parish continued to grow rapidly, by 1917, it was clear that the two small parishes might re-merge to the benefit of each. In 1923, the two Colorado Springs Episcopal congregations of Grace Church and St. Stephen's Parish once again united, forming the largest Episcopal congregation in Southern Colorado. Though many parishioners had earlier suggested a merger of the two churches, on October 22, 1922, at the fiftieth anniversary celebration of Grace Church, a joint worship service between the two congregations occurred and the idea of uniting the two congregations formally presented. Reverend Taft of St. Stephen's delivered the sermon, and said to the two congregations:

Our Episcopal Church has a real part to play and the question whether we, with our two parishes, can do it as effectively and impressively as we could with one strong church fully equipped and generously supported in its worship, in its work, and in the works and efficiency of staff, is a question we should face and answer. How wonderful would it be for us to have, when the time is ripe, one good sized Church building of simple but beautiful interior, expressive of the

¹⁰ Thomas MacLaren, "To The Citizens of Colorado Springs in the Year 2001. An Account of the Architecture of the City at Above Date," 3 August 1901, Special Collections, Century Chest Collection, The Colorado College, Tutt Library, Colorado Springs, 2.

¹¹ *Gazette*, "St. Stephens. The Foundation Stone of the New Chapel," November 14, 1894.

¹² *Grace Church Record*, "Early Worshippers Organize," November 1946, 9.

¹³ Perkins, *An House Not Made With Hands*, 17-18.

¹⁴ Perkins, *An House Not Made With Hands*, 18.

¹⁵ Breck, *The Episcopal Church in Colorado*, 154.

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belief in God, and able to give us a sense of His presence, a place where worship can be given its rightful place in a way of making God real to us, and recreating the soul by helping us share in His spirit.¹⁶

Following this announcement, a commission headed by Bishop Johnson of Colorado including members from each parish convened to discuss the potential merger.¹⁷ The report produced by the commission was unanimously in favor of joining the two parishes, and a recommendation made to have plans for a new church drawn up for the approval of both. They cited a number of reasons for their favorable decision, including financial efficiency, anticipated improvements in clergy services, a new sense of earnestness and reverence inspired by a new church building, and potential expanded community influence.¹⁸ While the legal formation of the single congregation took place in December of 1923, it was not until October 10, 1926, when the new 500-seat church building was completed that the two parishes worshipped together. Among the newly formed vestry were many prominent Colorado Springs citizens including Charles Tutt, photographer Horace S. Poley, and Mr. Thomas S. Powers.¹⁹

The Boston firm of Frohman, Robb and Little designed the new church building that would be placed on the southern portion of the St. Stephen's lot adjacent to the south side of the original church building. In order to fully utilize the lot the former Clough house to the south of the church (purchased in 1917 and utilized as a Parish House) was demolished. The architectural firm was nationally known, having designed the famous Washington National Cathedral and the Chapel at Trinity College in Oxford. The Gothic Revival building complimented the original MacLaren design and utilized many of the same building materials, including stone from the very same Castle Rock quarry. No detail was overlooked in the design, and firm partner Mr. E. Donald Robb designed each interior element with utmost care including the pews and hardware.²⁰

The contract for construction was awarded to Mr. M. Vittatoe of Colorado Springs and the cornerstone for the new building was laid on May 24, 1925.²¹ A sign was posted by the contractor on the construction site reading "All profanity and evil speaking is forbidden. Remember, we are building a house of God."²² The cost of the new building was estimated to be an impressive \$232,000. At the time of construction there were insufficient funds to construct the tower element, which the architects considered an integral part of the design, modeled after the tower at Magdalen College at Oxford University in England. In order to facilitate construction of the tower, a Tower Fete organized by architect Thomas MacLaren and other church members was held at the City Auditorium. The Fete successfully raised the required sum to complete tower construction. The new church was completed in 1926 and the building consecrated when the construction debt was retired in 1929.²³

The St. Stephen's rector and organist persuaded local arts patroness Alice Bemis Taylor that a donation of a new organ should be made in honor of her late husband Frederick Taylor. Although a Congregationalist, Taylor made the donation to the Episcopal Church in 1928 with the condition that the organ be used for the benefit of all citizens of Colorado Springs, with a number of public local concerts to be held each year.²⁴ Taylor was also responsible for the construction of the historically significant Colorado Springs Day Nursery and the Colorado Springs Fine Arts Center. With the gift of the organ, Taylor established an endowment for the care and maintenance of the organ and the salary of the organist. An announcement was released following the donation and read:

In accepting the gift of The Memorial Organ to the Parish of Grace Church and St. Stephen's, the Rectors, Wardens and Vestry desire on behalf of the congregation to express their appreciation and gratitude to the donor. They accept this gift not only as an acquisition of greatest value to the church, but as a public trust for the benefit of the whole town.

