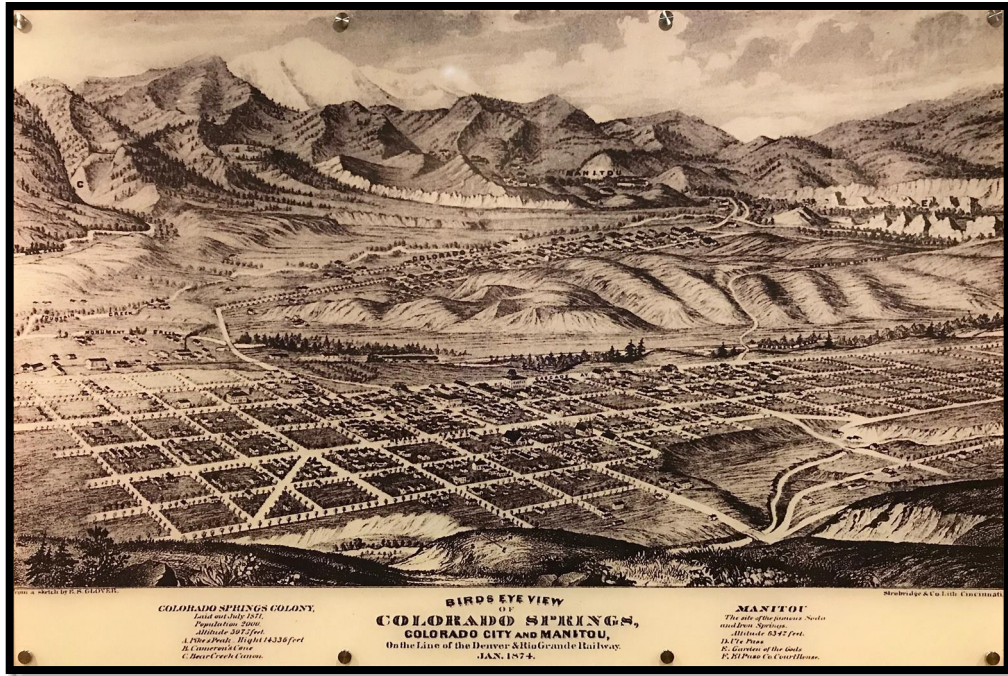


# Colorado Springs, Colorado

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## HISTORIC RESOURCES SURVEY AND CONTEXT PLAN

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prepared for  
**City of Colorado Springs**  
**Planning and Development Department**

completed by



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**TATANKA HISTORICAL  
ASSOCIATES INC.**

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HISTORIC DOCUMENTATION AND ANALYSIS  
PRESERVATION CONSULTING SERVICES

SECOND DRAFT – 18 July 2025  
SHF Grant #23-M1--011



# Tatanka Historical Associates Inc.



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18 July 2025

William Gray, Senior Planner  
City of Colorado Springs  
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Project: City of Colorado Springs  
Historic Resources Survey and Context Plan

Dear Mr. Gray,

Tatanka Historical Associates Inc. has completed various tasks associated with the preparation of a historic resources survey and context plan for the City of Colorado Springs. Work involved extensive field reconnaissance, review of past survey reports and site forms, and multiple meetings with city staff, the Historic Preservation Board, and preservation advocates from throughout the community. Information was gathered about the city's existing historic resources along with its survey activities and accomplishments since preservation efforts started there around fifty years ago. This served as the basis for analysis, presented in this report, of how the community might proceed in the coming years.

This report is intended to comply with the scope of work detailed in my consulting services proposal, together with the project goals and requirements that appear in the City of Colorado Springs' Service Contract and the Colorado State Historical Fund grant contract. ***This is the second draft of the survey and context plan, which has been revised based upon comments received from the State Historical Fund and local preservation advocates.*** The final draft, to be completed and approved in the coming weeks, is expected to be a practical, living document that will continue to be refined as Colorado Springs implements various program changes as they relate to survey and context work in the city.

Sincerely,

A handwritten signature in blue ink that reads "R. D. Sladek".

Ron D. Sladek  
President

# **ACKNOWLEDGEMENTS**

Ron Sladek of Tatanka Historical Associates Inc. prepared this report under contract with the City of Colorado Springs. However, the project also involved the participation of many residents of the community and was funded by two government agencies. City planning staff, members of the Historic Preservation Board, and a gathering of neighborhood preservation advocates and history, architecture and preservation professionals provided information, guidance and comments during the project. All expressed enthusiasm for preserving the city's remarkable history and historic built environment. Their thoughtful comments helped shape the discussion and analysis presented in this document. The author thanks the following individuals for their participation in this effort.

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# **Introduction to the Project**

**Origins of this Study:** In 2016, the City of Colorado Springs launched an effort to update its existing Historic Preservation Plan, which was produced years earlier in 1993. The goal of the project was the development of a new plan that would study the existing preservation program, provide recommendations for improvements, and guide its activities for years to come. The impetus for the study included the age of the plan combined with the accelerating pace of change in the city that was transforming the built environment. Impacts upon historic resources were becoming increasingly apparent, historic neighborhoods were experiencing redevelopment pressures, and the City of Colorado Springs needed a new guidebook for how to accommodate change while protecting its historic character in a positive and sustainable manner.

Municipal funds were allocated for the project, supported by a grant secured in 2017 from the Colorado State Historical Fund. A request for proposals was released by the City of Colorado Springs and in late 2017 a team of preservation consulting professionals led by Stan Clauson Associates of Aspen was engaged to complete the project. Work on the updated Historic Preservation Plan was completed and approved by city council in December 2019. Among the various topics covered in the document, the City of Colorado Springs was provided with some discussion of its history of conducting historic resource surveys. The new Historic Preservation Plan recommended that the City of Colorado Springs develop a survey plan in the near term to guide future efforts.

In early 2023, the City of Colorado Springs' Historic Preservation Board determined that it was time to launch a survey plan process. Municipal funds were allocated for a cash match and a grant application submitted to the Colorado State Historical Fund to cover the remaining costs of the project. The grant was awarded (2023-M1-011) and a contract signed in May 2023. In August 2023, the City of Colorado Springs issued a Request for Proposals (RFP), seeking to hire a preservation consultant. Proposals were accepted in October and two months later Tatanka Historical Associates Inc. was informed that it was selected for the work. A contract was drafted and notification to proceed was provided at the end of December. Work on the project commenced in January 2024 and has continued to the present time.

This report identifies various geographic areas and themes for future survey in Colorado Springs. It also provides discussion about prioritization and presents methodologies that might be implemented to improve the city's survey program. Planning staff, the Historic Preservation Board, and neighborhood and community-wide preservation advocates will have to determine what will work best as conditions change and preservation concerns arise in the coming years.

While many conclusions are drawn in this plan, they are not intended to be placed on a shelf and forgotten. Instead, this study should be treated as a living document, a practical guidebook that will be referred to and refined in the coming years as the City of Colorado Springs takes its preservation program in new directions. Although the program will evolve, quality surveys will continue to serve as its fundamental knowledge base as they have since the 1970s.

**Objectives and Methodology:** The City of Colorado Springs defined several objectives in the RFP for this project, and these informed its scope of work. Rather than an actual survey of historic resources, this effort was intended to consist of a study of the community's past and present survey program along with recommendations for how to proceed in the coming years. This would require a review of what has already been accomplished, analysis of where the City of Colorado Springs is today in addressing of the range of historic resources there, and the presentation of thoughts about what efforts and priorities and approaches might guide survey work in the future. The area of study involved the entire city within its municipal boundaries.

In its RFP, the City of Colorado Springs detailed several tasks that were expected to take place during the project. These became the basis of a scope of work:

- Conduct thorough search of local and state sources to gather information on past survey efforts and designated properties, including OAHF file search
- Review and evaluate existing survey data
- Conduct public meetings to gather input from local stakeholders
- Conduct a limited reconnaissance survey to identify historic property types within project area
- Research and document the historic contexts associated with resources within the survey area
- Analyze gathered information and prepare prioritized recommendations for future survey
- Prepare survey plan document
- Conduct public meetings to present findings and next steps

To accomplish these goals, the first task was to collect and review essential elements of the numerous survey projects that have been completed within the city limits since the 1970s. This involved reading the survey reports and looking at a representative sampling of site forms from each project. These are discussed in detail below. The studies offer a view of what has been accomplished in Colorado Springs so far with historic resource surveys, along with the scope and quality of those efforts. They also provide the basis for understanding where and how the community might focus its survey work in the coming years.

The second part of the project involved field reconnaissance whose objective was to visit a variety of historic areas, neighborhoods and resource types. Due to time and budget constraints, along with the complexity of working in a city the size of Colorado Springs, it was not practical to visit every historic resource. Despite the challenge, many were visited and photographed. Neighborhood preservation advocates were also enlisted to help with this process. They did so by providing photographs of representative residential buildings in their neighborhoods, by sending information about the historic character of those places, and in some case by providing tours or additional support. Reconnaissance highlighted resources that are stable along with others that might be threatened and in urgent need of documentation. It also helped to define areas and types of resources that have not been surveyed or might benefit from resurvey.



Finally, several meetings with stakeholders, community preservation advocates, and area experts were held throughout the project to solicit their assistance and gather comments. These included city planning staff, the Historic Preservation Board (HPB), leaders and members of the Historic Preservation Alliance of Colorado Springs (HPA) and Historic Neighborhoods Partnership (HNP), the director of the Colorado Springs Pioneers Museum, and a remarkably knowledgeable and dedicated group of historic neighborhood advocates. The entire project was completed in coordination and consultation with senior city planner William Gray. Together, these efforts resulted in the development of this survey plan.

## **Understanding Surveys and Contexts**

**What is a Historic Resource Survey?** According to the National Park Service, a historic resource survey is the “process of identifying and gathering data on a community's historic resources. It includes *field survey*, the physical search for and recording of historic resources on the ground, but it also includes *planning* and *background research* before field survey begins, *organization and presentation of survey data* as the survey proceeds, and the development of *inventories*. Survey can be conducted at a variety of scales, producing different kinds of survey data applicable to different needs.” (*Guidelines for Local Surveys: A Basis for Preservation Planning*, National Register Bulletin 24, 1977, revised 1985)

History Colorado provides a more succinct definition: “A cultural resource survey is the collection and analysis of information concerning the physical remains that represent our past. The information characterizes both the resources and their location and becomes the basis for evaluation, planning, and management.” (*Colorado Cultural Resource Survey Manual*, Colorado Historical Society, Office of Archaeology and Historic Preservation, Revised 2007)

Historical resources refer to a broad range of properties, including archaeological sites along with historic sites, buildings, structures, objects, districts and landscapes. The definitions above provide broad statements about surveys and their uses. However, as with most things the actual work of completing a survey and utilizing its results is much more nuanced and complex.

Since the first survey projects were launched in the 1970s in Colorado Springs and across the United States, preservation advocates and professionals have commonly approached the documentation of historic resources through geographic parameters. For example, many surveys focused upon a rural valley, downtown commercial district, residential neighborhood, college campus, mining camp, or a particular arterial street. Another less-frequently used but important approach has been to conduct thematic surveys that, for example, document all of the historic public schools in a city, post offices in a county, cemeteries in a region, or rail lines and features associated with a particular railroad.

The possibilities for survey are virtually limitless, not only because there are numerous geographic areas that can be defined and documented, but also because a large number of options for thematic surveys are available. While the standard for survey is to document resources that are over fifty years old, more recent resources are included in communities that use a thirty- or forty-year threshold. As each day passes, additional properties reach the threshold mark, resulting in a never-ending number of resources that require attention.

Another consideration is that historic resources documentation ages and becomes increasingly less reliable as the years progress. This is in part due to the improvement of documentation quality that has occurred over the years through professionalization of the field and the increasing availability of digitized archival sources. In addition, the historic resources and our perspectives about them change over time, eventually underscoring the need to engage in resurvey and updated analysis.

No matter how a survey is defined, they are all completed in much the same way: by conducting field documentation through the collection of photographs and notes, pursuing archival research, preparing a site form for each resource in the case of intensive-level surveys, and writing a project report that presents and analyzes the results. Because there are essentially two different levels at which any survey can be completed, project managers must determine ahead of time which of these will provide the desired results and fit within budgetary and time constraints.

The lighter, less expensive level of documentation is known as a reconnaissance survey. This involves the collection of a limited amount of information about each historic resource, just enough to determine what is on the property and to allow for basic decision-making to take place. Or it could involve reconnaissance of numerous resources, for example on a neighborhood or citywide level, to draw broad conclusions and shape future work. A deeper degree of documentation is completed through an intensive-level survey that delves more substantially into the field documentation, archival research, and analysis of individual resources. While this may be preferable in terms of the resulting depth of information, intensive-level survey is more costly and time consuming.

For these reasons, reconnaissance surveys are often used to capture larger numbers of properties or during planning for smaller intensive-level efforts. Intensive surveys are often employed when more substantial information is needed, a larger budget is available, or to focus upon specific properties identified and highlighted by reconnaissance survey.

**What is a Historic Context?** Historic contexts are carefully researched and written studies of topics in history, produced with the goal of providing in-depth background information that will support survey work and assist resource managers with analysis and decision-making. Each context covers a particular subject of historical interest, providing the reader with an understanding of how that topic fits into the broad stream of national, state and local history, along with interrelated subjects and subsequent events. A context can provide much information about a historical topic and be of no further practical use other than as a resource to other historians. However, in the field of historic preservation a context is most useful when it is related to our understanding of built resources, the time in which they emerged and served their intended purpose, and the impacts and interactions of those resources upon their sites and surroundings.

For example, the topic of Italian immigration to Colorado in the early twentieth century can be approached from a variety of perspectives. But when it is applied to the neighborhoods where the immigrants settled and the impact they had upon the built environment, the subject becomes more useful as a context for historic preservation. The context study provides an understanding of why a neighborhood developed the way it did, how particular commercial enterprises and community organizations emerged and occupied certain buildings, why a mine or industry depended upon a certain labor pool, and how a cemetery came to be filled with ethnic names.



The same contextual approach can provide useful information about a ski resort. In this case it would address why and when skiing developed in that place, how the ski mountain emerged and imposed a designed landscape upon the natural environment, what forces supported its development and growth, and how its presence impacted the surrounding lands and community. This is not just history, but history as it relates to historic places. It is also history that can guide and support the analysis that is involved in documenting historic resources.

According to History Colorado's *Cultural Resource Survey Manual*, which serves as the guidebook for conducting survey projects in the state, a context is defined as the following:

"The significance of a resource can be defined and explained through evaluation within its prehistoric or historic context. Nothing in history occurs in a vacuum. Everything is a part of larger trends or patterns. Prehistoric or historic contexts define those patterns, themes, or trends by which a specific event, property, or site is understood and its meaning made clear.

The purpose of identifying themes and contexts is to define and characterize the important background of a community or region. The survey process identifies buildings, structures, sites, objects, and districts associated with the contexts. Themes are defined as the broad patterns of history or prehistory. The terms *context* and *theme* are often used interchangeably, but context is composed of three factors: a theme, a place, and a time. A theme might be *railroad transportation* while a context might be *railroad transportation in the Pueblo area from 1870 through 1940.*"

What this tells us is that historic contexts are essential to understanding the significance of properties that are documented through the survey process. They provide the framework for determining historical and architectural significance and landmark eligibility. Without a clear sense of context, a historic resource cannot be reasonably evaluated to determine why it exists, how it got there, who was associated with it, what stream of history it relates to, what architectural associations are present, and ultimately, whether it might be worth preserving.

## The Historic Preservation Environment

**The National Historic Preservation Environment:** Throughout the 19th century and into the early 20th, the documentation of historic resources in the United States focused almost entirely upon a small but growing number of properties that were associated with the rich and famous or were hailed for their association with important events in the nation's history. Individuals and groups often sought to document and protect these places because of their patriotic value. Between the mid-1800s and early 1900s, George Washington's estate at Mount Vernon, the sites of famous Revolutionary and Civil War battles, Paul Revere's House in Boston's North End, Colonial Williamsburg, and Philadelphia's Independence Hall and Betsy Ross House were among the earliest to be studied and preserved.

