

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received MAY 23 1986

date entered

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

1. Name

historic The Colorado College (Theme Resource)

and/or common The Colorado College

2. Location

street & number n/a not for publication

city, town Colorado Springs n/a vicinity of

state Colorado code 08 county El Paso code 041

3. Classification

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

4. Owner of Property

name The Colorado College c/o Gresham Riley, President

street & number

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

5. Location of Legal Description

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

street & number 27 East Vermijo

city, town Colorado Springs state Colorado

6. Representation in Existing Surveys

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

date Ongoing federal state county local

depository for survey records Colorado Historical Society, OAHF

city, town Denver state Colorado

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

The Colorado College campus occupies a 79-acre site in a residential area north of downtown Colorado Springs. Monument Creek is on the west side of the campus with Cache La Poudre Street on the south. Uintah Street and the North End Historic District (listed in the National Register) form the northern boundary with North Nevada Avenue, the major north-south street through the city, on the east. (See Map 1 for campus boundaries.) The campus includes 28 pre-World War II buildings of various architectural styles constructed from the 1870s to the 1930s. Some show a strong English influence and others are similar to those buildings in the New England home towns of the early college administrators and supporters. Building styles include Gothic, Romanesque and Tudor revivals, Queen Anne, Colonial Revival, Mission, Mediterranean, Italian Villa and Bungalow, along with a few vernacular buildings.

Two of the most outstanding buildings on campus, both in terms of history and architecture, are Cutler and Palmer halls and--at the request of the owner--are being presented for nomination at this time. (It is hoped the remaining eligible sites will be added to the nomination at a future date.) They are located on opposite sides of North Cascade Avenue. Cutler Hall (1877), the oldest building associated with the college, is sited within a collection of twenty-six buildings, eighteen of which are over fifty years of age. They include an aggregation of small residences, dormitories, a gymnasium and classroom buildings.

Palmer Hall (1904) is on the east side of campus, set among seven small historic residences, Shrove Chapel, and nine post-World War II buildings.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ 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 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 type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates See individual forms **Builder/Architect** See individual forms

Statement of Significance (in one paragraph)

Colorado College, founded in 1874 as an independent, coeducational, liberal arts college, is significant as one of the first degree-granting institutions in Colorado. Faculty members with statewide and national prominence contributed to its stature and influence within the academic community during the early years. Its founding is associated with General William Palmer, who founded Colorado Springs in 1871 and donated 20 acres east of Cascade Avenue for a college. This land was matched by a similar tract west of Cascade donated by Henry McAllister, a director of the Colorado Springs Company. The location of the college was to influence the city's development by blocking the commercial expansion of the downtown area and encouraged the development of the surrounding neighborhood with expensive homes and wealthy residents beginning in the 1880s. Architecturally, the historic buildings on campus are some of the most important in the city and were designed by prominent New England and local architects. They represent varied styles, including Romanesque and Classical revivals and English-influenced styles popular during the "Little London" period of Colorado Springs' history in the 19th century. The older buildings, such as Cutler Hall, are particularly noteworthy since they clearly relate to the social and economic background of the early leadership of the college and of the town from the 1870s to the early 1900s. The considerable expense which the buildings reflect as well as the excellence of design are indicative of the wealth associated with the early history of Colorado Springs.

In 1859, after two abortive attempts to establish towns in the general vicinity of the present Colorado Springs, a third town, Colorado City, was laid out on the north bank of Fountain Creek between Camp and Monument creeks. Although Colorado City's population grew rapidly during the first year, its growth and economic prosperity were short-lived.¹ Successful settlement of the area finally came when General William Jackson Palmer planned the route of his Denver and Rio Grande Railroad line through Colorado in the 1860s. He intended to create a series of towns along the Front Range of the Rockies with Colorado Springs among them. Because Palmer intended to live in Colorado Springs, he took special care in planning the town and made substantial financial investments there. He envisioned the town as a place of refinement for people of means, social standing and high moral character. His goal was to create "the most attractive place for homes in the west, a place for schools, colleges, science, first class newspapers and everything the above implies."²

In 1869, Palmer sent his colleague Alexander Cameron Hunt to the Pikes Peak region to purchase 320 acres of a townsite. The property he bought was mostly unclaimed government land, primarily used for grazing cattle and occupied by a few homesteads. In 1871, Palmer formed the Colorado Springs Company, a land company to handle the marketing and property sales in the new settlement--first called the Fountain Colony.³

The original townsite was laid out on the barren plains along Monument Creek with broad thoroughfares, diagonal avenues and plans for numerous parks. Among the early improvements were bridges, trees, wells and roads with east-west Pikes Peak Avenue the center line of the town. The residential development proceeded steadily during the early period and

9. Major Bibliographical References

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

Hershey, Charlie Brown. Colorado College, 1874-1949. Colorado Springs: The Colorado College, 1952.