¹⁶ "Grace Church Parish History," Special Collections, Grace Episcopal Church Collection, Pikes Peak Library District, Colorado Springs, Colorado, 5.

¹⁷ *Gazette*, "New Parish Created By Episcopalians," December 20, 1923.

¹⁸ Perkins, *An House Not Made With Hands*, 24.

¹⁹ "Grace Church Parish History," 7.

²⁰ *Gazette*, "View of Grace Church and St. Stephens-The Newest Church Building Project Sponsored By Episcopalians In Colorado Springs," March 2, 1924.

²¹ "A Report on the Construction of the New Church," 1925, Special Collections, Grace Episcopal Church Collection, Pikes Peak Library District, Colorado Springs, Colorado.

²² Perkins, *An House Not Made With Hands*, 29.

²³ Messinger, Jean and Mary Jane Massey Rust, *Where Thy Glory Dwells: A Guide to Historical Churches In Colorado Springs* (Manitou Springs, CO: TextPros, 1998), 14.

²⁴ *Gazette*, "Memorial Organ at Church Donated," March 3, 1928.

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To carry out this purpose, it is planned to have the organ played certain afternoons of every week that all who care for music may come [...] The Parish accepts this Memorial Organ and pledges to use it for the benefit and enjoyment of the citizens of Colorado Springs.²⁵

The Welte Co. of New York built the organ to fit the church, physically and acoustically, and it features some fifty-five ranks and about 4,000 pipes. The church architect designed the ornate organ cover to match the interior Gothic aesthetic.²⁶ Dr. Frederick Bothroyd was the organist for Grace and St. Stephen's, and played an instrumental role in establishing the Colorado Springs Symphony. As mandated by Taylor, free public concerts are held to this day, and the organ continues to play an important role in public outreach services to the Colorado Springs community.²⁷

Through two World Wars and the Great Depression, the congregation of Grace and St. Stephen's continued to grow, offering relief and economic aid to the local community and military through fundraising efforts and outreach. By the mid 1940s, the parish had grown to a size that could no longer be accommodated at the existing Grace and St. Stephen's facility. In addition to regular church activities within the original Grace and St. Stephen's facility, the congregation maintained the Thrift House store which subsisted through Episcopalian volunteerism and donations from the surrounding community, and provided low cost or free items to families in need. The Parish also owned and operated the Thunderbird Ranch outside of Woodland Park, Colorado for retreats, conferences and educational activities of all types. Given the rapid expansion of the Parish and congregational outreach activities, in 1946, for the construction of an additional wing to the south of the original church buildings began within the congregation. Local architect Edward Bunts designed a single story building with a children's chapel and classrooms that could accommodate the addition of another story in the future. Bunts was a prominent local architect in his own time, and designed many notable Colorado Springs buildings including Palmer High School, the First Christian Church, the Colorado Springs Masonic Temple and the El Paso County Judicial Building. The congregation deemed the estimated \$55,000 construction cost excessive at the time and tabled the project for two years. In 1948, the congregation once again began fundraising for the initial project, which concluded in 1949.²⁸

Shortly following the construction of the first story of the new educational wing, the parish decided to engage in a unique growth experiment that would establish a single city-wide Episcopal parish with a number of auxiliary chapels. This was one of the first programs of its type in the entire country. The rapid growth of the city (largely from an increased military presence) and the need for additional worship space necessitated decisive action from the existing congregation. During the 1940s and 50s, the Colorado Springs area added a number of major military installations including Camp Carson, Ent Air Force Base and Peterson Field. In 1954, the prestigious Air Force Academy was constructed at the northern outskirts of town. Thus, the Grace and St. Stephen's parish played an instrumental role in facilitating the growth of the Episcopal Church in Colorado Springs as they looked to aid in the establishment of new facilities to accommodate the growing population in key areas of the city. Services were first held at the Chapel of the Holy Spirit on North Union Boulevard in 1952, and an estimated seventy-five percent of the of the congregation came from military establishments. In 1954, a large capital campaign in the amount of \$410,475 was approved by the congregation.²⁹ This included fundraising for the purchase of an estate in the Broadmoor area for use as a the Chapel of Our Savior at the cost of approximately \$75,000, about \$100,000 for the completion of the Chapel of Saint Michael on the east side of town, and roughly \$250,000 for the completion of the church educational wing at Grace and St. Stephen's. The successful campaign aided in the completion of both the Broadmoor and east chapel in 1955, and the addition of two stories and twenty-four classrooms to the educational wing. With the arrival of the Air Force Academy on the north end of town, Grace and St. Stephen's identified the need for an additional chapel and work on another new chapel building began in September of 1957.³⁰