Decades passed before preservation regulations, guidelines, organizations and the use of historic resource surveys and landmark nominations as we know them today began to emerge. In 1906, Congress passed the Antiquities Act, which was signed into law by President Theodore Roosevelt. Although its purpose was primarily to bring a halt to the looting of archaeological sites in the American Southwest by giving presidents the authority to establish national

monuments, this was the first piece of federal legislation that addressed the protection of the nation's archaeological, historical and natural heritage. Despite the many successes that have flowed from this legislation ever since, it focused upon sites of national importance.

Several factors came into play during the late 1800s and early 1900s that began to shape attitudes about the documentation and preservation of historic sites of local importance, resources associated with the working and middle classes, and sites associated with communities beyond the dominant northern and central European-based culture. One of these factors was the extent and character of immigration taking place during this era, which altered the nation's demographics and broadened its ethnic diversity. The rise of labor unions raised the profile of working people in the nation's consciousness. Economic changes and migration patterns within the country also led to a shifting of populations from the countryside to the growing urban centers, from the east to the west, and from the south to the north. Preservation on the local level began to take shape as the nation moved from its long period of founding, early growth, Civil War, westward expansion and industrialization into the modern age of technology.

One of the greatest agents of change was the automobile, which came into widespread use during the 1910s and 1920s. As the automobile began to impact the rural and urban landscapes of America, the nation started to experience an increase in the demolition of older buildings and sites to make way for gasoline stations, repair shops, parking spaces and garages, improved roads and highways, and a host of related features. At the same time, the increased mobility offered by automobiles provided Americans with the opportunity to travel farther from home and visit communities that weren't necessarily located along rail routes. In response to this sudden transformation, communities across the nation became increasingly concerned about the loss of local and regional culture, including their historic resources.

Among the first to organize in response to this threat was the Society for the Preservation of New England Antiquities, which was founded in 1910 and is now known as Historic New England. Following in its footsteps were a host of local and regional historical societies and organizations devoted to the preservation of history and historic sites. One example was a local women's group that worked successfully to protect the old city of Charleston, South Carolina. The preservation movement, which began to be known by that broad term in the 1920s, gained momentum when Congress passed the Historic Sites Act of 1935. This legislation placed the preservation and administration of important resources acquired by the federal government with the National Park Service and created the first federal office staffed with historians, architects and archaeologists dedicated to their protection and administration.

Following World War II, the preservation movement took an important step forward with the establishment in 1949 of the non-profit National Trust for Historic Preservation. According to its mission statement, the organization was founded to offer "leadership, education and advocacy to save America's diverse historic places and revitalize our communities." The National Trust was well suited to address the substantial changes that were about to impact the nation in the postwar era of explosive growth. Since its founding, the organization has supported the efforts of communities across the country to preserve their built heritage. A field office was established in Denver to advocate for the preservation of historic resources in the Rocky Mountain region.

Despite these successes, it was not until the mid-1960s that the preservation movement began to more fully integrate itself into state and local planning. This was sparked by the damaging implementation of urban renewal projects across the country that were resulting in the loss of thousands of historic buildings and other resources as cities sought to deal with urban blight and create space for parking lots and highways. Suburban sprawl was also chipping away at rural landscapes and historic resources. A seemingly unstoppable process of demolition and expansion made the front pages of newspapers across the nation, hastening the need for the documentation and preservation of those places that mattered to local communities.

Following the 1964 demolition of Pennsylvania Station in New York City, preservation advocates throughout the country were galvanized to become more creative and forceful in their efforts to save important historic resources. In 1965, the City of New York established its Landmarks Preservation Commission with the goal of preventing extensive loss of the city's architectural heritage. As the first such commission in the nation, it served as an inspiration for other communities to integrate preservation into their planning and regulation processes.

The loss of Penn Station in New York gave Congress the will to pass the National Historic Preservation Act (NHPA) in 1966. In addition to reaffirming the government's role in protecting federally-owned sites of national interest, this major piece of legislation established a framework for a preservation system that would extend across the country. With the passage of NHPA, Congress created the National Register of Historic Places, Secretary of the Interior's Standards, Advisory Council on Historic Preservation, and provided support for the National Trust for Historic Preservation. It also placed the National Park Service in a leading role in promoting and providing guidance for the survey and documentation of historic resources by local communities. Finally, NHPA required the establishment of a State Historic Preservation Office (SHPO) in each state to provide support for local and statewide efforts.

Under NHPA, whenever a federal agency either funds, licenses or permits any activity with the potential to impact historical or archaeological resources, the agency is required to consult with the appropriate SHPO. This process is known as Section 106 review, referring to the NHPA language that requires consultation to take place. The goal of this process is to ensure that federal agencies consider the potential for negative impacts to important historical and archaeological sites through survey, determination of landmark eligibility, and an assessment of potential effects. Section 106 involves the full array of federal agencies and a seemingly endless variety of resource types. Local government agencies along with historical organizations, business enterprises and even individuals can become parties of interest to Section 106 studies, providing them with the opportunity to review and comment on the analysis that is produced.

During the 1960s and 1970s, social and cultural historians began to explore the history of common people and the various groups that make up American society. Different from the earlier emphasis upon the rich, famous and patriotic, the country developed a keen interest in the lives and experiences of average people and underrepresented groups such as women, immigrants, factory and mine workers, farmers and ranchers, African Americans, Mexican Americans, Native Americans and a host of others. This resulted in a heightened appreciation for the numerous places that had been overlooked before but related to the broad experience of America's masses.

Preservation professionals and advocates began to recognize that what was also worth surveying and potentially saving were the many historically significant houses, stores, public facilities, entertainment venues, roadside attractions, industrial plants, neighborhoods, mining towns, agricultural districts and downtown commercial centers that constituted the familiar world in which most Americans had conducted their lives. These developments ushered the preservation movement to maturity and into far more diverse contact with the built environment than it had been in previous decades. In response to the changes brought about by rapid population growth and automobile culture, the grassroots preservation movement emerged in communities across the country and citizens began to organize and demand that their local government agencies take preservation values into account.

Historic preservation gained a considerable degree of popular support as the nation approached its 1976 bicentennial, which highlighted not only national history but also the history and built environment of local communities. That same year, the federal government amended the tax code to allow for credits for private sector investment in the preservation of historic sites. Since then, federal preservation tax credits have resulted in the creation of more than 2.4 million jobs, the leveraging of \$132 billion in private investments, and the use of \$25 billion in credits that have generated \$30 billion in federal tax revenue. The program has also resulted in the preservation of more than 42,000 historic properties nationwide. (Source: National Trust for Historic Preservation, 2018)

In 1980, NHPA was amended to increase local participation in preservation by creating a system for the establishment of Certified Local Governments (CLGs). CLGs are the result of a partnership between local, state and federal agencies that assists communities in their efforts to save important historic resources. The program is administered by the National Park Service in conjunction with the SHPOs. Local communities become CLGs by fulfilling state and federal requirements that they demonstrate commitment to the establishment of a formal preservation program. These requirements include the adoption of a preservation ordinance, establishment of a preservation commission, pursuance of survey work, and facilitation of public participation. Once certified, the community becomes eligible for federal and state benefits including project grants and technical assistance.

**The Colorado Historic Preservation Environment:** Prior to the mid-1960s, historic preservation in Colorado was scattered and based upon local efforts to save prominent historical and archaeological resources. Most of these places were well known and either still in use or important enough to galvanize support. These included sites such as Mesa Verde, Bent's Old Fort, Hovenweep National Monument, the State Capitol in Denver, the Central City Opera House, and the Denver City & County Building.

During the 1950s and 1960s, the Denver Urban Renewal Authority was promoting the wholesale demolition of numerous historic downtown buildings that had fallen into disrepair. When Larimer Square was threatened, a group of investors led by Dana Crawford began purchasing buildings and restoring them for new uses, setting an example for how preservation could save many of the state's threatened historic urban resources. Historic Denver, a member-driven non-profit organization, was established in 1970 to save the Molly Brown House and promote the preservation of historic places throughout the city. In 1973-74, Larimer Square was designated Denver's first National Register and local landmark district. Similar efforts began to take place



in other Colorado cities, typically in response to population growth, increased redevelopment pressures, and the threatened demolition of individual buildings.

Following passage of the National Historic Preservation Act in 1966, the State of Colorado established the Office of Archaeology and Historic Preservation (OAHP), which houses the State Historic Preservation Office. Over the past six decades, the OAHP has assisted communities with their survey efforts and property owners with their work to nominate important buildings, structures and sites for listing in the National Register of Historic Places and Colorado State Register of Historic Properties. It also provides Section 106 review of federal projects. The Colorado State Historic Preservation Review Board, whose members are appointed by the governor, is managed by OAHP staff and meets three times each year to discuss and vote upon all State and National Register nominations.

In 1975, the Colorado legislature passed a statute (Title 24, Article 80.1) establishing the State Register of Historic Properties. This created a state-level process for the designation of important historic buildings, structures, sites and objects. Subsequent legislation added a component similar to Section 106, requiring that state agencies consult with the SHPO when their activities have the potential to negatively impact significant historic resources that are landmarked or eligible for the State Register of Historic Properties. The process involves the identification and evaluation of the landmark eligibility of cultural resources, determining the potential effects of the proposed work on those properties found to be eligible, and finding alternatives that would avoid, minimize or mitigate the effects of such work.

With federal and state legislation in place to support the development of a broad historic preservation program in Colorado, the survey and designation of historic resources began in earnest in the 1970s and continues to the present time. Much of the early survey work was spurred by the national bicentennial and Colorado centennial, both of which occurred the same year. Surveys started to be completed across the state in communities large and small, and both rural and urban. Often initiated by neighborhood advocates and local governments, these projects typically focused upon the documentation of early commercial and residential districts, individual properties recognized for their high architectural style or association with important events, and for their relation to prominent owners and architects.

In many cases, early Colorado surveys were completed by volunteers, planners, architects, and local preservation advocates, resulting in documentation that was useful but often limited in scope. As professional historians working as consultants became involved in the process, the quality of documentation rose dramatically through the 1990s and into the 2000s. The OAHP also standardized the forms used for documentation and prepared a guidebook for surveys. Today the expectation for survey work is that it be pursued in line with professional standards, and most surveys in the state are completed by consultants or by students and instructors associated with university graduate degree programs.

Although the legislation approving establishment of the State Register of Historic Properties was passed in 1975, it wasn't until 1991 that the first properties were designated. Since that time, more than 1,700 sites, buildings and structures have been listed in the State Register. In addition, all properties listed in the National Register are also automatically added to the State Register. Listing is honorary only and imposes no restrictions upon the properties.

In 1990, the State Historical Fund (SHF) was established through an amendment to the state constitution that legalized limited gaming in the historic mining towns of Cripple Creek, Central City and Black Hawk. Through this legislation, a substantial portion of the gaming tax revenues from the casinos would be allocated to historic preservation needs across the state. Guidelines for the program were developed and since the early 1990s, the SHF has accepted applications twice each year. Grants awarded have supported projects large and small. Some preservation efforts have received multiple grants over a period of years. Many of these grants have supported survey projects across the state, including surveys in Colorado Springs.

The State of Colorado has also administered a preservation tax credit program since 1990 that is similar to the federal program. Widely used as an incentive for preservation, the program was enhanced in 2014 with passage of the Colorado Job Creation and Main Street Revitalization Act. The Act was reauthorized in 2018 for another ten years, with its requirements and benefits separated into commercial and residential credits to make the program easier to understand and use. State tax credits have supported the completion of numerous commercial and residential preservation projects.

Another important element of the Colorado preservation program has involved the establishment of Certified Local Governments (CLGs). Since the 1970s, Colorado has received funding from the US Department of the Interior's Historic Preservation Fund (HPF), which assists with the costs of operating the state's SHPO. According to National Park Service guidelines, at least ten percent of the HPF funds provided to the State must be sub-granted to its CLGs. In Colorado, these are counties and municipalities that have been approved by the SHPO and National Park Service as eligible to participate in the national preservation program and are therefore eligible to receive CLG grants. As of 2018, Colorado has 123 local governments that have established preservation ordinances and programs. Of these, 61 have taken the next step to become Certified Local Governments. The City of Colorado Springs has been a CLG since 1994, when it adopted its preservation ordinance and established its Historic Preservation Board.

Non-profit organizations have also played an important role in Colorado's preservation matrix. Colorado Preservation Inc. (CPI) entered the field in 1984 as a member-supported organization operating on a statewide level. Its primary purpose is the promotion of preservation, providing education, advocacy, support and technical services to local communities, organizations and individuals. Since 1985, CPI has organized the annual Saving Places conference in Denver. The organization also administers the state's Endangered Places program, which it launched in 1997. On the county and local levels, many non-profit organizations have emerged since the 1970s. Countywide organizations include groups such as Historic Routt County and Historic Larimer County. On the local level are organizations such as Historic Denver, Historic Boulder and the Historic Preservation Alliance of Colorado Springs. Local non-profit organizations are also dedicated to the preservation of individual historic sites throughout the state.

Finally, the Colorado Legislature has passed bills that impact land use planning and regulation, placing substantial responsibility and control with local levels of government. This enabling legislation offers local control to be exercised at the discretion of the counties and municipalities rather than forcing it upon them. The Local Government Land Use Control and Conservation Enabling Act (Title 29, Article 20, Part 104) grants local governments the authority to plan for and regulate the use of land, including the preservation of areas of historical and archaeological

importance. In addition, HB 74-1041, passed in 1974 by the Colorado General Assembly, established what are known as 1041 powers that define the authority of state and local governments in making planning decisions. These powers allow local governments to identify, designate and regulate areas and activities of state interest through permitting, including areas containing, or having a significant impact upon, historical and archaeological resources of statewide importance.

**The Colorado Springs Historic Preservation Environment:** The first stirrings of historic preservation in Colorado Springs emerged during the post-WWII decades as citizens began to speak out in opposition to development and demolition projects that impacted important historic resources. Demolition of downtown's prominent Chief Theater in 1973 proved to be a watershed moment, sparking organizing by citizens as the negative impact of urban renewal projects and demolitions became abundantly apparent. Although more than a decade passed before the City of Colorado Springs adopted its historic preservation ordinance and launched its municipal preservation program, other preservation activities began to take place.

Ongoing losses of historic properties in Colorado Springs combined with rising nostalgia and celebration associated with the 1976 national bicentennial and Colorado's centennial. This atmosphere led to completion of the first preservation planning studies in the city. Colorado Springs' inner-city areas were addressed in 1973 through recommendations provided in the *Community Renewal Program Report*. That was followed by the *Comprehensive Plan Program*, a 1975 study that dealt with the entire city and highlighted infill projects over urban sprawl. The Old North End Neighborhood (ONEN) organization coalesced around protecting and celebrating the prominent neighborhood north of downtown. That led to survey of the area starting in 1979 and its designation to the National Register of Historic Places a few years later.

In the mid-1980s, the Historic Preservation Alliance of Colorado Springs was founded (<https://hpasprings.org>) to act as a grassroots nonprofit organization dedicated to preservation advocacy. The City of Colorado Springs adopted its first historic preservation ordinance in 1988, establishing a Historic Preservation Board, the use of historic preservation overlay districts as a form of local landmarking, and a formal process for review of permits intended to alter historic buildings within those districts. Certified Local Government status was achieved in 1994, allowing the City to apply for and make use of federal grant funds for preservation projects. In 2021, the Historic Neighborhoods Partnership (<http://www.hnpcos.org>) was launched. This group and the Historic Preservation Alliance continue to serve the community as nonprofit, citizen-led initiatives that provide advocacy, education and support services for historic preservation efforts across the city.

The City of Colorado Springs conducted its first historic resources survey in 1976 with a study of Old Colorado City. That was followed by a series of surveys that were completed over the following three decades before they came to a halt. Flowing from these studies, the community established historic overlay districts in places such as Old Colorado City, the Old North End, North Weber Street-Wahsatch Avenue and Boulder Crescent. In 2025, a successful effort established another local landmark district known as the Parkside Historic Overlay Preservation District. This underscores the community's ongoing emphasis upon preservation efforts, many of which have been driven by citizen initiatives.

Survey work in Colorado Springs has focused upon the collection of architectural descriptions, archival research into the histories of properties, and analysis of factors such as integrity, significance and landmark eligibility. Many individual properties have also been photographed. The quality of this work has varied from one project to another, but the goal has always been to gain a better understanding of each area under study along with the individual historic buildings that comprise each district or neighborhood. This is the fundamental purpose of survey work, to enhance the community's knowledge and focus its preservation efforts.

