

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED **27 AUG 1979**
DATE ENTERED NOV 29 1979

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Chambers Ranch

AND/OR COMMON

White House Ranch

LOCATION

STREET & NUMBER

3202 Chambers Way

__NOT FOR PUBLICATION

CITY, TOWN

Colorado Springs

CONGRESSIONAL DISTRICT

5

__ VICINITY OF

STATE

Colorado

CODE

08

COUNTY

El Paso

CODE

041

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

__DISTRICT

BUILDING(S)

__STRUCTURE

__SITE

__OBJECT

PUBLIC

__PRIVATE

__BOTH

PUBLIC ACQUISITION

__IN PROCESS

__BEING CONSIDERED

OCCUPIED

__UNOCCUPIED

__WORK IN PROGRESS

ACCESSIBLE

__YES: RESTRICTED

YES: UNRESTRICTED

__NO

__AGRICULTURE

__COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

__INDUSTRIAL

__MILITARY

MUSEUM

PARK

__PRIVATE RESIDENCE

__RELIGIOUS

__SCIENTIFIC

__TRANSPORTATION

__OTHER:

OWNER OF PROPERTY

NAME

City of Colorado Springs / Department of Parks & Recreation

STREET & NUMBER

1400 Glenn Avenue

CITY, TOWN

Colorado Springs

__ VICINITY OF

STATE

Colorado 80905

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Assessor's Office, El Paso County

STREET & NUMBER

27 East Vermijo

CITY, TOWN

Colorado Springs

STATE

Colorado 80903

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites (21/04/0013)

DATE

Ongoing

__FEDERAL STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located on the west side of Colorado Springs near the Garden of the Gods, the Chambers Ranch consists of two primary historic buildings, the lands that once supported active ranching, and a number of related outbuildings of fairly recent vintage. Geographically, the Ranch sits in the foothills transition zone where the high plains meet the Front Range of the Rocky Mountains. Although the Ranch originally encompassed a larger area, the boundaries of the nominated property (as seen on the maps accompanying the nomination) are all that remains undivided and undeveloped.

Rock Ledge/Chambers House

Rock Ledge is a single detached structure in the vernacular style common to the Midwest and East during the 19th century. It is square in plan, one and one-half stories in height, and built of stone (squared rubble) that has been stuccoed. There is no basement. The main or east facade has five bays (three on the first level and two on the second), a treatment reflected on the other sides of the building. The roof is cross-gabled with a single chimney rising through the apex on the south end. The eaves project, and the original pendant and gable trim remain. The windows are two-sashed and double hung with stone lugsills all set below stone segmental arches with keystone. The door on the main facade also has a shaped lintel and a transom light.

The house has several related outbuildings a short distance away. A stone food cellar is dug into the hillside behind the house. Farther back is an extensive dam and the ruins of a stone outlet system for irrigation using water that once came from a large reservoir (now emptied). The greenhouse, however, no longer stands.

Orchard House

Located a short distance from Rock Ledge, the Orchard House is a single detached structure that reflects the major features of the Mission style along with some elements of the Western Stick and Spanish Colonial Revival styles. The structure is rectangular in plan, and two and one-half stories in height, set over a full basement. The building material is stone that was stuccoed. The main or east facade has five bays on the first story and six on the second along with a great central gable. Both the north and south facades have three bays, while the west or rear facade has four bays, plus a central gable reflecting that on the east side. The roof has a curvilinear gable whose characteristics are picked up by the lesser gables on the east and west sides.

The secondary features give the structure its characteristic flavor. Extending the length of the east facade is a pergola supported by Doric columns. The main entrance occurs here through Dutch doors set beneath a segmental arch. Most windows are two-sashed and double hung, and flanked with shutters. Several windows, notably those in the gable peaks on the north and south sides, are set beneath semi-circular arches. The gables also rise above the roof line to create a parapet. The eaves project, and there is a single chimney that rises through the roof apex toward the south side of the structure.

This structure also has several related outbuildings. There are several small sheds, stables, and a barn, the latter apparently dating from the 1940s.

8 SIGNIFICANCE

PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input checked="" type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Health
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	1. Rock Ledge 1875	BUILDER/ARCHITECT	1. Robert Chambers
	2. Orchard House 1907		2. Thomas MacLaren

STATEMENT OF SIGNIFICANCE

The Chambers Ranch is significant for its association with two important regional industries, agriculture and health care. But the Ranch is also important for its association with William Jackson Palmer, the founder of Colorado Springs; William Sclater, an internationally known ornithologist; and Thomas MacLaren, an important architect in Colorado Springs. And finally, the structures are significant for their architectural features: Rock Ledge because it is characteristic of small, vernacular farmhouses of the period, and Orchard House because it is a fine, early example of Mission Style architecture in the area.