Grace and St. Stephen's Episcopal Church has played an instrumental role in the development of the local area, shaping both the historic built environment and regional culture, while facilitating further development of the Episcopal Church in response to the forces of growth within the city and region.

²⁵ Perkins, *An House Not Made With Hands*, 28-9.

²⁶ "The Memorial Organ: A History and Present Stolist, 75th Anniversary," Special Collections, Grace Episcopal Church Collection, Pikes Peak Library District, Colorado Springs, Colorado.

²⁷ "The Taylor Memorial Concerts," Special Collections, Grace Episcopal Church Collection, Pikes Peak Library District, Colorado Springs, Colorado.

²⁸ *Gazette*, "Grace Episcopal Planning \$55,000 Addition," April 29, 1948.

²⁹ *Colorado Springs Free Press*. "Grace Church Congregation Oks \$410,475 Building Campaign," February 23, 1954.

³⁰ Perkins, *An House Not Made With Hands*, 43-48.

Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State

9. Major Bibliographical References

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

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- _____. "Big Church Merger Favored By Most Of Congregations," December 17, 1922.
- _____. "Grace Church Formed in Gazette Building in Town's First Year," April 8, 1923.
- _____. "New Parish Created By Episcopalians," December 20, 1923.
- _____. "View of Grace Church and St. Stephens-The Newest Church Building Project Sponsored By Episcopalians In Colorado Springs," March 2, 1924.
- _____. "New Building Planned This Year in Springs," March 8, 1925.
- _____. "New Grace Church Walls Show Beauty of City's Newest Building," August 30, 1925.
- _____. "Grace Church Spires," June 6, 1926.
- _____. "New Grace Church to Be Open Within the Next Few Weeks," October 3, 1926.
- _____. "Special Services Will Dedicate Fine Edifice," October 10, 1926.
- _____. "Memorial Organ at Church Donated," March 3, 1928.

Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
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- _____. "First Public Concert Tuesday at 5:30 P.M. on Memorial Organ, Finest in the Rockies," March 4, 1928.
- _____. "Grace Episcopal Planning \$55,000 Addition," April 29, 1948.
- _____. "Grace Church Will Make Drive Today For Addition Fund," May 2, 1948.
- _____. "First Taylor Organ Concerts Are Unique in Musical America," December 18, 1949.
- _____. "Model of Grace Episcopal and Additions on Display," December 18, 1955.
- _____. " 'Forgotten' Cornerstone Revealed at Grace Church," April 15, 1972.
- _____. "Grace Church Will Climax Anniversary," August 19, 1972.
- _____. "Grace Church Sets Anniversary Celebration," January 12, 1972.
- _____. "Historic Grace Church Gets Renovation in Meeting Hall," December 3, 1989.
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- "The Memorial Organ: A History and Present Stoplist, 75th Anniversary." Special Collections, Grace Episcopal Church Collection, Pikes Peak Library District, Colorado Springs, Colorado.

Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State

"The Taylor Memorial Concerts." Special Collections, Grace Episcopal Church Collection, Pikes Peak Library District, Colorado Springs, Colorado.

"The Who, Where, and When of Grace and St. Stephen's Episcopal Church." Special Collections, Grace Episcopal Church Collection, Pikes Peak Library District, Colorado Springs, Colorado.

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.350

10. Geographical Data

Acreage of Property 1.09

(Do not include previously listed resource acreage.)

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

UTM References

(Place additional UTM references on a continuation sheet.)