Five decades after Colorado Springs launched into preservation activity, local preservation advocates realize that the community's surveys need continued attention. While much has been accomplished, past survey work has covered a small percentage of the city's historic resources, focusing primarily upon the downtown commercial district and pre-World War II neighborhoods. Other neighborhoods and areas and thematic resources have yet to be addressed for the first time. Also, the results of surveys completed a few decades ago have aged and are becoming increasingly out of date, and the quality of the work varied from one project to another. How to go about that from a practical perspective, especially as the number of historic buildings increases each year, is one of the major challenges faced by the City of Colorado Springs. These conditions underscore the need for ongoing survey and resurvey.

Historic contexts have not been completed in Colorado Springs, other than as limited sections within a few survey and planning documents. In the coming years, the completion of dedicated context studies on various topics will add to the community's understanding of its rich heritage and associated built features. Ideas for contextual themes are presented later in this plan. Future contexts will also benefit greatly from the themes presented in Josh Harner's 2021 book titled *Profiting From the Peak: Landscape and Liberty in Colorado Springs*.

**Why Survey Remains Important in Colorado Springs:** Without the many surveys that have been completed in Colorado Springs between 1976 and 2010, the community would have an inadequate understanding of the historic built environment that is so important to its sense of place and quality of life. Put another way, the city's historic sites, districts and neighborhoods would be greatly diminished if surveys had not identified and highlighted what was important to celebrate and preserve.

During this project, the leadership of the Historic Preservation Alliance and Historic Neighborhoods Partnership reflected on the importance of surveys and survey planning in the city, providing short statements that are worth repeating here:

*"The underlying reason for undertaking a survey to identify a community's historic resources is the growing recognition, by citizens and governments at all levels, that such resources have value and should be retained as functional parts of modern life."*

*"A historic survey plan benefits the average citizen by helping preserve and protect the unique character and sense of place within a community. It ensures that historic resources are documented, evaluated, and potentially protected from destructive development, ultimately contributing to a more vibrant and historically rich community."*

They also provided the following list that reflects the values of survey work in more detail:

- **Encourages Civic Identity and Investment**  
People and businesses are more likely to invest in cities with a strong sense of place. A historic survey affirms a city's unique identity and fosters community pride and long-term commitment.
- **Supports Economic Growth**  
Historic properties can be valuable assets, contributing to local economies through tourism, property tax revenue, and the potential for economic incentives like historic rehabilitation tax credits.
- **Preserves Community Character**  
Historic surveys identify and document significant properties, helping to maintain the unique architectural styles, historical context, and cultural identity of a community.
- **Informs Planning Decisions**  
Survey data informs planning decisions, including comprehensive plans, and zoning regulations, ensuring that development considers the potential impact on historic resources.
- **Enhances Quality of Life**  
By preserving historic places, communities can create a sense of place, attract tourism, and foster a stronger connection to their past.
- **Provides Educational Opportunities**  
Historic districts and preservation efforts can serve as educational tools, allowing residents and visitors to learn about their history and cultural heritage.
- **Protecting Resources from Destruction**  
Surveys identify resources that may be at risk from development or neglect, allowing for proactive measures to be taken to protect them.
- **Ensuring Future Heritage**  
Historic surveys help to ensure that the valuable cultural and architectural heritage of a community is preserved for future generations.
- **Enables access to Tax Credits**  
Surveys provide the narrative justification for areas and individual resources to obtain national, state and local preservation designation. In doing so, the above benefits are achieved; and, in addition, citizens have access to historic preservation grants and tax credits, reducing the costs of maintaining, living and working in historic buildings.

Survey planning followed by survey work forms the fundamental process for identifying the resources, focusing the community on priorities and setting the stage for eventual documentation and designation at the National, State, and/or local levels. This work has benefitted Colorado Springs for five decades and will continue to do so for the foreseeable future.



# **History of Survey Projects in Colorado Springs, 1976-2010**

During the period from 1976 to 2010, at least seventeen surveys were completed in Colorado Springs, as shown in the table below. Many other individual properties, numbering in the hundreds, have been recorded across the city over the decades. The documentation that resulted from these efforts is primarily found in the History Colorado archives in Denver.

Sixteen survey projects have taken place in the city, most of them by and for the City of Colorado Springs. A small number were completed for other entities, including the Colorado Department of Transportation. Together they resulted in the documentation of hundreds of historic properties at the reconnaissance and intensive levels, providing a baseline of understanding and analysis that is still used today. Project reports, when they were produced, also provided excellent neighborhood histories and analysis of the city's historic building stock.

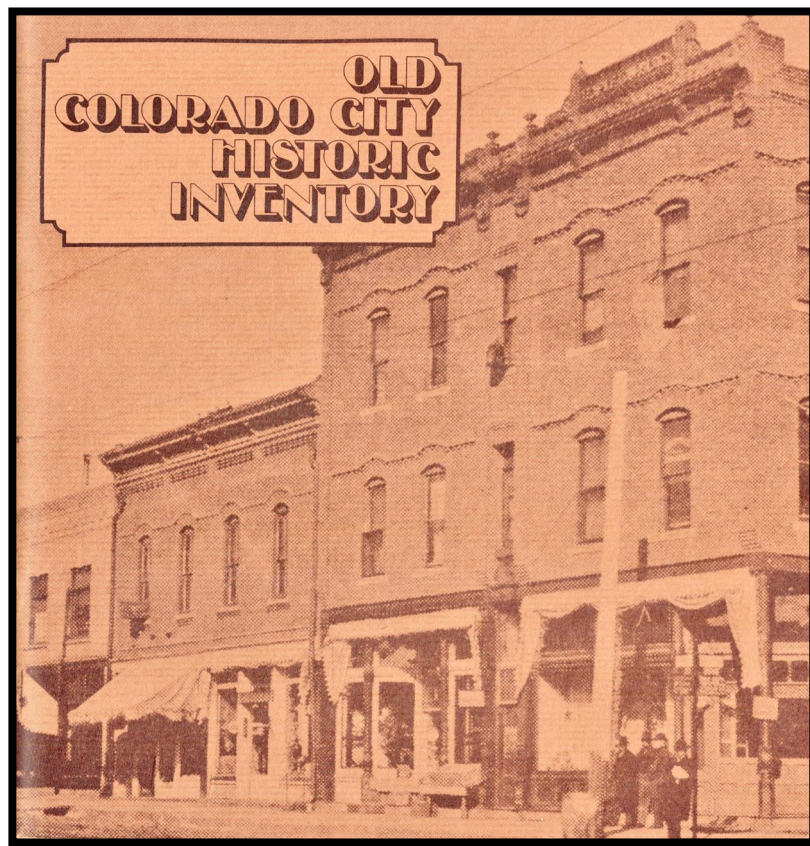
<b>Survey Name</b>	<b>Survey Year</b>	<b>Survey Type</b>
Old Colorado City Historic Inventory	1976	Reconnaissance
Inventory of Historic Sites & Structures, El Paso County, Colorado	1977	Reconnaissance
Shooks Run Historic Survey	1978	Reconnaissance
North End Historic Residential District	1979-82	Reconnaissance
Citywide Survey	1980-81	Intensive
Westside Neighborhood Survey	1981-86	Reconnaissance/Intensive
Knob Hill, Prospect Park and Mesa Springs	1983-1986	Reconnaissance
Downtown Historic and Architectural Intensive Survey	1983-85	Intensive
Colorado School for the Deaf & Blind	1986	Intensive for Nomination
Mesa Springs Neighborhood	1986 & 2002	Intensive
North Weber Street-Wahsatch Avenue Historic District	1990	Reconnaissance
Colorado College Historic Survey	1993	Intensive
Monument Valley Park Survey	2002-2006	Intensive
Interstate 25 Environmental Assessment	2003	Intensive
Historical and Architectural Survey of Downtown Colorado Springs	2003-04	Intensive
Boulder Crescent Neighborhood Surveys	2004-07	Intensive
Historic Resources Survey and Determination of Effect, US 24 West, Colorado Springs	2010	Intensive

The following discussion provides descriptions and analysis of the individual survey projects that have been completed in Colorado Springs. This includes a brief look at the quality of the work done, including project reports along with survey forms when they could be located.

**Old Colorado City Historic Inventory (1976):** In 1976, the City of Colorado Springs Community Development Department published a 62-page booklet titled *Old Colorado City Historic Inventory*. This marked the first survey effort in the city. Authored by Susan L. Hirsch, who appears to have worked for a short time as a city planner, its contents were based upon a reconnaissance of historic properties that had recently been completed. The booklet includes a short history of Colorado City, a description of the project, and a summary of its results. Mapping and a table of project results from this inventory can be found in Appendix A.

The project began with a pedestrian reconnaissance in the multi-block area bordered by 23<sup>rd</sup> Street on the southeast, 29<sup>th</sup> Street on the northwest, the alley north of Pikes Peak Avenue on the northeast, and the alley south of Cucharras Street on the southwest. Approximately 350 properties within this area, including residences, commercial buildings and public facilities, were visited and a short one-page form filled out to capture essential information. This included the primary building's address, name and use; approximate period of construction; architectural features limited to exterior wall materials, height, and condition; and an assessment of whether it had any "visual interest" and should be highlighted for additional investigation.

Based upon those observations, 85 properties were chosen for a closer look. That was achieved through the completion of photography along with a reconnaissance-level form that provided additional information about each building. Categories of information included the architect; an architectural style; a façade description; and a determination of historic and architectural significance based upon criteria that were derived from the National Register of Historic Places. Of the 85 properties, 63 were found to be architecturally and/or historically significant.

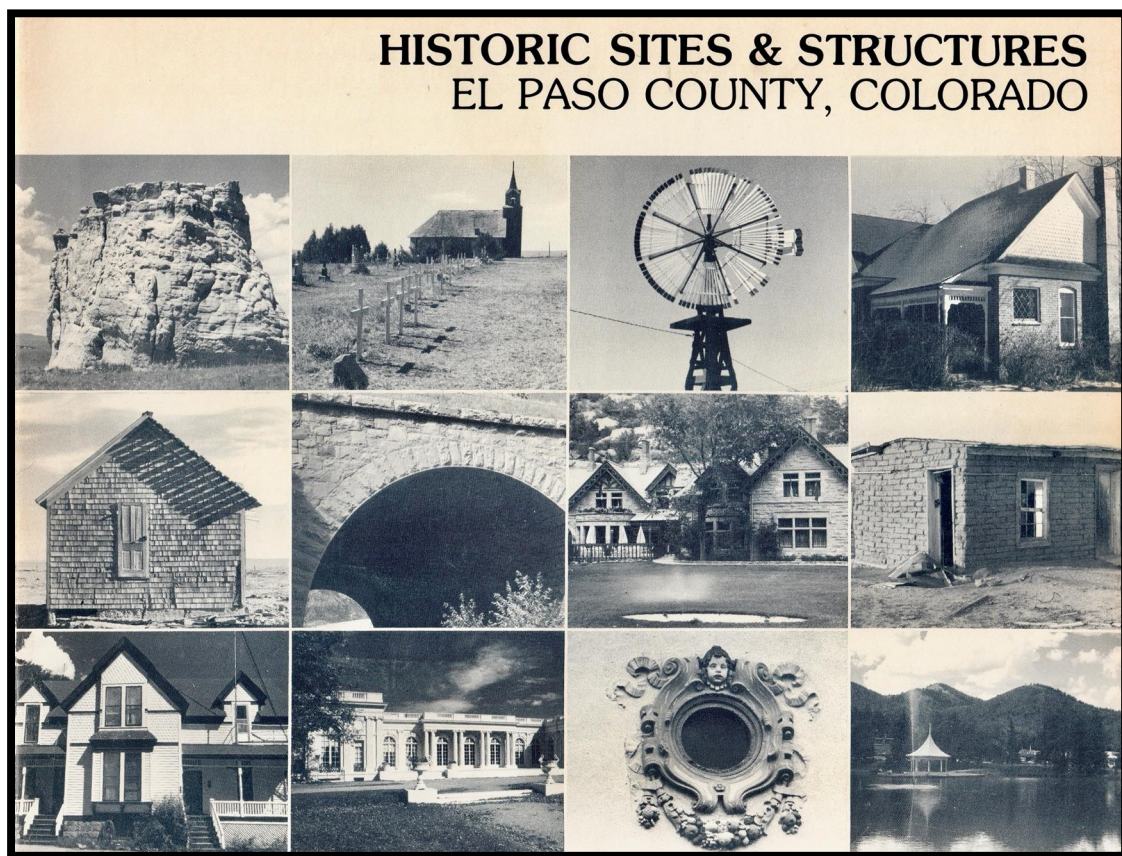




The booklet provided photographs and short, several-paragraph descriptions of many of the properties that were recorded, along with discussion of the overall survey results. A table summarizing the results was also provided, along with mapping and a bibliography of sources. Although produced almost fifty years ago, the booklet continues to provide a good introduction to Colorado City and its historic resources. None of the inventory forms or photographs from the project have been retained in the city offices. A search of records held by History Colorado's Office of Archaeology and Historic Preservation, Pikes Peak Library District, and the Colorado Springs Pioneers Museum also found that the documents are not in their possession.

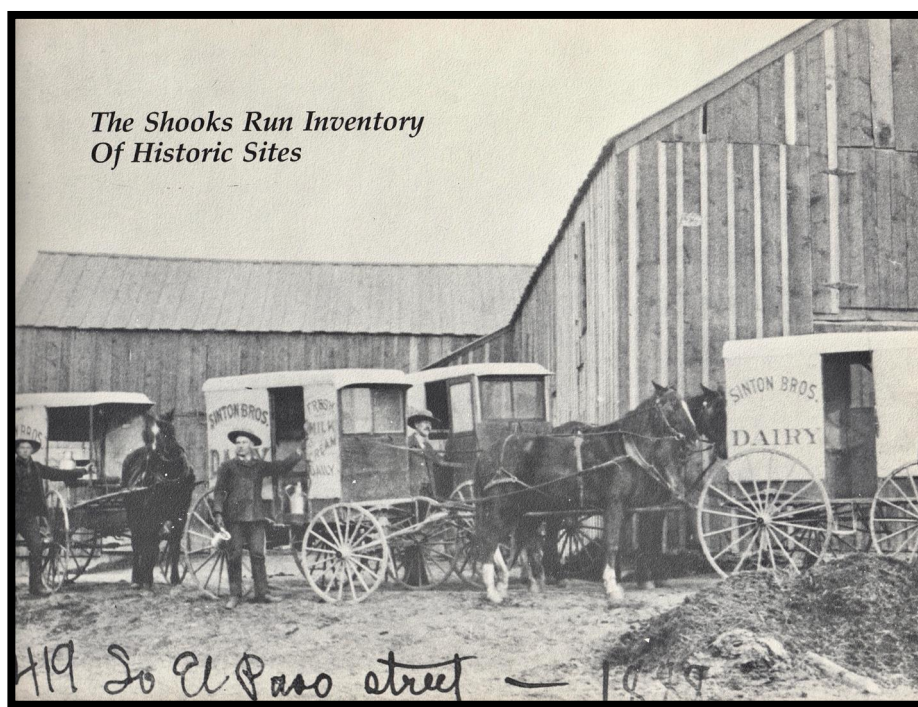
In 1982, the Old Colorado City Historic Commercial District (5EP.332), consisting of 27 properties, was listed in the National Register of Historic Places based upon information collected during the 1976 survey. The district nomination was prepared in 1979 by Deborah Edge Abele for the City of Colorado Springs Community Development Department.

**Inventory of Historic Sites and Structures in El Paso County (1977):** In 1977, the El Paso County Land Use Department published a 56-page booklet titled *Historic Sites & Structures, El Paso County, Colorado*. Its contents were based upon an inventory that had been completed over the preceding year by Elaine Freed of Colorado History Associates and David Barber of Barber & Yergensen Architects. Many of the recorded sites were on the high plains east of Colorado Springs, along the Palmer Divide to the north, and in Manitou Springs and the foothills to the west. However, the study also included an area of southwest Colorado Springs occupied by the Broadmoor, Cheyenne Canon and Ivywild neighborhoods. Funding for the project was provided by a grant from the Colorado Department of Local Affairs.