Ormes, Manly D. The Book of Colorado Springs. Colorado Springs: Dentan, 1933.

10. Geographical Data

Acreeage of nominated property see individual forms

Quadrangle name Colorado Springs

Quadrangle scale 1:24000

UTM References see individual forms

A

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Zone Easting Northing

B

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

Zone Easting Northing

C

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

D

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E

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F

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G

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H

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Verbal boundary description and justification

(see individual forms)

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

state	n/a	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

Ed: GM

name/title Barbara L. Neilon, Curator, Special Collections, Tut Library/Barbara Norgren

organization Colorado College/Preservation Consultant date October, 1985

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

city or town Colorado Springs/Denver

state Colorado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

Barbara Neilon

title State Historic Preservation Officer

date May 6, 1986

For NPS use only

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

William B. Bushong
for Keeper of the National Register

date

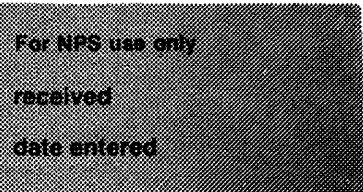
7/3/86

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service



National Register of Historic Places Inventory—Nomination Form

Continuation sheet The Colorado College
(Theme Resource) Item number 8 Page 2

the population rose from several hundred persons in 1872 to four thousand by the end of the decade. The town's original boundaries were expanded in all directions and by 1874, the land area had more than doubled.⁴ During the 1870s and 1880s, the clean air, healthy climate and majestic mountain views in the area were extensively promoted in the eastern United States and Europe. Palmer intended Colorado Springs to become a luxury resort for the nations' elite and every effort was made to create an environment similar to the fashionable resorts found in this country and abroad.

During the early planning, Palmer set aside 20 acres and pledged financial support for the construction of a college. In 1874, the Reverend Thomas E. Haskell, a Congregational minister, saw the opportunity to found a Christian college and the charter was filed on February 9, 1874. The early years were difficult as they were for many western towns which aspired to establish a college in an often inhospitable frontier environment.⁵

While Haskell traveled to raise funds to build the school, his brother-in-law, the Reverend Jonathan Edwards, remained to organize the classes and hire the faculty. The college opened in the fall in 1874, but did not do well and suspended operations in 1876. A short time later, Edward Payson Tenney, a minister from New England, became president of the college and laid a firm foundation for the school's financial survival and academic improvement.⁶

In 1877 Tenney began construction of the first building on the campus, now known as Cutler Hall. Tenney's successor, William Frederick Slocum, president from 1888 to 1917, brought "the golden years" to the college. During this time, the school became financially solvent with a stable enrollment while gaining national recognition as one of the important liberal arts colleges in the United States. Among the notable faculty members were Professor Frank H. Lound who founded the Colorado Meteorological Association in 1889, the beginning of the first systematic study of meteorology in the Rocky Mountain region. This organization placed weather stations, manned by students, across Colorado and located Colorado Springs' first weather bureau on the third floor of Hageman Hall. Professor Florian Cajori was an internationally recognized mathematician who organized the Colorado College Scientific Society in 1895. Cajori was among the first U.S. scientists to successfully conduct x-ray experiments. In the 1920s, Gerald B. Webb, a faculty member, made significant discoveries in the treatment of tuberculosis through his experiments in the basement laboratories in Palmer Hall.⁷

The location of the school, in the north-central section of town, influenced the growth of that area. The prestige of the college and the high architectural quality of its buildings affected the development of the surrounding residential neighborhood in the 1880s with the construction of equally fine homes.⁸

Selected for nomination are two of the most outstanding historic buildings on campus-- both in terms of their history and architecture. It is hoped that other eligible buildings on campus will in time be added to the theme nomination.