(NAD27)

1 13 515462 4299204
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

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

Tejon Street forms the property boundary to the west, with an approximately 30' wide tree lawn and public sidewalk adjacent to the site. The north property boundary is Monument Street, with an approximately 20' tree lawn and public sidewalk adjacent to the site. The building sits on a zero lot line with a City of Colorado Springs alleyway to the east. The south property line is shared with neighboring property featuring a residential style structure that is individually designated with a Historic Preservation Overlay Zone by the City of Colorado Springs. The legal description for the property includes Lots 1, 2, N. 50 ft. of Lot 3, blk 22, Add no. 1 Colo Spgs. Please see attached site plan for further boundary clarification.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries were selected based upon significant and measurable surrounding features, such as public roads and sidewalks, and follow the historic legal property lines for the site. All historically significant features of the site have been encompassed within the boundary description.

Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State

11. Form Prepared By

name/title Charise Boomsma (for property owner)
organization The Preservation Studio date 6/1/2011
street & number PO Box 2696 telephone 719-761-4898
city or town Colorado Springs state CO zip code 80901
e-mail charise@thepreservationstudio.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: Grace and St. Stephen's Episcopal Church
City or Vicinity: Colorado Springs
County: El Paso State: Colorado
Photographer: Charise Boomsma, originals on file at The Preservation Studio, Inc.
Date Photographed: May 2011

Description of Photograph(s) and number:

Photograph Log, Existing Conditions (See photograph key indicated on site plan)

1. View of west and south elevation of 1925 portion of the building; west façade of 1955 building
2. View of south elevation of 1925 portion of the building
3. View of west elevation of 1925 portion of the building
4. View of north elevation of 1925 portion of the building and tower; west façade of 1894 building
5. North elevation of tower, 1925 portion of the building
6. View of west elevation of 1894 portion of the building
7. View north elevation of 1894 portion of the building
8. View of east elevation of 1894 portion of the building
9. View of east elevations of 1894 and 1955 portions of the building; 1993 glass atrium addition visible at center
10. View of south elevation of 1955 portion of the building
11. View of west elevation of 1955 portion of the building

Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State

Historic Image Log

- H0001. Cornerstone laying ceremony, November 3, 1894 (Pikes Peak Library District, Special Collections)
- H0002. View of west elevation of 1984-95 portion of the building prior to 1925 addition (Pikes Peak Library District, Special Collections)
- H0003. View of west/north elevation following 1925 addition, no date (Pikes Peak Library District, Special Collections)
- H0004. View of west/north elevations, ca. 1925-1930 (Denver Public Library, Western History Collection)

Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State

Property Owner:

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

name Grace Church & St. Stephens
street & number 631 North Tejon Street telephone (719) 328-1125
city or town Colorado Springs state CO zip code 80903-1010

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.).