Work on the project started with a windshield survey to identify sites of interest. That was followed by interviews with area residents, collection of archival material, and site visits to take photographs and collect notes on each property. Several hundred inventory forms, likely reconnaissance level, were completed. The authors recommended that additional intensive-level survey work be completed in the Ivywild, Cheyenne Canon and Broadmoor areas. Included in the booklet is a brief history of each area covered, along with mapping of sites of historic interest that were found and recorded. This information provided a good starting point for subsequent surveys. The data collected, including photographs, site histories, property descriptions and supporting materials, was placed in the archives of the El Paso County Land Use Department. Whether it continues to reside there remains uncertain.

**Shooks Run Inventory of Historic Sites (1978):** In 1978, the City of Colorado Springs published a 53-page booklet based upon a reconnaissance survey of the Shooks Run neighborhood. Authored by project director Jill Cumming for the City of Colorado Springs Community Development Department, *The Shooks Run Inventory of Historic Sites* began with a pedestrian survey of the area, followed by intensive documentation of 92 sites. The booklet included a short history of the neighborhood along with detailed discussion of prominent historic properties. Among them were numerous houses, buildings associated with the Sinton Dairy and its environs, two churches, the Garfield School, the campus of the Colorado School for the Deaf and Blind, and the Atchison, Topeka & Santa Fe Railroad depot. An index summarized the results and a bibliography was provided.



One year after the fieldwork and research were completed, the Atchison, Topeka & Santa Fe Railroad depot (5EP.199) was nominated to, and officially listed in, the National Register of Historic Places. Although published almost fifty years ago, the Shooks Run project booklet continues to provide a good introduction to the neighborhood and its historic and architectural resources at the time the survey was completed. It appears that many of the historic buildings



remain standing today. None of the inventory materials or the booklet have been retained in the city offices. Instead, the booklet can be found in the archives of the Colorado Springs Pioneers Museum and Pikes Peak Library District. Records from the project also do not appear in the archive of History Colorado's Office of Archaeology and Historic Preservation.

**North End Historic Residential District Inventory and NRHP Nomination (1979-1982; amended 2015):** This project, which included a pedestrian inventory of the North End, was completed in 1979 by consultant Elaine Freed of Preservation Services. The goal was to prepare a National Register nomination for the neighborhood. Freed authored the nomination in 1979 using the materials collected during the reconnaissance and research, and then updated it in 1982 when the North End Historic Residential District (5EP.333) was officially listed in the National Register of Historic Places. Although each property received a unique site number (such as 5EP.333.47), it appears that no individual survey forms were prepared.

SENT TO WASHINGTON 9/16/82

FINAL COPY

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

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

For HCRRS use only  
received  
date entered 12/17/82

**1. Name**

historic NORTH END HISTORIC RESIDENTIAL DISTRICT 5EP 333

and/or common THE NORTH END

**2. Location**

Roughly bounded by Wood to the west, Nevada to the east, Uintah to the south,  
street & number and El Parque and Madison to the north n/a—not for publication

city, town Colorado Springs n/a vicinity of congressional district 5

state Colorado code 08 county El Paso code 041

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input 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 type="checkbox"/> educational
<input type="checkbox"/> site	<input type="checkbox"/> Public Acquisition	<input type="checkbox"/> Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> N/A being considered	<input checked="" 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 checked="" 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 (See continuation sheets.)

street & number

city, town n/a vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Assessor's Office, El Paso County Building

street & number 27 East Vermijo

city, town Colorado Springs state Colorado

**6. Representation in Existing Surveys**

title Colorado Inventory of Historic Sites has this property been determined eligible? ☐ yes ☒ no

date Ongoing ☐ federal ☒ state ☐ county ☐ local

depository for survey records Colorado Historical Society, 1300 Broadway

city, town Denver state Colorado 80203

The National Register district was enlarged in 2015 when an in-depth amendment was developed for the Old North End Neighborhood Association (ONEN). Authored by Jennifer Wendler Lovell, a historic preservation consultant who was living in Colorado Springs, the project included another reconnaissance of the neighborhood. The resulting document provided a brief architectural description for each property. It also included a more substantial treatment of the



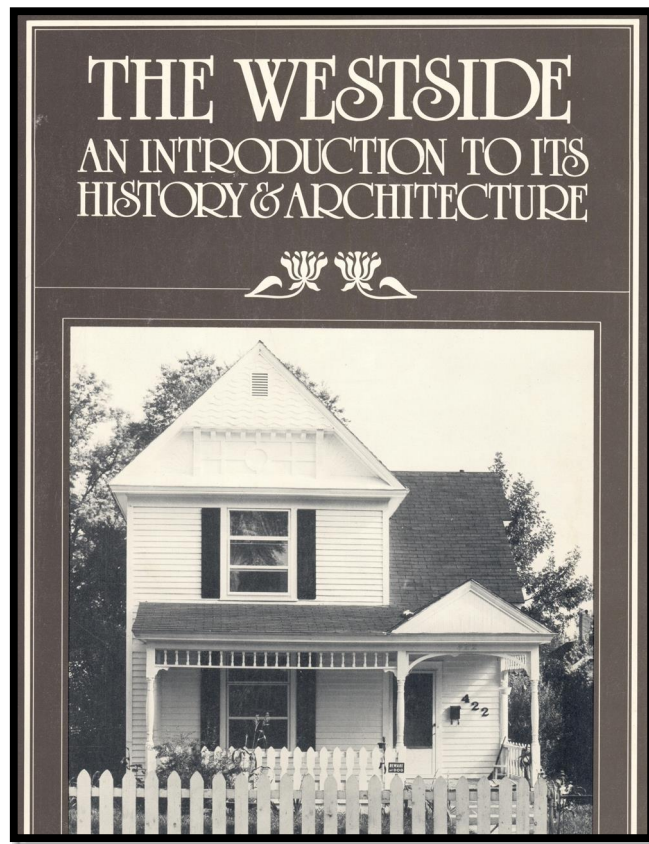
area's history, architecture and significance, and made a clear distinction between contributing and non-contributing properties. None of the survey documentation that was assembled during these efforts is on file with the City of Colorado Springs, and they do not appear to be held by the Colorado Springs Pioneers Museum or Pikes Peak Library District archives. History Colorado's Office of Archaeology and Historic Preservation has the nomination and amendment on file, but no survey forms.

These projects eventually resulted in the development of design guidelines and a historic preservation zoning overlay. It also led to the installation, years later, of district-defining street and entryway signs, historic-profile streetlights, and the publication of three books about the area's history, architecture and preservation. The books made use of the inventories completed for the NRHP nomination and its amendment. The first book, published in 2010, was *Exploring the Old North End Neighborhood of Colorado Springs: A Guide to its History and Architecture*. Written by Jennifer Lovell and Robert D. Loevy, it is essentially a walking tour guide. The other books, written by Robert Loevy, were *Preserving a Historic Neighborhood: The Story of the Old North End in Colorado Springs*, *Colorado* and *North Nevada Avenue in the Old North End: The Victorian Heart of Colorado Springs*. Published in 2018-2019, they provide readers with a history of preservation in the neighborhood along with architectural descriptions of the houses along North Nevada Avenue.

**Citywide Survey (1980-1981):** Completed by city planner Deborah Edge Abele with the Colorado Springs Community Development Department, this baseline survey was referenced in subsequent studies, specifically the 1983-1985 Downtown Intensive-Level Survey report and the booklet titled *The Westside: An Introduction to its History and Architecture*. It appears that rather than being a truly citywide survey, the project focused upon the historic core as of the early 1980s, meaning properties that were developed prior to 1940.

While the survey served as the foundation for subsequent projects, including development of an Urban Preservation Plan for Colorado Springs, none of its original notes or documents have been retained by the City. History Colorado's Office of Archaeology and Historic Preservation holds the intensive-level site forms that were produced. It appears that no project report was written. The quality of work on the site forms was good for the time in which they were completed, and they continue to provide useful information. Much of the documentation from the early 1980s was updated and expanded when subsequent surveys were completed over the following decades.

**Westside Neighborhood Survey (1981-1986):** This combination reconnaissance and intensive survey was completed over a five-year period by Deborah Edge Abele with the City of Colorado Springs Community Development Department. The work emerged from, and was an extension of, the Citywide Survey completed in 1980-1981. It resulted in the publication of a booklet titled *The Westside: An Introduction to its History and Architecture*, which essentially served as a project report. The publication provided a detailed description of the Westside, including its historic resources and natural environment, along with its historic development and context. Much of this information remains useful today.



The project area included the Westside west of Interstate 25, along with all of historic Old Colorado City that was developed prior to 1940. Initial reconnaissance determined that around 950 properties contributed to the architectural and historical significance of the area. Among those, 93 properties were documented on an intensive level. The resulting survey forms were filed with History Colorado's Office of Archaeology and Historic Preservation and appear to be found in the archive of the Colorado Springs Pioneers Museum (see the Architectural Survey Collection). Copies were also placed with the Pikes Peak Library District. None of the records have been retained in the city offices.

**Knob Hill, Prospect Park and Mesa Springs Surveys (1983-1986):** Windshield surveys of these areas took place between 1983 and 1986, resulting in summary reports that were focused upon securing Community Development Block Grants. No survey records were produced or placed on file with the City of Colorado Springs or History Colorado's Office of Archaeology and Historic Preservation. The studies were simply mentioned in other documents.

**Downtown Historic and Architectural Intensive Survey (1983-1985):** This project was completed by Deborah Edge Abele with the City of Colorado Springs Community Development Department. Following the citywide reconnaissance survey that was completed in 1980-1981, the downtown area was prioritized for intensive survey. The effort was funded by the Colorado Historical Society and City of Colorado Springs, and its goal was to provide a base study for planning activities. Buildings constructed prior to 1945 were reviewed in the field and through preliminary research. This information supported a determination of which properties would be recorded at the intensive level. More than 1,300 buildings were found to have been

constructed prior to World War II. While many were residences and commercial buildings, others were ancillary buildings such as garages and sheds.

A total of 165 buildings were intensively recorded using Colorado Historical Society forms. The 57-page project report included a context more than twenty pages long. It also had recommendations for potential National Register landmarks and districts, as well as a list of locally significant buildings. Potential districts included the Colorado College campus, North Cascade Avenue between Willamette Avenue and Dale Street, Boulder Crescent, West View Place, and Monument Valley Park. Recommendations were also made for collective thematic districts that might include public buildings with Classical Revival architecture, monumental church buildings, and vernacular church buildings. A long list of individually eligible properties was also provided.

The quality of work on this survey was good for the time in which it was completed, and both the report and site forms provided information that remains useful today. Much of the documentation appears to have been updated when another survey was completed in the early 2000s. These records are on file with History Colorado's Office of Archaeology and Historic Preservation and in the offices of the City of Colorado Springs.

**Colorado School for the Deaf and Blind Survey (1986):** This study was completed in 1986 by consultant Ellen Kotz for the City of Colorado Springs. Its purpose was to expand upon documentation of the campus that had been included in the 1978 Shooks Run Survey. The project involved the completion of architectural descriptions, archival research, and analysis of the individual buildings and the campus as a potential landmark district. The quality of the 15-page project report and thirteen intensive-level site forms, all on file with the City of Colorado Springs and History Colorado's Office of Archaeology and Historic Preservation, is good for the period in which they were produced. These materials supported the site's 1998 designation to the Colorado State Register of Historic Properties.

**Mesa Springs Neighborhood Survey (1986 and 2002):** This project, initially completed in 1986, involved the documentation of properties in the Mesa Springs neighborhood in response to a planned road project. Twenty-two additional properties in the Baker's Resubdivision of the Mesa Springs Addition were documented in 2002 by Barbara Norgren to support the Interstate 25 Environmental Assessment (see below). The results of these studies are not on file with the City of Colorado Springs. However, the resulting project report can be found in the Architectural Survey Collection of the Colorado Springs Pioneers Museum, and in Denver in the archives of CDOT and History Colorado's Office of Archaeology and Historic Preservation. It is not available for review through CDOT or on History Colorado's COMPASS database.

**North Weber Street-Wahsatch Avenue Historic Residential District Survey (1990):** The North Weber Street-Wahsatch Avenue Historic Residential District was listed in the National Register of Historic Places in 1985 based upon a nomination prepared by the Colorado Springs Historic Property Alliance. Various prominent buildings and property types were recorded, and the nomination included discussion of the area's history, architecture and significance. A sampling of the approximately 500 historic buildings in the district were documented.

The 1990 survey recorded properties within the district beyond those that were included in the NRHP nomination. This was done using a custom single-page site form that was developed with a non-standard format that included brief categories of information. These included address and age, basic architectural features, a determination of style, major alterations, and relevant site details. The recorder also made determinations as to whether the buildings contributed, or did not contribute, to the established district. Each form included a single photograph of the front of the building and a copy of the fire insurance diagram. No historical information was collected about the properties. Because of what and how information was recorded, this is best described as a reconnaissance survey of the area.

The survey forms are assembled in two large binders that are on file with the City of Colorado Springs. They do not appear to have been placed in any other archive, although these are photocopies of the originals whose whereabouts are unknown. It appears that no project report was produced.

Additional site forms for properties in the area were produced by staff with the City of Colorado Springs Community Services Department. They date from the late 1980s to the mid-1990s. The forms provide minimal information and appear to have been produced as part of an effort to engage in housing rehabilitation. These records are on file with History Colorado's Office of Archaeology and Historic Preservation. All of the work done in this area of the city at the time occurred in the context of successful efforts to develop design guidelines and promote preservation zoning.

**Colorado College Survey and Preservation Plan (1993):** This project was completed in 1993 for Colorado College by Manning Architects, John Prosser Associates, and Winter and Company. The first stage involved a historic survey of resources owned by the college. This resulted in the completion of site forms that provided a modest amount of information. The second stage involved the drafting of a preservation plan for the campus. None of these materials are on file with the City of Colorado Springs. The documents were placed with History Colorado's Office of Archaeology and Historic Preservation. Some of them involved new recordings and others were reevaluations based upon earlier materials. In a few cases they led to the preparation of individual landmark nominations.

**Monument Valley Park Survey and NRHP Nomination (2002-2006):** Monument Valley Park was originally documented in 1985 by Deborah Edge Abele during completion of the Downtown Historical and Architectural Intensive Survey. In 2002, additional recording of the park and its historic features was completed by Barbara Norgren and Dawn Bunyak of Historic Resource Consultants in association with an Environmental Assessment of the Interstate 25 corridor (see below). That work involved survey and documentation, along with analysis of the park's integrity, significance and eligibility for the National Register of Historic Places.

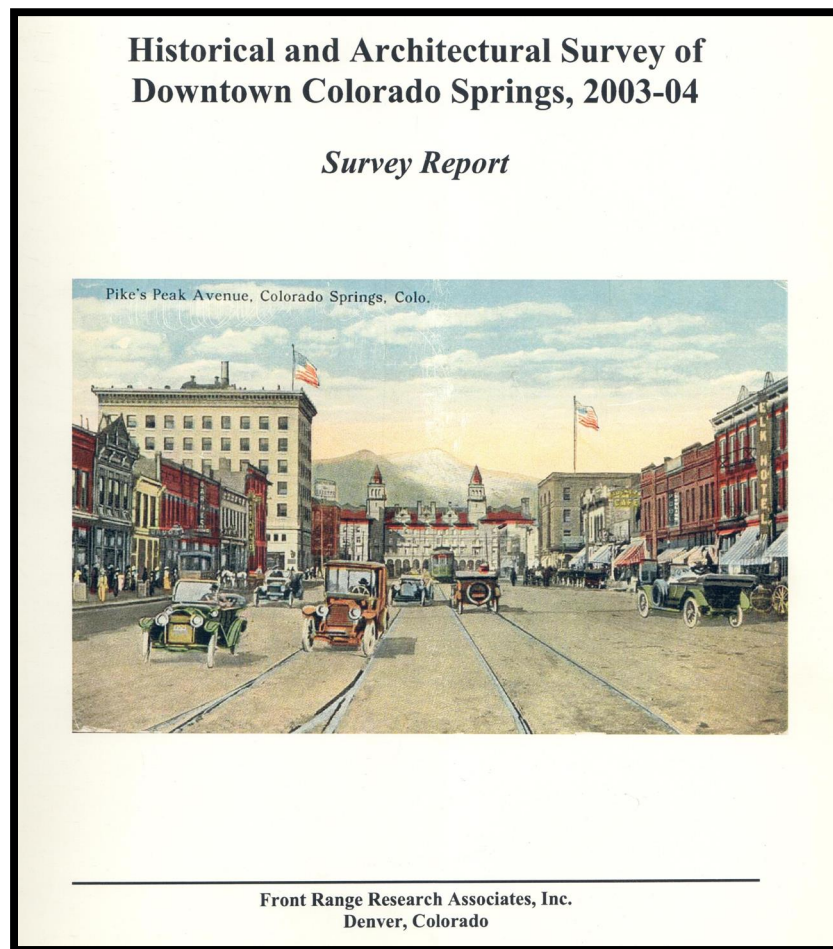
Two years later, in 2004, the Friends of Monument Valley Park and the Historic Preservation Alliance launched an effort to nominate the site to the NRHP. Another survey was completed, with volunteers taking photographs and recording objects and buildings on inventory forms. These work products were donated to the City of Colorado Springs' Planning Department. Finally, in 2006 the Historic Preservation Alliance secured a State Historical Fund grant and



engaged Tom and Laurie Simmons of Front Range Research Associates to prepare an extensive NRHP nomination that was approved that year.