Located on the Ute Trail and on the wagon road to Denver, the parcel of land known later as the Chambers Ranch was probably first settled and worked during the gold rush that prompted the founding of nearby Colorado City in 1859. Little is known about this early period. In 1874, however, Robert and Elsie Chambers arrived from Pennsylvania in hope that the dry climate might offer Mrs. Chambers a cure from tuberculosis. Having been prosperous mill owners and farmers in the Keystone State, the Chambers brought with them considerable resources with which to restart, and they chose the site near the Garden of the Gods because its location along Camp Creek offered ample water for fruit and truck farming. First, they built a large stone house and named it Rock Ledge; later, they built a large dam and reservoir behind the structure, planted fruit trees, and erected large greenhouses to supply fresh produce to the elegant Antlers Hotel in Colorado Springs. As an additional source of income, the Chambers opened their home to boarders from the East, who were also seeking health cures in the clean air and sunshine. Mrs. Chambers also started a school in an upstairs bedroom and taught several neighborhood children until the county opened a small public school across the road.

After living there for twenty-five years, the Chambers sold the land to their neighbor, General William Jackson Palmer, a major regional industrialist who had been a primary founder of Colorado Springs, the Denver and Rio Grande Railway, and the Colorado Coal and Iron Company, among other ventures. Palmer acquired the property at least in part to secure additional water rights for Glen Eyrie (now listed in the Register), his estate north of the Garden of the Gods. In 1906, Charlotte Sclater, the half-sister of Palmer's wife Queen, arrived from Cape Town, South Africa, with her husband, the British-born ornithologist William Sclater, who for three years took charge of the Museum at Colorado College. The Sclaters wanted a house of their own and approached the prominent architect in Colorado Springs, Thomas MacLaren, the designer of many structures including (with Stanford White) the world-famous Broadmoor. It was reported that Sclater wanted the structure designed in the "South African Colonial Style," but the result was the Orchard House, which is primarily Mission Style, a genre in which MacLaren had built other homes in the area. After its completion the Sclaters lived in the house a short time and then returned to England where Sclater wrote A History of the Birds of Colorado and held various

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 24 acres

UTM NOT VERIFIED

QUADRANGLE NAME Colorado Springs

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A

1	3	5	1	1	1	8	5	4	3	0	2	6	1	5
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

B

1	3	5	1	1	3	1	5	4	3	0	2	3	4	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

1	3	5	1	0	9	8	0	4	3	0	2	2	4	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

D

1	3	5	1	0	9	1	0	4	3	0	2	3	6	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

E

1	3	5	1	0	9	1	0	4	3	0	2	6	2	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

F

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

VERBAL BOUNDARY DESCRIPTION

See the U.S.G.S. Quadrangle map that accompanies the nomination. This is all that remains undivided and undeveloped.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Elaine Freed, History Consultant

ORGANIZATION

Colorado History Associates

DATE

February 1, 1979

STREET & NUMBER

29 East Bijou, Room 2

TELEPHONE

(303) 636-2251 or (303) 635-2018 (office)

CITY OR TOWN

Colorado Springs

STATE

Colorado 80903

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

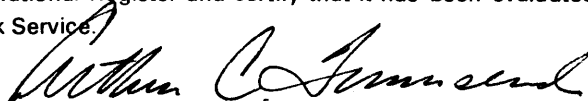
NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE State Historic Preservation Officer

DATE August 15, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Carol O. Skell
KEEPER OF THE NATIONAL REGISTER

DATE 11-29-79

ATTEST: William H. Braham

DATE 11-15-79

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	AUG 29 1979
DATE ENTERED	NOV 29 1979

CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

important ornithological posts.

After the Palmer/Sclater era, the Chambers Ranch had a succession of owners. One of them had Rock Ledge stuccoed, and many evergreens were planted around the Orchard House, including the imposing full-grown blue spruce. Some portions of the original property were also sold for development as Colorado Springs expanded. Finally, in December 1968, the El Pomar and Bemis Taylor Foundations provided a gift of \$300,000 to purchase the remaining 40 acres of the Ranch on behalf of the City and add the property to the Garden of the Gods, thus preserving the Ranch, which was threatened by continued development.

From an architectural perspective the structures on the Chambers Ranch reflect the feelings and ambience of an earlier time. The style of Rock Ledge is characteristic of small vernacular stone farmhouses of the period. Orchard House, however, built more than a quarter-century later, reflects a specific style that was popular in the region shortly after 1900. The contrast in the architecture of the two buildings clearly represents the significant social and economic changes that had occurred in Colorado Springs during the late nineteenth and early twentieth centuries.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	27 AUG 1979
DATE ENTERED	NOV 29 1979

CONTINUATION SHEET Chambers Ranch ITEM NUMBER 9 PAGE 1

Chambers family manuscripts, on file with Colorado Springs, Department of Parks and Recreation.

MacLaren, Thomas. Architectural working drawings for William Sclater House, on file in the Local History Division of the Penrose Public Library, Colorado Springs.

1944 Who's Who. Chicago: Marquis. Biographical information on William Sclater.

Johnson, Emily. The White House Ranch. Colorado Springs: Privately printed, 1972.

Pikes Peak Landmarks Preservation Council: Inventory File.

Colorado Springs Weekly Gazette, June 19, 1875.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	NOV 14 1979
DATE ENTERED	NOV 29 1979

Verbal Boundary

CONTINUATION SHEET Description ITEM NUMBER 10 PAGE

The boundaries of the nominated property are drawn on the U.S.G.S. Quadrangle Map that accompanies the nomination; the boundaries are those lines that connect the UTM points A, B, C, D, and E, as noted in Item #10 on the nomination itself and as indicated on the Map.