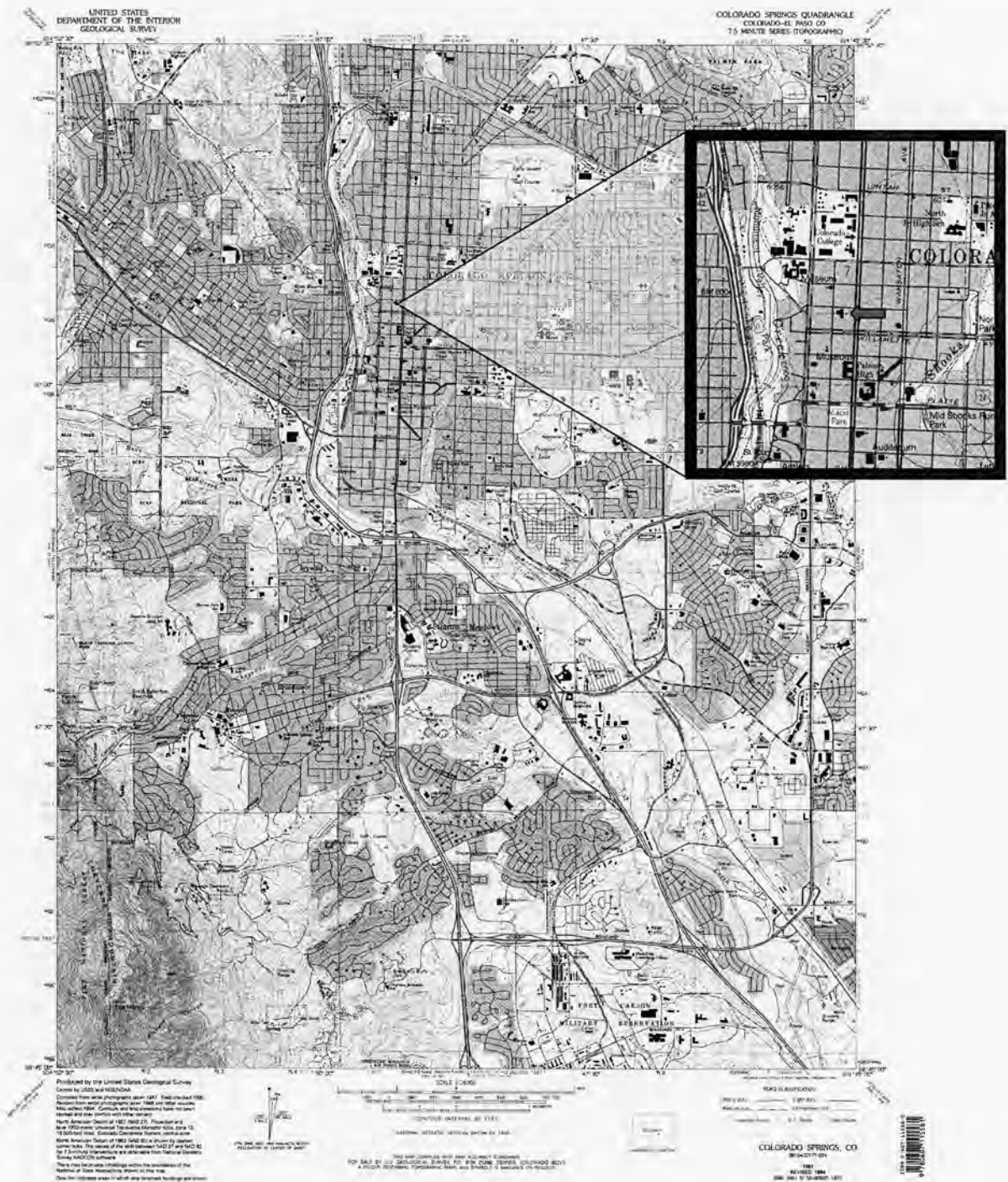
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State