**Interstate 25 Environmental Assessment Survey (2003):** This large survey was completed in 2003 by Barbara Norgren, Dawn Bunyak and Dianna Litvak for CH2M Hill, Wilson & Company, and Region 2 of the Colorado Department of Transportation. It covered an Area of Potential Effect for planned improvements to Interstate 25 that stretched from Monument to Security, running through the middle of Colorado Springs. The high-quality study resulted in the production of numerous site forms and a substantial historic context for the area. These are on file with the City of Colorado Springs as a four-volume set. In addition, this material is in the archives of CDOT and History Colorado's Office of Archaeology and Historic Preservation.

**Historical and Architectural Survey of Downtown Colorado Springs (2003-2004):** This project was completed in 2003-2004 by Tom and Laurie Simmons of Front Range Research Associates for the City of Colorado Springs. It was funded by a Certified Local Government grant. The work involved intensive-level survey of 165 properties in the downtown area. Many were re-surveys of properties originally documented in 1983-1985. Additional buildings dating from the 1950s and 1960s were included. The study looked at individual National Register eligibility as well as potential districts. In addition, the earlier historic context was updated through the mid-1960s.





The project resulted in a report and survey forms that are of very high quality. These materials are on file in the city offices, the Colorado Springs Pioneers Museum archive (see the Scanlon Collection and Architectural Survey Collection), and History Colorado's Office of Archaeology and Historic Preservation. Between 2004 and 2006, the City of Colorado Springs used these materials to produce three high-quality walking tour booklets on the historic resources of downtown, each focusing upon a different area.

**Boulder Crescent Neighborhood Surveys (2004-2007):** This project was completed by Tom and Laurie Simmons of Front Range Research Associates for the City of Colorado Springs and took place in two stages. The first stage in 2004 involved the documentation of twelve properties. The second in 2007 involved another fourteen properties. Except for Boulder Crescent Park, the recorded resources were residential.

Years earlier, in 1987, a small National Register of Historic Places district had been established with five of the properties in the neighborhood. Those were surveyed at that time by Deborah Edge Abele. In their 2007 survey report, the Simmons recommended that the district be expanded through inclusion of the park and additional homes to encompass about twenty-five properties. This has not been accomplished as of 2025.

The materials produced for this survey are of high quality and the 2007 project report provides an excellent historic neighborhood overview, discussion of the individual resources in the study area, and analysis and recommendations. The survey records are not on file with the City of Colorado Springs. They are in the archive of History Colorado's Office of Archaeology and Historic Preservation.

**Historic Resources Survey and Determination of Effect, US 24 West, Colorado Springs (2008-2010):** This survey was completed between 2008 and 2010 by TEC Inc. for CH2M Hill and Region 2 of the Colorado Department of Transportation. It involved the documentation of 145 properties found to be at least forty-five years old and located in the Westside along the Highway 24 corridor between Colorado Springs and Manitou Springs. The high-quality survey report includes an extensive historic context for the area along with the conclusions of the study. Site forms were produced for each of the properties. None of these materials are on file with the City of Colorado Springs. They are in the archives of CDOT and History Colorado's Office of Archaeology and Historic Preservation.

**Miscellaneous Buildings, Sites and Structures (1970s-Present):** In addition to the many organized survey projects discussed above, hundreds of historic (and even archaeological) resources across the City of Colorado Springs have been individually recorded since the 1970s. These efforts were undertaken for a variety of reasons, including documentation in support of public housing projects, transportation projects, historic structure assessments, communications projects, tax credit projects, archaeological studies, redevelopment projects, to meet the interests and needs of property owners, and in association with local, state and federal projects and permitting. A sampling of the documentation was collected from the archive of History Colorado's Office of Archaeology and Historic Preservation and reviewed for this study, with the conclusions presented below.

## **Observations About Past Survey Efforts**

Between 1976 and 2010, Colorado Springs' survey projects were completed by city planners and professional historical consultants. Deborah Edge Abele, a planner with the City of Colorado Springs Community Development Department, was particularly prolific and responsible for most of the early survey work across the community. Others who contributed greatly to the management and completion of survey efforts included Elaine Freed, Barbara Norgren, Tim Scanlon, and Tom and Laurie Simmons.

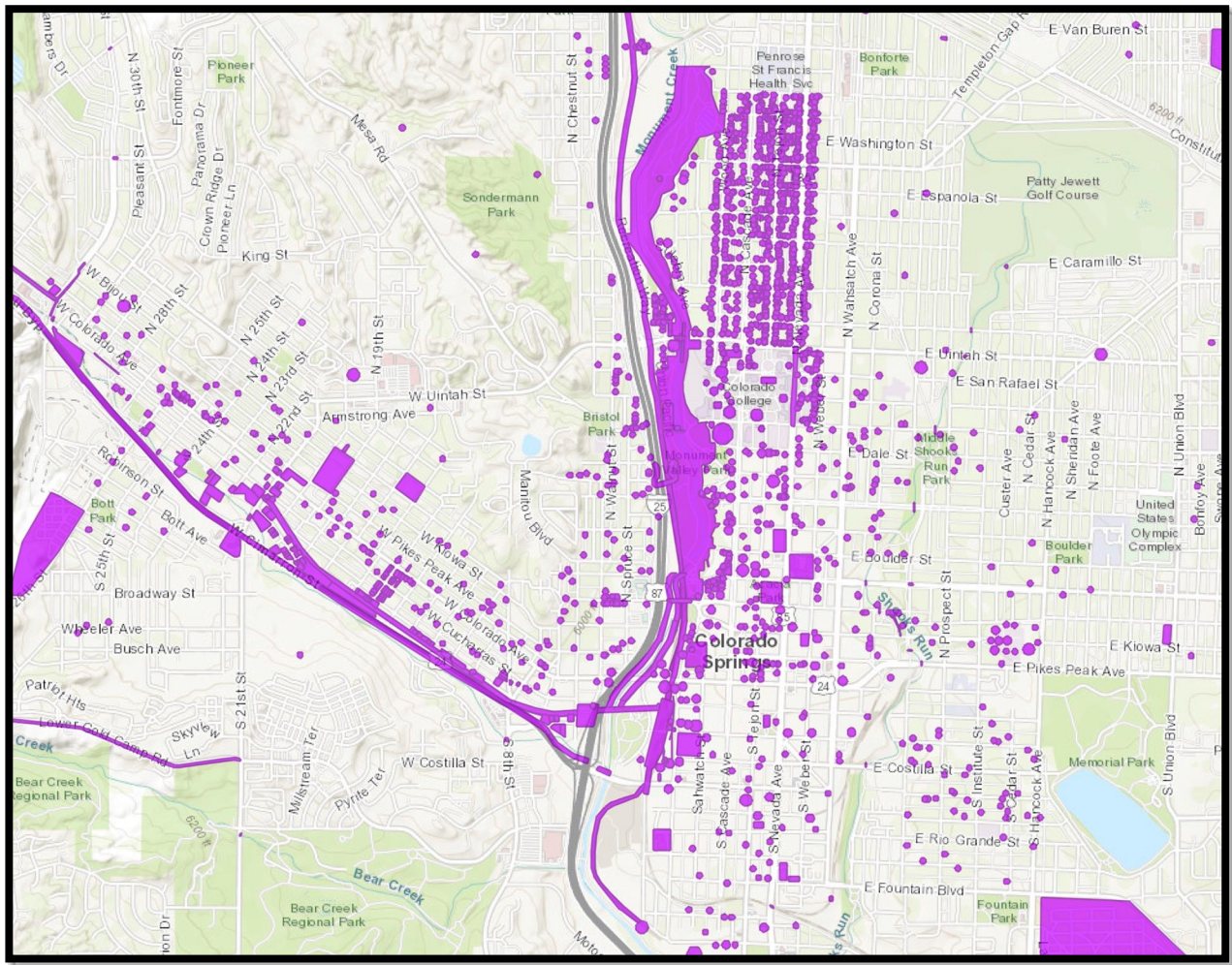
As the years progressed, survey work increasingly called for a strong background in architectural documentation and evaluation, along with experience in historical research and writing. In addition, the two primary grant sources in Colorado, the Certified Local Grant program and State Historical Fund, required that consultants or anyone else working on such projects meet stringent professional qualifications defined by the U.S. Secretary of the Interior. Consequently, the city turned to professional historical consultants who completed many of the later projects. Other surveys were undertaken by agencies such as the Colorado Department of Transportation, which completed studies along the area's highway corridors.

The projects resulted in varying degrees of reconnaissance and intensive-level documentation, resulting in the production of survey forms, project reports and other documents such as booklets meant for public consumption. These records exhibit a range of depth and quality in their field recordation, archival research, and written analysis of integrity and significance. In some cases, the properties need to be re-recorded and in others the materials continue to provide in-depth information and solid analysis that remains useful today.

Following the 1976 survey, city-initiated projects were completed on a regular basis through 1993. The frequency and volume of work that occurred during that period was remarkable. For reasons that remain unclear, no surveys took place over the following decade. Then between 2002 and 2010, six more survey projects were completed. Two of those were spurred by planned highway improvements and completed by consultants under contract with the Colorado Department of Transportation. Combined, at least 800 properties appear to have been intensively recorded by surveys in the city. Many more were documented outside of survey efforts as individual sites.

Surveys that were initiated and managed by the City of Colorado Springs came to a complete halt following the 2003-2004 survey of downtown and the 2004-2007 survey of the Boulder Crescent neighborhood. Since that time, there seems to have been no attempt to launch another survey even though State Historical Fund grants have been available and Certified Local Government status requires that surveys be undertaken on a regular basis. This appears to be changing as pressure is increasing for new survey work to be undertaken.

The survey projects completed so far not only built a solid database of information about numerous historic properties, it also led to the establishment of a small number of Colorado Springs historic overlay districts along with more than 60 individual and neighborhood designations to the State Register of Historic Properties (SRHP) and National Register of Historic Places (NRHP). Most of these occurred between 1972 and 2009, with few taking place since then in a city that is filled with eligible resources.



### Map of Recorded Sites in Central Colorado Springs, February 2025

Source: COMPASS Database, History Colorado  
Office of Archaeology and Historic Preservation

City of Colorado Springs planners and the Historic Preservation Board have continued to utilize information from the completed survey projects. Neighborhood preservation advocates associated with the North End, Weber-Wahsatch, Shooks Run, Ivywild, Old Colorado City and others also turn to the existing survey information, when it is available, on a regular basis. In addition, the high-quality Historical and Architectural Survey of Downtown Colorado Springs completed in 2003-2004 has been used by the City of Colorado Springs to produce self-guided walking tours. Originally published as printed booklets, they are now available to the public in digital form at <https://coloradosprings.gov/planning-and-development/page/historic-colorado-springs-districts-virtual>. None of the other survey records or project reports are found on the city website, making them difficult for the public to access unless they can be found in local research archives and libraries.

Most of the surveys completed in Colorado Springs have involved clearly defined geographic areas within the city limits. Although each project may sound like a compact undertaking, the hundreds of properties in most neighborhoods and areas are typically impossible to handle in a single survey. Consequently, they are often approached in phases. At the present time, the



most extensive and heavily documented areas of Colorado Springs are the downtown commercial district, the North End, and Monument Valley Park. Substantial work has also been done in Shooks Run, the Westside, and Old Colorado City. The map above provides a visual sense of where much of this work has taken place, with the recorded resources shown in blue.

Another type of project that can be undertaken is what is known as a thematic survey. These efforts approach documentation from the perspective of certain themes or property types with shared commonalities rather than geographic location. To list a few examples, one could conduct thematic surveys of schools, irrigation ditches, the use of locally quarried stone, the work of a particular architect, designed landscapes, houses of worship, or properties associated with a particular group of people (for example, Hispanic immigrants). Refinement can be achieved by limiting the themes or property types to certain time periods. In Colorado Springs, this approach to surveys has yet to occur.

In most cases, the surveys initiated by the City of Colorado Springs focused upon properties that were developed more than fifty years before each project took place. For example, a survey completed in 1990 only looked at sites dating from prior to 1940. With that approach, post-World War II resources and Mid-Century Modern buildings would not have been recorded until surveys began to be completed in the mid-1990s.

Three survey projects included historic resources from the postwar era. The first was the Interstate 25 Environmental Assessment Survey, completed in 2003 by Barbara Norgren, Dawn Bunyak and Dianna Litvak for the Colorado Department of Transportation. That was followed by the 2003-2004 Historical and Architectural Survey of Downtown Colorado Springs completed by Tom and Laurie Simmons. The last survey project to include postwar resources was the Historic Resources Survey and Determination of Effect for US 24 West completed in 2008-2010 by TEC Inc. for the Colorado Department of Transportation. What this means is that across most of the city, numerous historic resources from the postwar era are still waiting to be documented for the first time.

During the early years of survey work in Colorado Springs, a half-dozen projects were completed at the reconnaissance level, providing a minimum of information about each property. Intensive-level surveys started in 1980 and increased in frequency as the years passed. These survey records have a limited shelf life as some of the information they contain begins to diverge from what remains on each site today. Alterations and demolitions occur, buildings sustain various forms of damage, owners come and go, and perspectives begin to change. A resource determined to be insignificant at one point in time may be viewed differently as the years pass, and the reverse can also be true. This highlights the need for ongoing survey and resurvey.

Project reports were completed for some of the surveys. During the early years, these were published as printed booklets in places such as Old Colorado City, across El Paso County (including neighborhoods in southwest Colorado Springs), Shooks Run, and the Westside. Among the later intensive-level surveys starting in the early 2000s and completed by professional consultants, these took the form of technical project reports rather than published materials meant for public distribution. Each report includes a high-quality neighborhood history that is just as relevant and useful today as when they were initially prepared. The reports also provide detailed information and analysis regarding building types, materials, architectural styles

and periods of construction. Condition, alterations and threatened resources were often discussed. Starting in the early 2000s, the project reports became more sophisticated as the field of historic preservation matured and the authors began to employ new archival sources and historic contexts in their analysis.

Among the reconnaissance surveys, many of the site forms include limited architectural descriptions, very short site histories, little mention of noted alterations, and scant information regarding construction history. Accessory buildings and site features are often missing from the property descriptions. Statements regarding integrity, significance and eligibility are brief and not tied to National Register criteria. Site or plan sketches are either absent or very simple. Very few historical sources were consulted. Typical of early survey projects, more effort was put into recording prominent buildings. More work needs to be done to deepen and update understanding of many of the early historic resources that were recorded.



## **Results of the Field Reconnaissance**

**Purpose and Limitations:** Field reconnaissance for this project was completed by car and would be best described as a windshield survey. The extent of this work was constrained by the size and complexity of the city, which encompasses 202 square miles and is occupied by thousands of buildings that are over fifty years old. Reconnaissance was not intended to result in the documentation of specific historic resources, nor could it be comprehensive in reaching every part of the community. Instead, the purpose of this exercise was to take a brief look at various areas of the city to gain a sense of their historical and architectural character, observe resource types that have been recorded or overlooked, identify underrepresented survey areas, uncover new contextual themes, and to highlight the need for survey or resurvey. The results of this work inform subsequent sections of this plan, specifically the recommendations for survey approaches and discussion of future priorities.