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

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received _____
date entered _____

Continuation sheet The Colorado College
(Theme Resource)

Item number 8

Page 3

¹Deborah Edge Abele, "Downtown Intensive Survey: Final Report", n.d., p.6.

²Dr. Gresham Riley, "The Colorado College—An Informal History", an address delivered to the meeting of the Newcomen Society in North America, Colorado Springs, 1982, p. 10.

³Abele, pp. 7, 8.

⁴Abele, p. 14.

⁵Riley, p. 5.

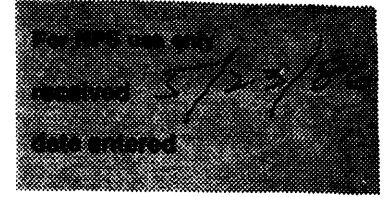
⁶Riley, p.5.

⁷Riley, pp. 13, 14.

⁸Barbara L. Neilon, Curator, Special Collections, Colorado College Library, research for National Register nomination.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Colorado College TR
State El Paso County, CO

Comm William B. Bushy 7/3/80

Nomination/Type of Review

Date/Signature

1. Cutler Hall

Substantive Review *for* Keeper

William B. Bushy 7/3/80

Attest

2. Palmer Hall

Entered in the
National Register

for Keeper

Jaydon McChesney 7/3/80

Attest

3. Montgomery Hall, Colorado College

Entered in the
National Register

Keeper

9/13/80

Attest

4.

Keeper

Attest

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Colorado College TR
El Paso County
COLORADO

Substantive Review

MAY 23 1986

Working No. _____
Fed. Reg. Date: 2/3/87
Date Due: 6/19/86 - 7/2/86
Action: ACCEPT 7/3/86
 RETURN _____
 REJECT _____

COVER

- resubmission
- nomination by person or local government
- owner objection
- appeal

Federal Agency: _____

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Significant for educational importance to Colorado Springs and for architectural importance to the city as some of its finest institutional architecture designed by nationally and locally prominent firms

Recom./Criteria Accept A, C
Reviewer Bushong
Discipline History
Date 7/3/86
____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed |

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

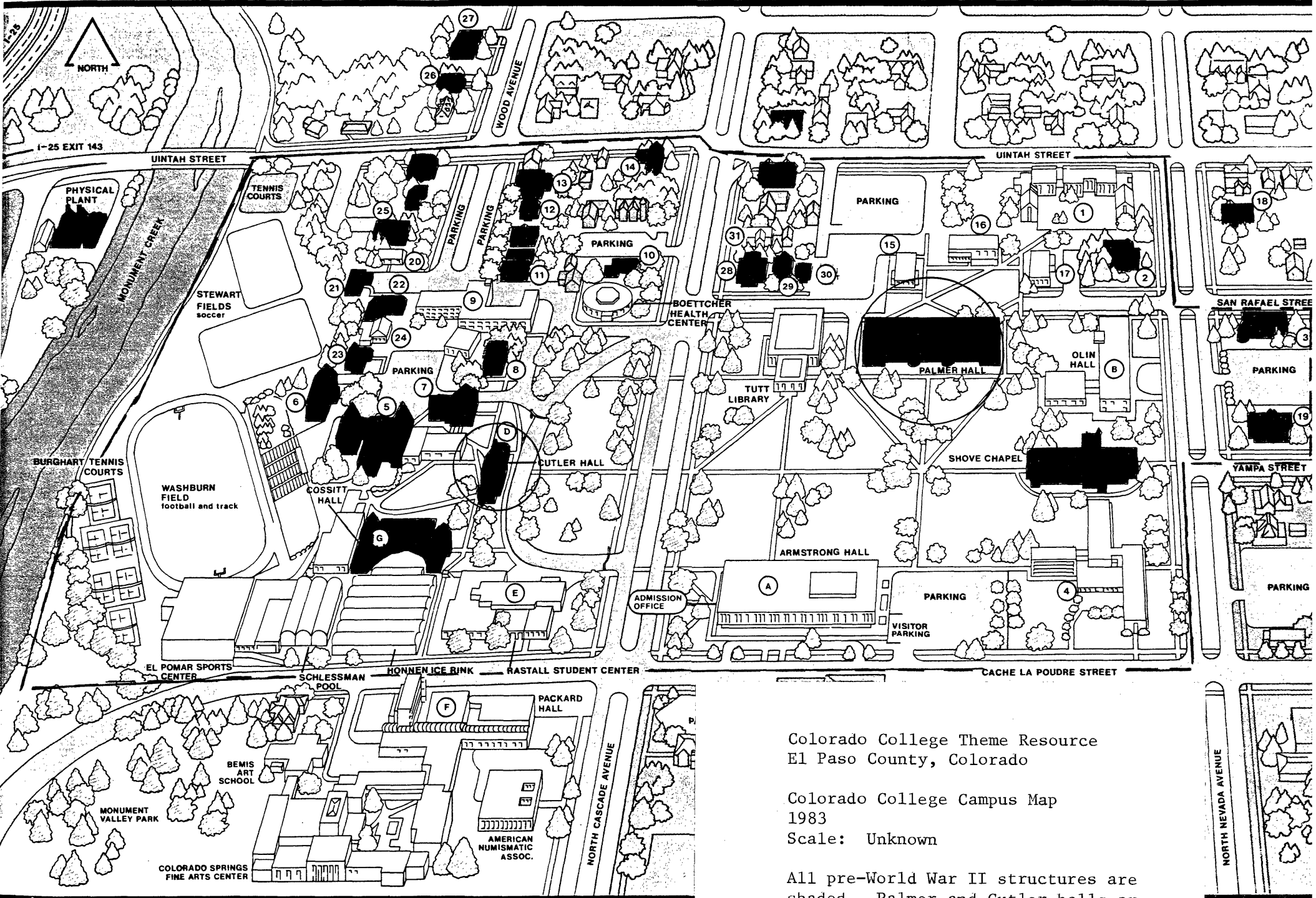
13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