USGS Map

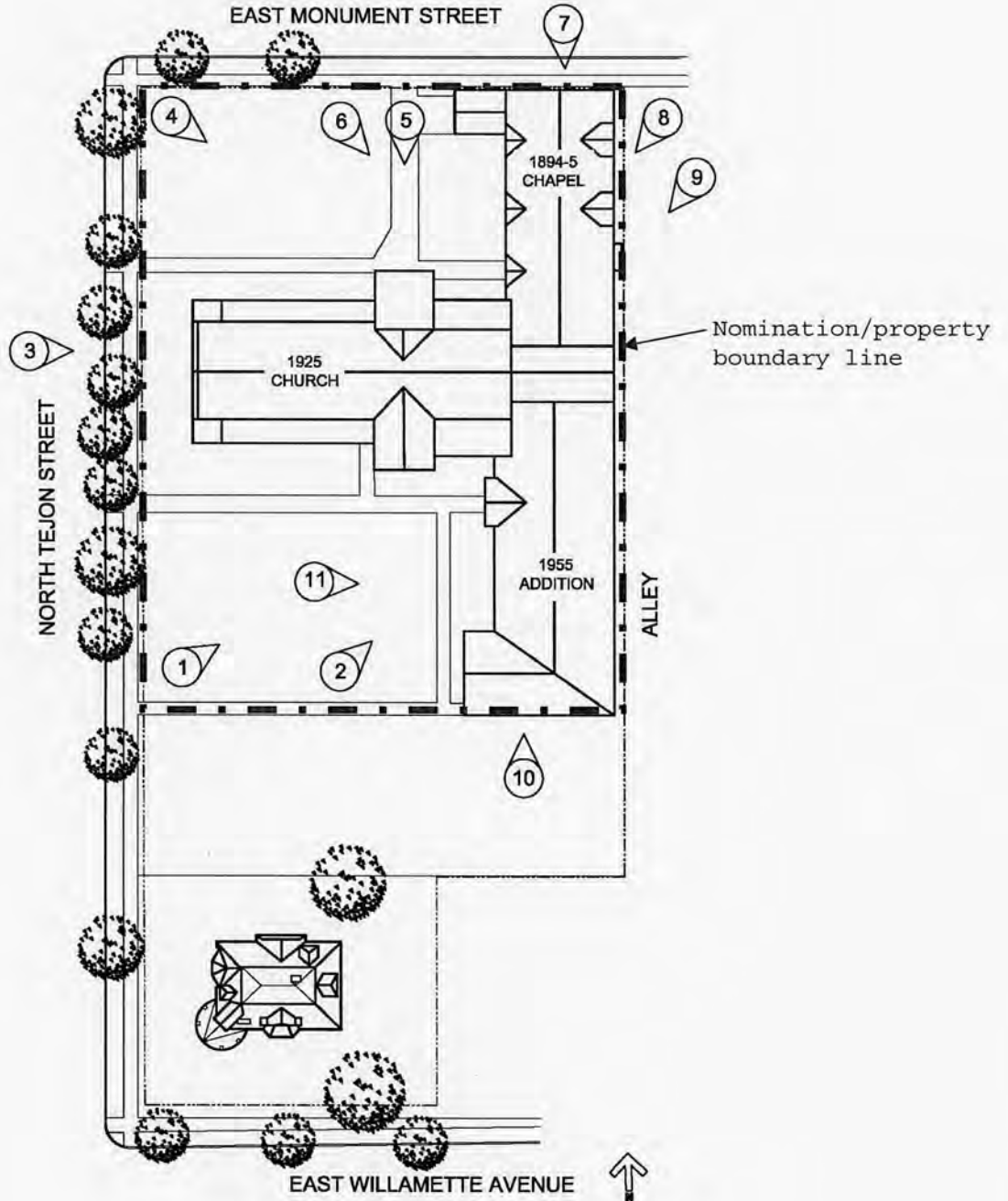


Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State

Site Plan

Photographs keyed with numbers below



Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State

Historic Images



H0001. Cornerstone laying ceremony, November 3, 1894



H0002. View of west elevation of 1884-95 portion of the building prior to 1925 addition

Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State



H0003. View of west/north elevation following 1925 addition, no date

Grace and St. Stephen's Episcopal Church
Name of Property

El Paso County, CO
County and State



H0004. View of west/north elevations, ca. 1925-1930

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Grace and St. Stephen's Episcopal Church

MULTIPLE NAME:

STATE & COUNTY: COLORADO, El Paso

DATE RECEIVED: 11/04/11 DATE OF PENDING LIST: 11/29/11
DATE OF 16TH DAY: 12/14/11 DATE OF 45TH DAY: 12/20/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000902

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 12-15-11 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.



1.

Grace + St. Stephen's Episcopal
El Paso County, CO

Order ID A314506 R#0001 F#0012

Item12 ©2011 Frontier FN 100_4776_12.jp



2.

Grace + St. Stephen's Episcopal
El Paso County, CO

Order ID A314506 R#0001 F#0010

Item10 ©2011 Frontier FN 100_4774_10.jp



3.

Grace + St. Stephen's Episcopal
El Paso County, CO

Order ID A314506 R#0001 F#0009

Item9 ©2011 Frontier FN 100_4777_9.jpg



SUNDAY SERVICE SCHEDULE

10:00 a.m.
11:00 a.m.
7:00 p.m.

Worship and Communion
at General Church

4.

Grace + St. Stephen's Episcopal
El Paso County, CO

Order ID A314506 R#0001 F#0008

Item8 ©2011 Frontier FN 100_4780_8.jpg



NO PARKING
LOADING
ZONE
←

RESERVED
PARKING
♿
→

Grace + St. Stephen's Episcopal
El Paso County, CO

Item 7 02011 Frontier FN 100-4778-7.jpg

Order ID A314506 R#0001 F#0007



6.
Grace + St. Stephen's Episcopal
El Paso County, CO

Order ID A314506 R#0001 F#0006

Item6 s2011 Frontier FN 100_4782_6.jpg



7.

Grace + St. Stephen's Episcopal
El Paso County, CO

Order ID A314506 R#0001 F#0005

Item5 ©2011 Frontier FN 100_4784_5.jpg



8.

Grace + St. Stephen's Episcopal
El Paso County, CO

Order ID A314506 R#0001 F#0004

Item4 o2011 Frontier FN 100_4786_4.jpg



9.