**Observations from the Field:** Numerous days of field reconnaissance took place over the past year across Colorado Springs. This involved looking at the core historic areas that are well known to the public, to city staff and the HPB, and to preservation professionals and neighborhood advocates. Brief stops were made at many resources that date from the late 1800s to the 1970s. These included early neighborhoods, post-World War II subdivisions, shopping centers, schools, fire stations, commercial buildings, public facilities, designed landscapes, art installations, and houses of worship. In effect, the city was toured layer by layer, from the oldest areas outward to development that occurred a century after the city was founded. This resulted in various observations about the current state of Colorado Springs' historic resources and future priorities related to survey work in the city.



**Pikes Peak Avenue, Showing Different Eras and Resources in the City's History**

**Archaeological / Native American Resources** – While archaeological and Native American resources are not the focus of this study, they need to be mentioned as they relate to the ancient and historic presence of Native peoples on the land that is now occupied by the City of Colorado Springs. The Ute Tribe continues to maintain a historical and spiritual connection to the area. Abundant physical evidence of prehistoric and historic activities has been found in various areas of the city. These include, at minimum, Pulpit Rock to the north, Garden of the Gods to the west, and the Banning Lewis Ranch to the east. Survey in these areas has been conducted, and continues to be undertaken, by the Denver Museum of Nature and Science and the University of Colorado Colorado Springs.

**Downtown Commercial Buildings: Pre-World War II** - The downtown district holds a variety of historic commercial buildings that date from the city's first century of development. It was last documented in 2004 during the Historical and Architectural Survey of Downtown Colorado Springs. The study produced high-quality survey forms along with a project report that contains extensive information about the development of downtown.

Business blocks that were erected between the 1870s and 1930s are generally between one and eight stories in height and are constructed of masonry with a variety of decorative features. Although many buildings from this era have been lost to demolition, others remain standing. Among the more notable are those that date from the Cripple Creek mining boom era (1890s-1910s). Examples include the Independence Building (1898), El Paso Building (1900), Cheyenne Building (1901), Mining Exchange (1902), Exchange National Bank (1909), and the Hibbard Department Store (1914).



**Exchange National Bank Building**  
2 S. Tejon St., Built 1909



**Independence Building**  
121 E. Pikes Peak Ave., Built 1898

Many, but certainly not all, of the surviving pre-World War II buildings have been restored or rehabilitated over the past fifty years. Despite the attention they have received, very few have been designated to the State Register of Historic Properties or National Register of Historic Places although many are likely to be eligible. They are also not landmarked on the local level.





**Cheyenne Building**  
2 E. Pikes Peak Ave., Built 1901



**Mining Exchange**  
8 S. Nevada Ave., Built 1902

Smaller pre-WWII commercial buildings of various sizes and uses are also scattered across the downtown district. Historically occupied by a diversity of small retail and services shops, along with restaurants, offices and other tenants, they played an important role in the vibrancy of the city's commercial life and continue to be occupied by small businesses today.



**116 N. Nevada Ave., Built 1880**  
Remodeled 1913-1922



**225 E. Pikes Peak Ave., Built 1941**

**Downtown Commercial Buildings: Post-World War II** – Numerous mid-20<sup>th</sup> century Modernist commercial buildings are scattered across downtown and into the Historic Uptown area. Many are one to four stories in height and have held banks, offices, medical clinics and other uses. Others are more prominent due to their size, in some cases forming the city's collection of early high-rise buildings. Good examples of these include a masonry building with a prominent cantilevered multiple-arch awning at 327 S. Weber St. (built in 1961), the UMB Bank Building at 101 N. Cascade Ave. (built in 1966), and the Sun Plaza building at 104 S. Cascade Ave. (built in 1978). Taller buildings from the post-war decades include the Pikes Peak Building at 102 E. Pikes Peak Ave. (built in 1962) and Century Link Building at 17 N. Weber Ave. (circa 1960s-1970s). These are just a few of many examples in the area.





**327 S. Weber St., Built 1961**



**UMB Bank  
101 N. Cascade Ave., Built 1966**



**Sun Plaza  
104 S. Cascade Ave., Built 1978**

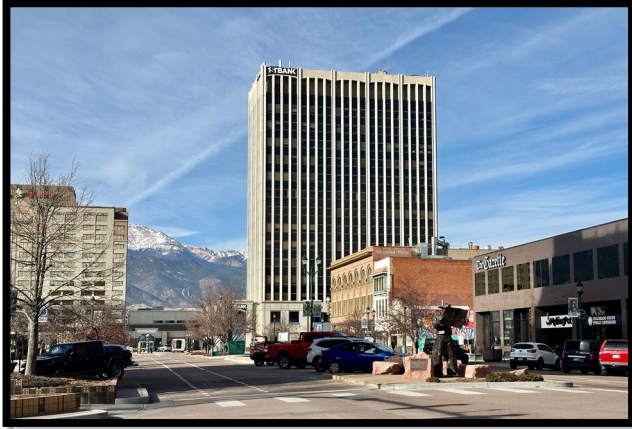


**Pikes Peak Building  
102 E. Pikes Peak Ave., Built 1962**



**Century Link Building  
17 N. Weber Ave., circa 1960s-1970s**

Dating from the 1960s and 1970s, downtown skyscrapers include properties such as the Holly Sugar Company Building at 2 N. Cascade Ave. (built in 1966), Antlers Hotel at 4 S. Cascade Ave. (built in 1967), and the Colorado Square Building at 2 N. Nevada Ave. (built in 1976). The downtown survey completed in 2004 included buildings that were built through 1964, but none after that time. This means that additional survey remains to be done downtown, including many of the commercial buildings that were built in the 1960s and 1970s.



**Holly Sugar Building**  
2 N. Cascade Ave., Built 1966



**Colorado Square Building**  
2 N. Nevada Ave., Built 1976

**Downtown Public Buildings** – In addition to its many commercial properties, downtown serves as the historic center of government for El Paso County and the City of Colorado Springs. Since the city's founding in the 1870s, this area has held various public buildings. Those that remain standing include the El Paso County Courthouse (now the Pioneers Museum, built 1903), City Hall (1904), City Auditorium (1923), and the Art Deco Municipal Utilities building (1931). These prominent buildings were recorded during the 2004 downtown survey and shouldn't need to be documented again for many years. However, public buildings that were built during the post-World War II era will eventually need to be recorded.



**Municipal Utilities Building**  
18 S. Nevada Ave., Built 1931





**City Hall**  
107 N. Nevada Ave., Built 1904



**El Paso County Courthouse**  
215 S. Tejon St., Built 1903

**Other Downtown Features** – Downtown consists of many historic resources beyond its commercial and governmental buildings. These include features such as hotels, churches, schools, community facilities, parks and public art (some of these are addressed in sections below). They add to the downtown district's historic character. Examples include the El Paso Club (1883-1891), Acacia Hotel (1903), YWCA Building (1912), William Jackson Palmer Equestrian Statue (1929), Acacia Park (1871-1940), and the Japanese Sister City Monument (1966). While some were recorded in 2004, many others were not. That study needs to be reviewed more closely to determine which resources should be recorded for the first time and which might need an update. Essentially, downtown retains many historic features that have yet to be recorded but are essential elements of its character.



**The El Paso Club (1883-1891) and Acacia Hotel (1903)**  
Platte Avenue at Tejon St.





**YWCA Building, 130 E. Kiowa St., Built 1912**

**Pre-World War II Residential Neighborhoods** – The early residential neighborhoods surrounding downtown and in Old Colorado City include a variety of historic buildings that number in the thousands and express a range of architectural styles. The historic core that dates from the city's founding in the 1870s through the 1930s is generally bordered by Fillmore Street on the north, Academy Boulevard on the east, Old Colorado City on the west, and by the Broadmoor, Ivywild and Cheyenne Road areas on the south.

Close to downtown, these early neighborhoods include Historic Uptown, the Old North End, Shooks Run, Weber-Wahsatch and Hillside. To the south, Mill Street and the small working-class Hispanic neighborhood of Conejos were also part of the city's historic core. Except for the Spanish Gospel Mission that remains standing, Conejos' historic features were removed in the early 2000s and replaced with America the Beautiful Park. To the west, Interstate 25 disrupts the physical continuity that once existed between early areas of the city. Despite the highway's presence, the Westside and Old Colorado City remain part of the city's early historic core. These areas evoke what many think of as "historic Colorado Springs."

The older neighborhoods immediately surrounding downtown present a rich array of high-style, upper-class residential architecture in Historic Uptown and the Old North End. Although it is a distance from downtown, the exclusive Broadmoor area is also filled with a remarkable collection of historic houses. Middle-class and working-class homes are found throughout Old Colorado City along with the Weber-Wasatch, Westside, Shooks Run, Bonnyville, Ivywild, Mesa Springs, Roswell, Patty Jewett, Pleasant Valley, and Hillside neighborhoods. Some of these areas are well documented and noted for their architecture and history. Others have not been substantially surveyed and studied.



**Entrance to the Old North End**



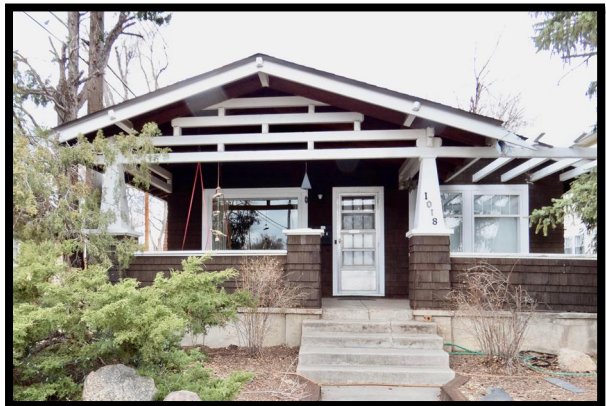
**601 N. Cascade Ave.  
Historic Uptown Neighborhood  
Photo by Tim Scanlon**



**1420 N. El Paso St.  
Patty Jewett Neighborhood  
Photo by Tim Scanlon**

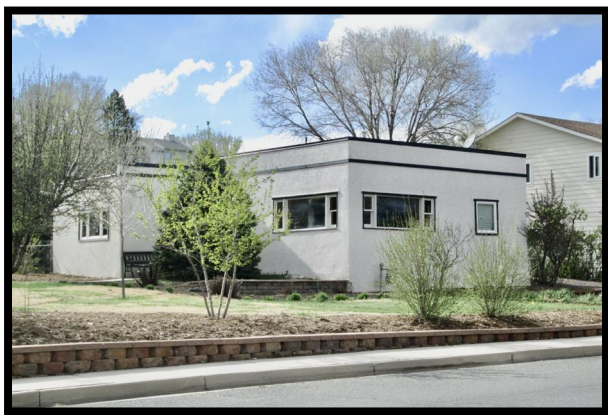


**21 Cheyenne Blvd.  
Ivywild Neighborhood  
Photo by Cheryl Mach**



**1018 E. Willamette Ave.  
Middle Shooks Run Neighborhood  
Photo by Phil Russell**

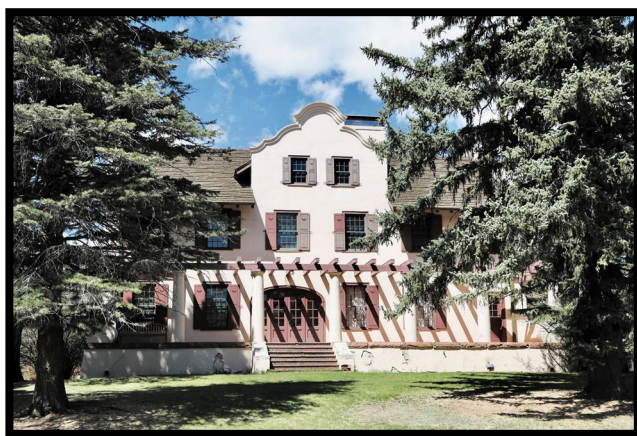




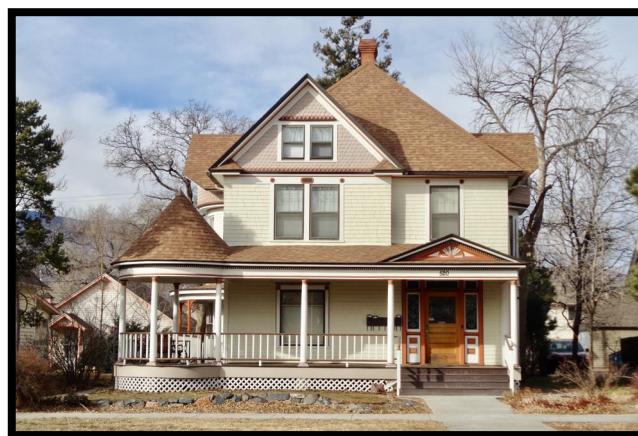
**1706 N. Chestnut St.  
Mesa Springs Neighborhood  
Photo by Mark Tatro**



**6 E. Mill St.  
Mill Street Neighborhood  
Photo by Max Kronstadt**



**3202 Chambers Way  
Pleasant Valley Neighborhood  
Photo by Joan Moon/John Horbacz**



**520 N. Weber St.  
Weber-Wahsatch Neighborhood  
Photo by Tim Scanlon**

Windshield reconnaissance of these neighborhoods over the past year found that by and large they appear to retain a reasonably high degree of architectural integrity even though alterations and infill projects have occurred in some places. In many cities, and Colorado Springs seems to be no exception, neighborhoods that predominantly consist of larger, finer-quality historic houses tend to be better maintained although for various reasons some owners neglect their properties. Neighborhoods that are filled with small working-class residences tend to experience a greater variety of non-historic changes as owners seek to affordably expand, remodel and update their homes. Other properties suffer from deferred maintenance due to a lack of means on the part of the owners to engage in maintenance and rehabilitation.

Neighborhood preservation advocacy groups also impact conditions in places where they exist. These groups, some of which have been present in Colorado Springs for decades, work to maintain the historic character and quality of their neighborhoods.





**1206 N. Cascade Ave., Built 1899  
Old North End Neighborhood**



**17 Broadmoor Ave., Built 1905  
Broadmoor Neighborhood**

In some neighborhoods, perhaps more prevalent in those that are adjacent to downtown, single-family homes along with apartment and condominium buildings of varying sizes have been constructed in recent decades. These often replaced earlier single-family houses that were removed. Sometimes this was due to intentional demolition and redevelopment, but in other cases what stands on the property today might have replaced a building that was destroyed by fire. This is the common evolution of neighborhoods that experience redevelopment pressures and gentrification. Despite the changes that have taken place, and as distressing as these can be to advocates who are working to promote historic preservation, the city's pre-World War II neighborhoods retain a predominance of their historic buildings, street patterns, designed landscapes, and other character-defining features.

**Post-World War II Residential Neighborhoods** – During the decades following World War II, development pressed into the open lands that surrounded the city. The postwar boom included the emergence of neighborhoods to the north, northwest and northeast such as Pleasant Valley, Indian Heights, Kissing Camels, Holland Park, Mesa Terrace, Mesa Springs, Rawles Commons, Venetian Village, Cragmoor, Palmer Heights, and Country Club. Development in the eastern and southern areas of the city included the neighborhoods of Village Seven, Rustic Hills, Stratton Meadows, Skyway, Valley Hi, Park Hill, and Pikes Peak Park. The locations of many of these postwar developments on the landscape are evident today from maps and satellite images, which indicate a shift away from the earlier alignment of streets along the cardinal compass points in favor of curvilinear street patterns.

East of Academy Boulevard, most of the large area of Colorado Springs that extends to the eastern city limits was open ranch land fifty years ago (except for neighborhoods such as Village Seven and Rustic Hills, which were just starting to develop). Since the 1970s, much of the open land has become occupied by residential subdivisions and commercial properties. The Banning-Lewis Ranch at the eastern city limits holds an array of notable archaeological and paleontological resources that continue to be explored and recorded.



Reconnaissance of the city's historic post-World War II neighborhoods found that they largely continue to evoke the periods in which they were developed and convey relative stability in terms of the architecture. Occupied by thousands of ranch homes, split-levels, and two-story houses in varying forms, they make up the planned residential subdivisions of the postwar era. Many of these neighborhoods hold a repeating variety of house styles that are similar in size and appearance. Exceptions are found in places such as Country Club, Valley Hi, Skyway and the Rawles, Commons and Mesa-Terrace neighborhoods, where the houses are each architect designed and unique. Some were designed by noted mid-century architects, including Walter H. Weber, Elizabeth Wright Ingraham, and her husband Gordon Ingraham.