COLORADO COLLEGE CAMPUS

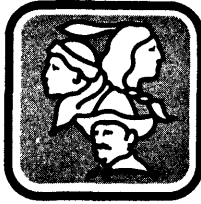


Colorado College Theme Resource
El Paso County, Colorado

Colorado College Campus Map
1983

Scale: Unknown

All pre-World War II structures are shaded. Palmer and Cutler halls are circled.



COLORADO
HISTORICAL
SOCIETY

May 12, 1986

Carol D. Shull
Chief of Registration
National Register of Historic Places
National Park Service
Interagency Resources Division
1100 L Street, Room 6209
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

Enclosed for you evaluation are the following National Register forms, approved by our State Review Board April 4, 1986, for listing in the National Register:

✓ Colorado College Theme Resource, El Paso County, Colorado

Haxtun City Hall, Phillips County, Colorado

San Rafael Historic District, Denver County, Colorado

Starr Manor, Garfield County, Colorado

With regard to the Colorado College Theme Resource, I would like to emphasize that the two buildings presented are the only two buildings on campus that the owner requested be nominated. There was not the funding nor the interest by the owner to have all the eligible buildings completely surveyed and nominated at this time. There are other sites which our office hope will be nominated in the future. However the two buildings presented within the theme resource are clearly individually eligible and are among the most significant properties on campus.

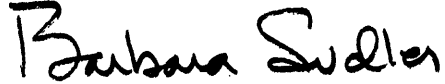
We are requesting a substantive review of the Haxtun City Hall. It is a building which has great merit within the local context of the community. It is by far the most significant in Haxtun in terms of architecture and history. However, there has been one modification that concerns us: temporary infill placed in the transoms. We would like to emphasize that the infill panels are temporary. It is evident from the interior, where the transoms are visible, that the upper lights have not been damaged. We are unsure of the Register's view of such an

MAY 22 1986

Carol D. Shull
May 12, 1986
Page Two

alteration; therefore we would appreciate your comments if the action affects eligibility.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Sudler". The signature is written in dark ink and is positioned above the typed name.