Grace + St. Stephen's Episcopal
El Paso County, CO

Order ID A314506 R#0001 F#0003

Item3 ©2011 Frontier FN 100_4787_3.jpg



10.

Grace + St. Stephen's Episcopal
El Paso County, CO

Order ID A314506 R#0001 F#0002

Item2 ©2011 Frontier FN 100_4788_2.jpg

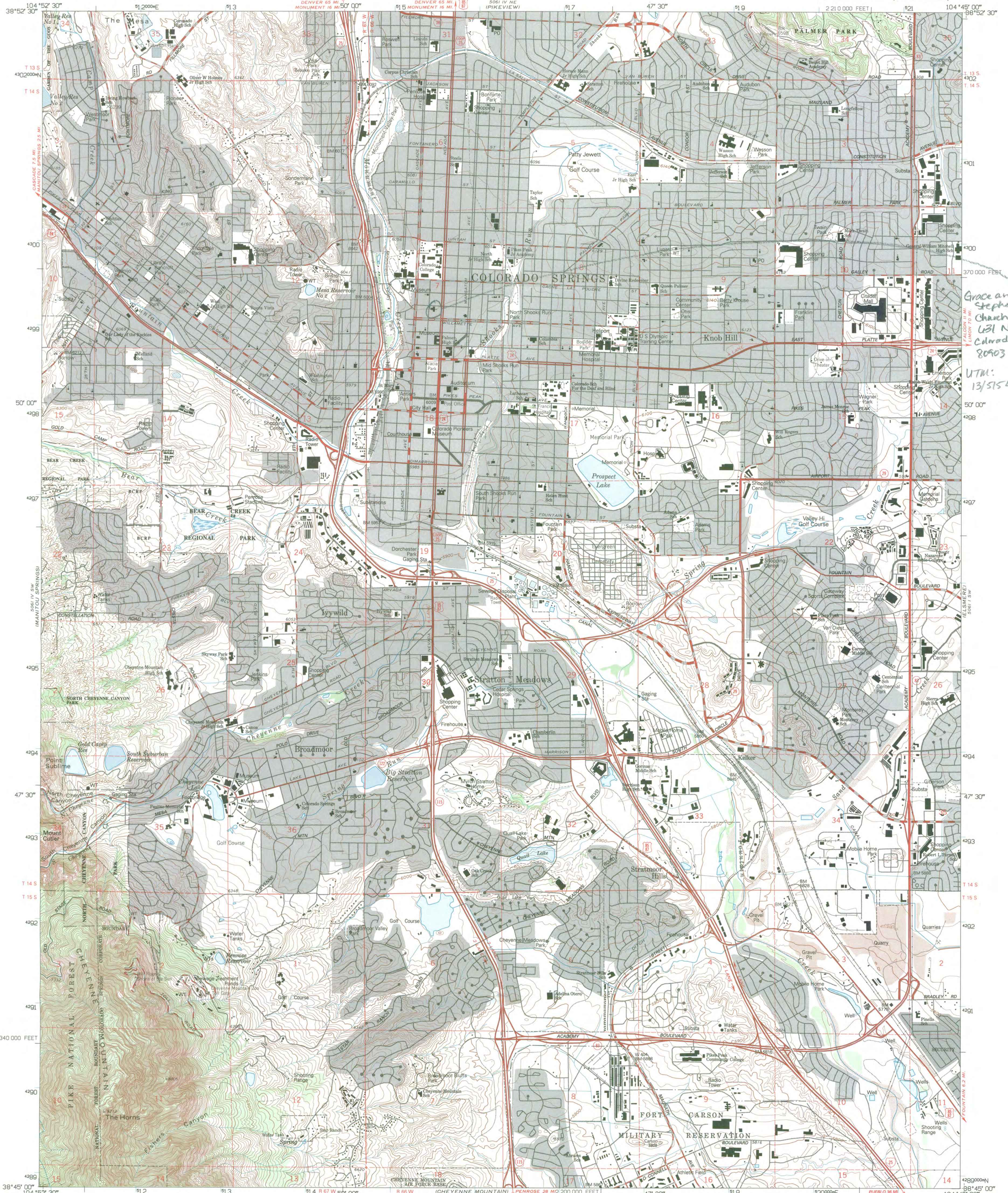


16.