**1435 La Mesa St., Rawles Commons, Built 1955**  
Photo by James Kin



**1134 Chambers Dr., Pleasant Valley**  
Photo by Joan Moon/John Horbacz



**1005 Jupiter Lane, Skyway**  
Photo by Leigh Westin/Candice Hall

The city's postwar neighborhoods appear to be largely stable in terms of major alterations to residences. Other than maturation of the landscaping they continue to look much like they did when they were developed. Where exterior changes are found, they have usually involved modifications to exterior cladding materials, entries, windows and front porches. Preserving these postwar neighborhoods intact may prove to be difficult due to their sizes and the sheer number of homes. In addition, rapid increases in property values in recent years have caused many homeowners to remain in place and to engage in remodels and expansion projects that can negatively impact the original architecture of their houses. Very few postwar residential properties in Colorado Springs have been surveyed and documented.

**Commercial Properties Beyond the Historic Core** – Numerous historic commercial properties dating from the 1950s through the 1970s are scattered across the city. These primarily appear in the form of individual buildings and strip centers. They are found among the postwar neighborhood development and are typically sited along major commercial thoroughfares. While many are architecturally mundane office buildings, others express features of architectural interest and are worthy of attention.



**Tastee Freeze, 1511 N. Union Blvd., Built 1954**



**US Bank, 1415 N. Academy Blvd., Built 1965**



Examples of Mid-Century Modern commercial architecture beyond the historic core include the Tastee Freeze drive-through at 1511 N. Union Blvd. (built 1954), an oblong box gasoline station at 2441 N. Union Blvd. (built 1958), the US Bank at 1415 N. Academy Blvd. (built 1965), the domed former United Artists Theater (now Stargazers Theater) at 10 S. Parkside Dr. (built 1969), and the clamshell-shaped building at 1414 N. Academy Blvd. (built 1979). Very few, if any, of these postwar commercial properties have been surveyed and documented.



**Days Inn**  
4610 Rusina Rd., Built 1968



**Clamshell Building**  
1414 N. Academy Blvd., Built 1979

**Houses of Worship** – Since its earliest days in the 1870s, Colorado Springs' citizens founded numerous houses of worship that serving a variety of religions and theological persuasions. Today this is reflected in the many churches, synagogues and temples that are scattered across the city. Many of those that were built between the 1870s and 1970s and remain standing today. During the field reconnaissance, a number of these sites were visited to provide the plan with examples that show the variety of buildings that were constructed. While most still serve as houses of worship, a small number have been converted to other uses, including at least one restaurant and several residences.



**Grace and St. Stephen's Episcopal Church**  
601 N. Tejon St., Built 1894-1955



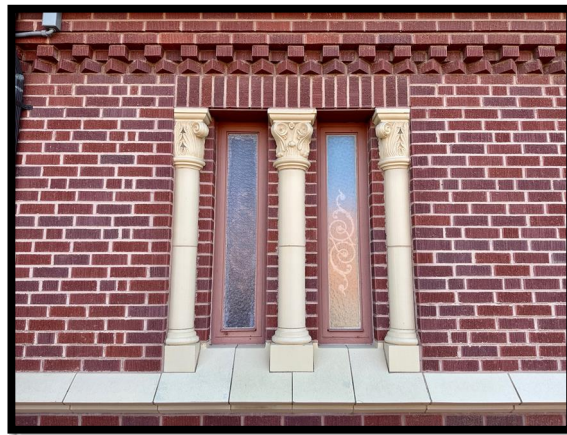
Because houses of worship were always viewed as vitally important community resources, much effort was put into their design and construction. In most cases, architects were engaged to develop plans. Congregations with the financial means hired the best architects they could afford, and the resulting buildings are typically considered among their best work. Past survey projects have documented some of these properties in Colorado Springs, particularly in the city's historic core. Outside of that, most of the houses of worship that date from the post-World War II years have yet to be recorded. The following resources have been added to the National Register of Historic Places (NRHP) and Colorado State Register of Historic Properties (SRHP).

### **NRHP-Listed Properties**

First Congregational Church, 20 E. St. Vrain St. (built 1889)  
 St. Mary's Cathedral, 22 W. Kiowa St. (built 1891-1902)  
 Grace and St. Stephen's Episcopal Church, 631 N. Tejon St. (built 1895-1955)  
 People's Methodist Episcopal Church, 527 E. St. Vrain St. (built 1903)  
 Pauline Chapel, 2 Park Ave. (built 1918)  
 Shove Memorial Chapel, 1010 N. Nevada Ave. (built 1931)  
 Chadbourn Spanish Gospel Mission, 402 S. Conejos St. (built 1940)

### **SRHP-Listed Properties**

Emmanuel Presbyterian Church, 419 Mesa Rd. (built 1903)  
 First Baptist Church of Colorado City, 1 S. 24<sup>th</sup> St. (built 1890)  
 First Congregational Church, 20 E. St. Vrain St. (built 1889)  
 First Lutheran Church, 301 E. Platte Ave. (built 1895-1928)  
 Pauline Chapel, 2 Park Ave. (built 1918)  
 St. Mary's Cathedral, 22 W. Kiowa St. (built 1891-1902)  
 All Souls Unitarian Universalist Church, 730 N. Tejon St. (built 1892)



The landmarked properties above have been extensively recorded and do not need to be documented in the future. Several additional churches were recorded by previous survey projects completed in Colorado Springs. All of these are downtown and in the nearby neighborhoods. For example, nineteen houses of worship were documented during the 2004 downtown survey. Because these properties have played an important role in the community and are recognized as among the best examples of architecture in the city, this is an area of survey that needs to be addressed, particularly when it comes to houses of worship that were developed in the post-World War II era. Based upon architecture alone, it appears that many of them would be eligible for individual landmark designation.

## Examples of Pre-World War II Houses of Worship



**Payne Chapel AME Church, Built 1897**  
320 S. Weber St.



**New Resurrection Church, Built 1898**  
601 Prospect St.



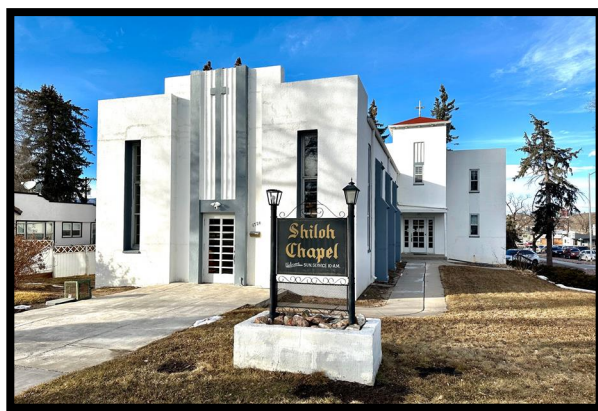
**St. Mary's Cathedral, Built 1891-1902**  
22 W. Kiowa St.



**People's M. E. Church, Built 1903**  
527 E. St. Vrain St.



**Boulder Street Church, Built 1903**  
828 E. Boulder St.



**Shiloh Chapel, Built 1940**  
1724 E. Pikes Peak Ave.



## Examples of Post-World War II Houses of Worship



**Temple Shalom, Built 1951**  
1523 E. Monument St.



**Corpus Christi Catholic, Built 1955**  
2318 N. Cascade Ave.



**East United Methodist Church, Built 1961**  
1505 E. Monument St.



**LDS Church, Built 1963**  
150 Pine Ave.



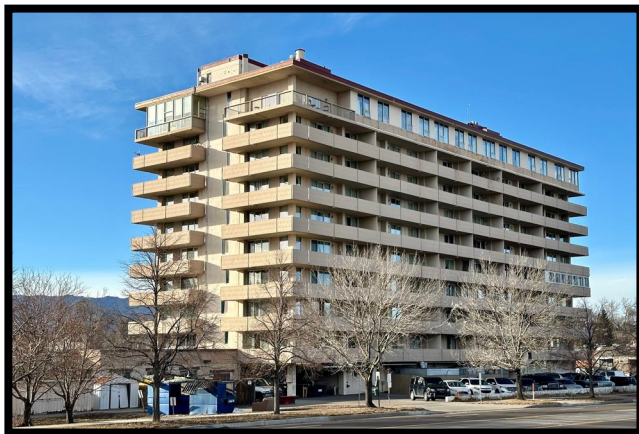
**First Lutheran Church, Built 1965**  
1515 N. Cascade Ave.



**First Presbyterian Church, Built 1979**  
219 E. Bijou St.



**Residential Towers** – A small number of mid- to high-rise residential towers are scattered across the city. Two good examples of these Modernist buildings are in the vicinity of Prospect Lake and Memorial Park. The first is the 10-story Medallion East building, constructed in 1961. Another is the 14-story Pikes Peak Towers, built in 1967. Both were designed and oriented to take advantage of panoramic views of the city and mountain skyline.



**Medallion East, Built 1961**  
1719 E. Bijou St.



**Pikes Peak Towers, Built 1967**  
1912 Eastlake Blvd.



**Satellite Hotel and Condominiums, Built 1968-1974**  
411 Lakewood Circle

The three-winged Satellite Hotel and Condominiums is a mixed-use building that was built in two stages between 1967 and 1975. The main floor includes a central lobby with commercial spaces radiating outward along all three wings. Above that are numerous hotel rooms and condominiums. The triangular feature at the top held a restaurant and cocktail lounge. This property has been nominated in 2025 for designation to the National Register of Historic Places.



**Tourist and Traveler Accommodations** – Numerous historic hotels and motels are found in Colorado Springs. While some of these were designed as roadside attractions for automobile tourists, others catered to business travelers and wealthier visitors seeking finer accommodations while working or vacationing in the city. The larger historic towers are few and include the Antlers Hotel downtown and Broadmoor Hotel to the southwest. Many more historic motels survive along Nevada Avenue both north and south of the city's central core. Rising property values, redevelopment projects, and urban blight combine to make the motels ripe for demolition. The loss of these historic auto- and tourism-related features highlights the need to get them surveyed before they are gone.



**Antlers Hotel, Built 1967**



**Broadmoor Hotel, Built 1918**



## Motels Along North Nevada Avenue



**Aspen Lodge Motel, Built 1948**  
3990 N. Nevada Ave.



**End of the Trail Motel, Built 1949**  
4200 N. Nevada Ave.



**Colorado Academy Motel, Built 1952**  
3950 N. Nevada Ave.



**Rampart Motel, Built 1952**  
4302 N. Nevada Ave.



**Skylark Motel/Apartments, Built 1955**  
3830 N. Nevada Ave.



**Ranch Motel, Built 1959**  
3900 N. Nevada Ave.

**Health Care Facilities** – From the 1880s through the 1940s, Colorado Springs was a mecca for health seekers in search of a cure for tuberculosis. The city's abundant sunshine, dry climate, fresh mountain air, and uncrowded conditions made it a prominent destination for treatment, and several sanatoriums were developed to serve that purpose. An estimated one-third of the city's residents during the 1880s and 1890s had come there to restore their health. While many were successful, others succumbed to the disease and were buried in Evergreen Cemetery. An excellent discussion of this topic is found in John Harner's 2021 book, *Profiting From the Peak*, which should be consulted as a guide for future survey work and research.

With an influx of so many sick people, some single-family homes and boarding houses in the Old North End along Cascade Avenue and Nevada Avenue included sleeping porches. Boarders also lived in tents and cottages that were erected in residential rear yards. Sanatoriums started to appear in the 1880s and 1890s, increasing in number and size throughout the first half of the 20<sup>th</sup> century. The treatment approach taken during that period focused upon rest, preferably on open-air porches in full sunlight, along with eating an abundance of healthy food. Those factors alone were a relief to many of the underprivileged patients, whose lives had been mired in poor living conditions in dense and polluted urban environments along with labor in factories, mines and sweatshops.

Ability to pay determined which sanatoriums catered to which patients. Because of this, the facilities ranged from those geared to the poor, who often lived in small tent or shed-like structures, to others that catered to the upper class and provided more comfortable housing. Cragmor Sanatorium in the Austin Bluffs area, for example, attracted wealthy patients along with cultural luminaries including musicians, writers and artists. It wasn't until the World War II era that researchers discovered drugs, particularly Isoniazid, that could effectively treat tuberculosis. Until then, the treatments found in sanatoriums either helped the body to fend off symptoms of the disease or the patients succumbed to its effects.

Among the sanatoriums that operated in Colorado Springs were the following facilities:

- Colorado Springs Sanatorium, established 1892
- Cragmor Sanatorium, established 1906 (now part of UCCS campus)
- Glockner Sanatorium, established 1890
- National Deaconess/Bellvue Sanatorium, established circa 1904
- National Methodist Sanatorium, established 1926 (now the US Olympic Training Center)
- St. Francis Sanatorium, established 1888
- Sunnyrest Sanatorium, established 1910
- Union Printers Home, established 1891 (treatment of tuberculosis and other ailments)
- Modern Woodmen of America Sanatorium, established 1909

Elements of these and other historic tuberculosis treatment facilities can still be found around the city today, and this theme should be the focus of future survey work. This might include identifying the locations of surviving tuberculosis huts, also known Gardiner Cottages in honor of their designer. Many were sold by the Modern Woodmen of America Sanatorium when it closed in 1947. Dispersed across the city, a few remain on public display and others were repurposed in residential backyards and other locations.



Three of the tuberculosis sanatoriums evolved into general hospitals that continued to operate for decades. The Glockner Sanatorium eventually became Penrose Hospital, which in 1959 built a high-rise building at 2222 N. Nevada Ave. that remains in use today as part of an expanded medical facility operated by Centura Health. National Deaconess/Bellvue Sanatorium originated around 1904 and in 1946 was acquired by the City of Colorado Springs and renamed Memorial Hospital. In 1997, it merged with the University of Colorado Colorado Springs, and in 2012 it became UCHealth Memorial Hospital. Today the hospital occupies an architecturally notable campus at 1400 E. Boulder St. St. Francis Hospital at 825 E. Pikes Peak Ave. had its origins in the St. Francis Sanatorium. It is now closed and the building's future is uncertain. Smaller historic medical clinics that were operated by a single physician or groups of doctors are also likely to be scattered across the city and could be located during a focused survey.



**St. Francis Hospital**  
**825 E. Pikes Peak Ave.**



**Penrose Hospital, Built 1959**  
**2222 N. Nevada Ave.**

**Benevolent Care Institutions** – Two large historic benevolent care campuses are found in Colorado Springs. One of these is the Union Printers Home, which was mentioned above in relation to its treatment of those suffering from tuberculosis. However, the facility was developed with a broader mission. Established in 1892 by the International Typographical Union (ITU), its central purpose was to care for the union's aging and infirm members. This included medical treatment for typesetters and printing plant workers who had contracted tuberculosis, or a form of black lung caused by inhaling fumes from the carbon-based inks used in the printing process.

Seed money for the project was provided in 1886 by Philadelphia philanthropists George Childs and Anthony Drexel, who donated funds to the ITU to do what it felt was in the best interest of its members. That would take the form of a benevolent care facility, established in 1892 on an 80-acre parcel donated by the City of Colorado Springs. The property grew over the following decades to include around 300 acres, complete with a large central building, several related resident care buildings, and a large dairy farm. The facility continued to operate until 2014, when it was sold and became a private nursing facility. In recent years the entire site was acquired by a group of local families, who are preparing to redevelop the property. It was last recorded in 2022 by staff at the Colorado Office of Archaeology and Historic Preservation, who determined that the site is eligible for the National Register of Historic Places.



**Union Printers Home, 101 S. Union Blvd.  
Established in 1891**

The Myron Stratton Home in the southern area of Colorado Springs opened in 1913, the result of a bequest made by mining magnate, businessman and civic leader Winfield Scott Stratton. Wishing to express his compassion for the working poor in a tangible way, he left instructions in his will that his remaining fortune be used for the development of a home for those in need, especially children and the elderly. Stratton selected the original trustees of what became the Myron Stratton Home, which at his request was named for his shipbuilder father.



**Myron Stratton Home  
2525 Colorado Highway 115 (South Nevada Avenue)  
Established in 1913**



The campus of the Myron Stratton Home includes an expanse of landscaped grounds that hold several historic buildings and related features, among them residence halls, cottages, a power plant, and a farm. As a home for the poor, it was unusual for the time in that it diverged from the poorhouses of earlier years and was more like a college campus, providing residents with a greater sense of dignity and self-worth. The property was most recently recorded in 2019 during a Section 106 study and found to be eligible for the National Register of Historic Places.