Barbara Sudler
State Historic Preservation Officer

BS/GM:ss

Enclosures

COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATION



CITY OF COLORADO SPRINGS

March 24, 1986

Ms. Barbara Sudler
State Historic Preservation Officer
Colorado Historical Society
1300 Broadway
Denver, Colorado 80203

MAR 27

Dear Ms. Sudler:

This letter is in response to your notice to the Planning Director of Colorado Springs that three structures in the City are scheduled for a public hearing before the Colorado Historic Preservation Review Board for nomination to the National Register of Historic Places. The three structures, Colorado Springs Fine Arts Center (5EP622), Colorado College Palmer Hall (5EP611.5) and Colorado College Cutler Hall (5EP611.1) all occupy a significant position in the cultural history of Colorado Springs.

Cutler Hall was the first building erected on the original campus and was initially named Palmer Hall. The 1882 north and south additions resulted from a gift by the City's founder-- General Palmer -- which complimented its Victorian Gothic architectural style. The current Palmer Hall is an example of Richardsonian Romanesque, designed in 1901 and constructed in 1904, and acknowledged as one of the finest examples of this style in Colorado Springs. Deliberately sited to block the extension of North Tejon Street and accompanying streetcar line, it represents the College's influence on the evolution of the City's urban form. The Fine Arts Center is a uniquely designed structure, well sited with regard to Monument Valley Park and vistas of the Front Range mountains. Its construction, initiated and financed by Mrs. Alice Bemis Taylor during the Great Depression, represents the cultural and philanthropic influences which have characterized the development of Colorado Springs.

The buildings contribute to the richness of the urban fabric of Colorado Springs. It is hoped the Colorado Historic Preservation Review Board will find them worthy of listing on the National Register of Historic Places. A copy of the nominations for the structures is requested for our records.

Sincerely yours,

James D. Ringe, Director
Community Development Department

JDR/cg

CITY ADMINISTRATION BUILDING, SUITE 301 / 30 SO. NEVADA AVE. / PHONE 303-578-6910
MAILING ADDRESS: POST OFFICE BOX 1575 / COLORADO SPRINGS, COLORADO 80901

LIBRARY
UNIVERSITY OF COLORADO AT COLORADO SPRINGS
AUSTIN BLUFFS PARKWAY
P.O. BOX 7150
COLORADO SPRINGS, COLORADO 80933-7150

REFERENCE

January 2, 1985

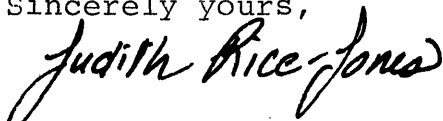
Barbara Sudler
State Historic Preservation Officer
Office of Archaeology and Historic Preservation
Colorado State Historical Society
1300 Broadway
Denver, CO 80203

Dear Ms. Sudler:

The City of Colorado Springs Historic Resources Advisory Board has voted unanimously to support Colorado College's nomination of Cutler Hall and Palmer Hall to the National Register of Historic Places. Over the past two years the Board has reviewed the work of the historic preservation consultants who surveyed the downtown area of our city including the campus of Colorado College. We all concurred with the consultants who felt that the majority of the buildings on the Colorado College campus were eligible for the National Register.

We are particularly pleased that the nomination for these two buildings is going forward in conjunction with the 150th anniversary of the birth of General Palmer.

Sincerely yours,



Judith Rice-Jones
Chair, Historic Resources Advisory Board

JRJ:ms

xc: Barbara Neilon, Tutt Library
Gresham Riley, Colorado College
Tim Scanlon, Planning Dept.

THE COLORADO COLLEGE

COLORADO SPRINGS, COLORADO 80903

January 15, 1986

Ms. Gloria Mills
National Register Program Coordinator
Colorado Historical Society
Colorado State Museum
1300 Broadway
Denver, CO 80203

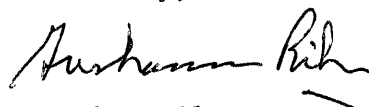
Dear Ms. Mills:

As President of Colorado College I am writing for the purpose of conveying "owner consent" in connection with the nomination of Cutler Hall and Palmer Hall to the National Register of Historic Places. These two buildings are important facilities on our campus, and they have served us well during most of the life of Colorado College. As you may know the College was founded in 1874.

I endorse with enthusiasm the nomination of these two buildings, and I trust that they will be added to the National Register of Historic Places.

Thank you for your consideration and your assistance.

Sincerely,



Gresham Riley
President

GR: lmd

JAN 18