Grace + St. Stephen's Episcopal
El Paso County, CO

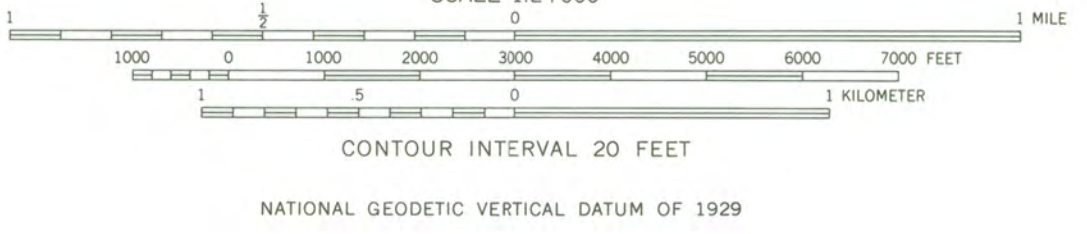
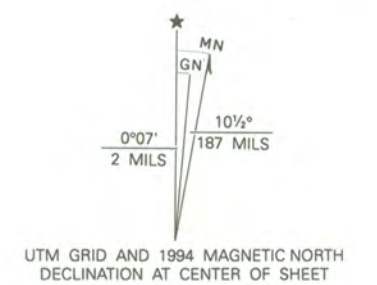
Order ID A314506 R#0001 F#0001

Item1 e2011 Frontier FN 100_4773_1.jpg



Grace and St. Stephens Episcopal Church
631 N. Tejon St.
Colorado Springs, CO
80403
UTM:
13/515462/429204
(NAD27)

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1947. Field checked 1993
Revised from aerial photographs taken 1989 and other sources
Map edited 1994. Contours and land elevations have not been
revised and may conflict with other content
North American Datum of 1927 (NAD 27). Projection and
blue 1000-meter Universal Transverse Mercator ticks, zone 13
10 000-foot ticks: Colorado Coordinate System, central zone
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 7.5-minute intersections are obtainable from National Geodetic
Survey NADCON software
There may be private inholdings within the boundaries of the
National or State reservations shown on this map
Gray tint indicates areas in which only landmark buildings are shown



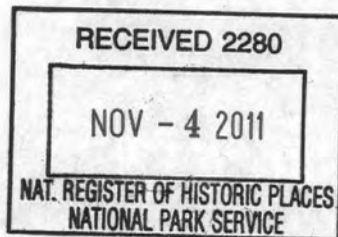
ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

THIS MAP COMPLIES WITH MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

COLORADO SPRINGS, CO
38104-G7-TF-024
1961
REVISED 1994
DMA 5061 IV SE-SERIES V877





October 20, 2011

Carol D. Shull
Keeper of the National Register
National Register of Historic Places
1201 Eye "I" Street, N.W., 8th 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 Grace and St. Stephen's Episcopal Church, El Paso County (5EP.350).

The State Review Board reviewed the nomination at its meeting on September 30, 2011. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Heather L. Bailey
National & State Register Historian
(303) 866-4683
heather.bailey@state.co.us

Enclosures

Registration forms
USGS map
CDR
Photographs



OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION
1560 Broadway, Ste. 400 Denver CO 80202

**COLORADO CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER NOMINATION REVIEW REPORT FORM**

Property Name: ST. STEPHEN'S CHURCH, GRACE CHURCH & ST. STEPHEN'S

Address: 631 N. TEJON STREET, COLORADO SPRINGS, CO, 80903

Certified Local Government: CITY OF COLORADO SPRINGS

Date of public meeting at which nomination was reviewed: 8/1/2011

Eligibility Criteria: (Check applicable boxes)

Criterion A
 Criterion B

Criterion C
 Criterion D

Please check the boxes below appropriate to the nomination review:

Commission/Board

- The commission/board recommends that the nomination meets the criteria checked above.
 The commission/board recommends that the nomination fails to meet any of the above criteria.
 The commission/board chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Chief Elected Official

- The chief elected official recommends that the nomination meets the criteria checked above.
 The chief elected official recommends that the nomination fails to meet any of the above criteria.
 The chief elected official chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Attach an additional sheet to make any further comments.

Certify this report with both signatures below

CLG Commission/Board Chair or Representative

Print name: ERIN MCCAULEY

Signature: 

8/4/2011
(Date)

Chief Elected Official or Designee

Print name: Steve Bach, Mayor

Signature: 

8/5/11
(Date)