**Washington Hall at the  
Myron Stratton Home**



**Logan Hall at the  
Myron Stratton Home**

**Public Resources** – The City of Colorado Springs is the owner and steward of more than two thousand properties, some of which are over fifty years old and considered historic. A few of those have been presented above. Through its Historic Preservation Plan, the City has acknowledged its responsibility for the thoughtful management and preservation of the significant resources among them. As an advocate for historic preservation, the City views how it treats its own properties as an example for the rest of the community.

The City's database of public properties provides the parcel number, location and acreage of each site, along with construction years for a small number of the built resources. Some are clearly over fifty years old and others might be as well. Exactly what is located on each property remains unclear, indicating that an accounting of city-owned historic properties still needs to be done, complete with a survey of those resources.

Despite the need for survey and research into this question, some of the historic resources are known. They include buildings of various uses along with designed landscapes and infrastructure features such as parks, parkways and medians. Among the resources that are historic or known to hold historic features are Evergreen Cemetery, Fairview Cemetery, the Patty Jewett and Valley Hi golf courses, Garden of the Gods Park, North Cheyenne Canon Park, Prospect Lake and Memorial Park, Monument Valley Park, Acacia Park and Antlers Park. Another is the massive Municipal Power Plant on North Nevada Avenue, which was built in 1953. The City of Colorado Springs also owns historic pieces of public art, including statues and monuments that are addressed below. While a small number of these public resources have been documented, many more could be the subject of future survey work in the city.





**Memorial Park  
Adjacent to Prospect Lake**



**Jasperson Beach House  
at Prospect Lake**



**Acacia Park Bandshell**



**Antlers Park, Pike Monument**



**Clubhouse at the Patty Jewett Golf Course, Built 1910**



Another category of historic resources owned by the City of Colorado Springs is its fire stations. The history of the fire department and its facilities has been documented in Lester L. Williams' 2016 book titled *Fighting Fire in Colorado Springs*. Among the various fire houses, the earliest were built during the period between World War I and World War II and are known for their architecture and history. These include Station 1 at 29 S. Weber St. (built in 1925, remodeled in 2017), Station 2 at 314 E. San Miguel St. (built 1938), and Station 5 at 2830 W. Colorado Ave. (built in 1921). Many of the other stations were built during the decades following World War II to serve the rapidly growing city, which was expanding in all directions. The following fire houses date from that period and have not been surveyed:

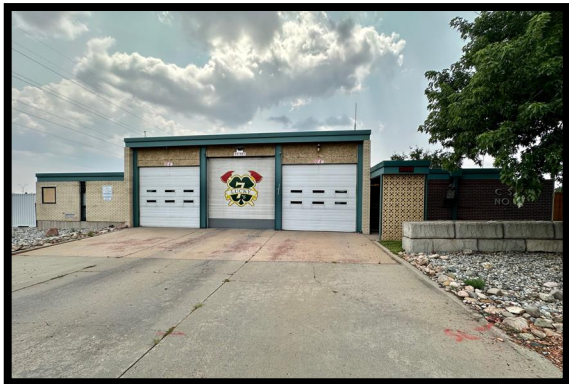
- Station 3 at 922 W. Colorado Ave. (built 1951)
- Station 4 at 2280 South Gate Rd. (built 1971)
- Station 6 at 2430 N. Union Blvd. (built 1956)
- Station 7 at 3901 Palmer Park Blvd. (built 1968)
- Station 8 (former location) at 3602 Airport Rd. (built 1966)
- Station 9 at 622 W. Garden of the Gods Rd. (built 1968)
- Station 10 at 3730 Meadowland Blvd. (built 1969)
- Station 11 at 3810 Jet Wing Dr. (built 1972)
- Station 12 at 445 Rockrimmon Blvd. (built circa 1980)



**Station 4**



**Station 6**



**Station 7**



**Station 8**



**Municipal Power Plant, North Nevada Avenue, Built 1953**

Other city-owned historic resources are found in the community. However, not all of these are recognized by the public as historic. One good example is the Japanese sister city monument, which occupies a median along North Nevada Avenue east of Acacia Park. The Torii gate and shrine were installed in 1966 to commemorate the sister city relationship that was established four years earlier between Colorado Springs and the city of Fujiyoshida, Japan. Based upon its deteriorating condition, the monument appears to have been forgotten. Yet it is now a historic resource in the city that is worthy of being recorded and maintained.



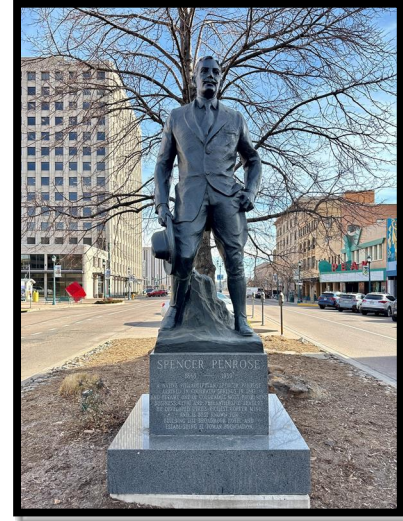
**Japanese Sister City Monument, Installed 1966**



Public art installations, including commemorative sites and statuary, are found throughout the downtown district. These include the William Jackson Palmer equestrian statue at Platte Avenue and Nevada Avenue (installed 1929) and the Spencer Penrose statue at Pikes Peak Avenue and Tejon Street (installed 1957).



**William Jackson Palmer Equestrian Statue**



**Spencer Penrose Statue**

In the coming years, as they reach the fifty-year mark, other commemorative sites might be viewed as historic and worthy of documentation. These could include the First Stake of Fountain Colony Monument installed in 1983 on the southeast corner of Pikes Peak Avenue and Cascade Avenue, along with the adjacent Pikes Peak Range Riders Memorial installed in 1988.



**First Stake of Fountain Colony Monument**



**Pikes Peak Range Riders Memorial**



**Educational Facilities** – Colorado Springs has always been a city of education, where students were provided with quality facilities and institutions that offered opportunities to learn from the elementary level through college and graduate school. Because of this, the city is filled with numerous historic educational buildings that date from the 1880s through the 1970s. This would make an excellent topic for a thematic survey, one that is needed to help the community understand, appreciate, and advocate for the preservation of these historic resources. Research will be aided by Harriet Seibel's *A History of the Colorado Springs School District 11* (1975).

The first of these are public schools where primary education has taken place. While most of these are operated and maintained by Colorado Springs School District 11, others are within adjacent school districts that extend into the municipal boundaries. A few are no longer used as schools, but their architecture is largely intact and historical connections remain strong. Below are a few examples of the many historic school buildings that stand across the city, most of them waiting to be documented.

### Early Public Schools



**Lowell School, Built 1891-1901**  
831 S. Nevada Ave.



**Helen Hunt School, Built 1902**  
601 S. Institute St.



**Ivywild School, 1604 S. Cascade Ave., Built 1916**



## Mid-20<sup>th</sup> Century Public Schools



**Palmer High School, Built 1940**  
301 N. Nevada Ave.



**Taylor Elementary School, Built 1952**  
900 E. Buena Ventura St.



**Canon Elementary School, Built 1954**  
1201 W. Cheyenne Rd.



**East Junior High School, Built 1954**  
1600 N. Union Blvd.



**Tesla Elementary School, Built 1958**  
3302 Alpine Pl.



**Wasson High School, Built 1959**  
2115 Afton Way





**Colorado Springs Charter Academy, Built 1966**  
2577 N. Chelton Rd.



**The Private Colorado Springs School, Established 1962**  
21 Broadmoor Ave.

Colorado College was established in 1874 on open land just north of the city's central commercial district and it remains in operation today as one of the state's premiere institutions of higher education. Over the past 150 years, the campus has expanded and improved with the development of buildings and the maturation of its designed landscape. During the late 1800s and early 1900s, the lands surrounding the college became developed with upper-class residences. These include the historic Old North End neighborhood to the north and the Historic Uptown neighborhood to the south.

Numerous historic buildings and structures are present on the campus, dating from the 1880s to the 1970s. Several of the earlier ones were listed in the National Register of Historic Places in 1997. Many others, particularly dating from the mid-20<sup>th</sup> century, still need to be recorded and evaluated for possible landmark eligibility. The Tutt Library's special collections archive holds an excellent document that provides information about all of the campus buildings. (<https://libraryweb.coloradocollege.edu/library/specialcollections/ColoradoCollege/Buildings>). It includes those that were built in the mid-1900s. This material would serve as a helpful resource for future survey work at Colorado College. In addition to its on-campus buildings, the institution ha

s acquired and rehabilitated former private homes nearby. Most of their historic exteriors have been restored and the interiors converted to classrooms, dormitories and related uses. Colorado College has gained a reputation for its treatment of historic resources.



**Cutler Hall, Built 1880**



**Ticknor Hall, Built 1898**



**Schlessman Swimming Pool, Built 1963**



**Student Health Services, Built 1964**



**Honnen Ice Arena, Built 1963**



Another historic educational institution in Colorado Springs is worthy of mention. The Colorado School for the Deaf and Blind at 33 N. Institute St. east of downtown was established in the mid-1870s. It consists of a park-like campus that contains several historic buildings that exhibit design details of Late Victorian and Collegiate Gothic architecture, along with other buildings that date from the mid-20<sup>th</sup> century.

The campus was listed in the State Register of Historic Properties in 1998, complete with thirteen contributing buildings that were erected between the late 1800s and early 1950s. At the time of designation, several others were considered non-contributing, apparently because they were built between the late 1950s and 1970s. These should be surveyed again to determine if they might be added to the landmark designation as contributing. The State Register nomination is comprehensive and well-written, providing a good starting point for future work on the site.



**Main Entry Along Institute Street**



**Gottlieb School Building, Built 1952**



**Administration Building, Built 1906**



**Barn, Built 1910**

**Tourism, Recreation, Cultural and Arts Resources** – Historic resources associated with tourism, recreation, culture and the arts are scattered across the city. Some of these have already been shown or discussed above in other sections, for example those on tourist and traveler accommodations and public resources. Tourism and recreation facilities, both indoor



and outdoor, were developed starting in the earliest days of Colorado Springs for public enjoyment and leisure. Some are located outside the city limits in Manitou Springs and the mountains to the west, and consequently would not be surveyed or otherwise recorded by the City of Colorado Springs. Others include, but are not limited to, places such as parks, golf courses, and venues for activities such as hiking, swimming, sports, driving and sightseeing. In some cases they were designed and constructed, and in others appear in the form of natural landscapes and features. Entertainment and cultural facilities include theaters, event centers, libraries, museums and concert halls. Places associated with the fine and popular arts include museums but can also involve the homes and studios of artists.

Among the city's historic resources in this category are Monument Valley Park, Prospect Lake and Memorial Park, North Cheyenne Canon Park, Palmer Park-Austin Bluffs, Bancroft Park, Garden of the Gods, Cheyenne Mountain Zoo, the Fine Arts Center, City Auditorium, and the Penrose Library. It also includes places such as the Van Briggie Pottery Company building at 1125 Glen Ave., which operated as a decorative pottery and tile factory from 1908 to 1968; the Heller House and Studio at 1150 Eagle Rock Rd., which was constructed in 1935-1937; the Peak Theater at 113 E. Pikes Peak Ave., which was built between 1937 and 1949; and the United Artists Theater (now Stargazers) at 10 S. Parkside Dr., built in 1969.



**Van Briggie Pottery Company**



**Heller House and Studio**



**Peak Theater**



**North Cheyenne Canon Park**





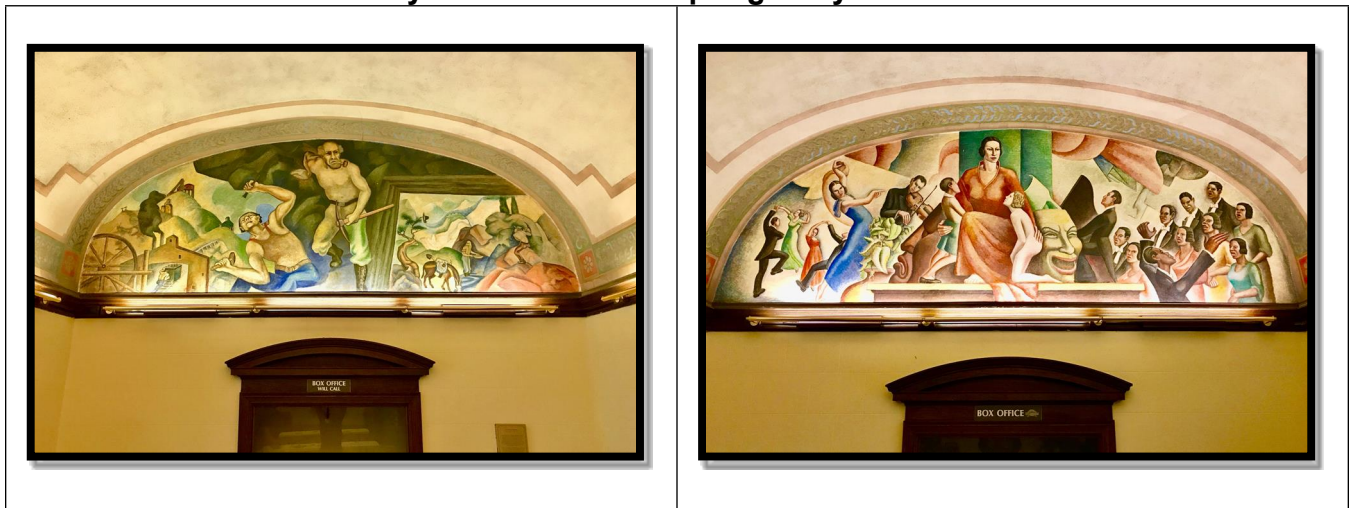
**United Artists Theater, 10 S. Parkside Dr., Built 1969**

Historic murals dating from the early to mid-20<sup>th</sup> century are found in buildings throughout the core area of Colorado Springs. As good examples of building ornament, in many cases completed by local artists and funded by New Deal programs, they could be treated as the subject of a thematic survey. Notable murals can be viewed in the following locations, although the list is not necessarily comprehensive (thanks to Pat Musick, the daughter of artist Archie Musick, for her assistance with this information):

- Colorado Springs City Auditorium  
Tabor Utley, "The Arts" (lobby)  
Archie Musick, "Hard Rock Miners" (lobby)
- Colorado Springs Fine Arts Center  
Boardman Robinson (south façade entry / repainted by Eric Bransby)  
Frank Mechau (garden / patio)  
Archie Musick (downstairs lounge)  
Andrew Dasburg (theatre lounge)  
Ward Lockwood (theatre lounge)  
Kenneth Adams (theatre lounge)
- Cheyenne Mountain High School  
Lloyd Moylan, "Indian Runners" (gymnasium)
- Canon Elementary School  
Archie Musick, "Children's Literature Classics"
- Will Rogers Shrine of the Sun, Cheyenne Mountain Zoo Road  
Randall Davey, Spencer Penrose and history of the Pikes Peak Region
- Fountain Valley School  
Boardman Robinson (Sage Hall)

- Colorado College  
Boardman Robinson, "The History of Commerce"  
Eric Bransby (Cossitt Hall)
- Colorado Springs Pioneers Museum  
Eric Bransby, "The Pikes Peak Region"  
Eric Bransby, "History of Aviation"
- Colorado Springs Day Nursery  
Allan Tupper True, "Nursery Rhymes"
- Tilley house, 30 Mesa Rd.  
Jean Charlot, fresco

### Murals by Tabor Utley and Archie Musick Lobby of the Colorado Springs City Auditorium



**Transportation Resources** – Historic transportation resources in Colorado Springs could be associated with several modes of transport, including horsedrawn, rail, automobile, and air. Buildings and structures associated with horsedrawn transportation include livery stables and carriage houses. Historic bridges that served various means of transport are also important to consider. A survey focused upon locating these property types would be greatly assisted by a review of historic fire insurance maps.

Rail-related resources include properties such as corridors and depots associated with trains, along with resources associated with the city's historic trolley car system. Two prominent railroad depots remain standing in the city: the Denver & Rio Grande Railroad Depot at 10 S. Sierra Madre St. and the Atcheson, Topeka & Santa Fe Railroad Depot at 555 E. Pikes Peak Ave. Another resource is the Chicago, Rock Island & Pacific Railroad corridor, which was built in 1889 and is still present parallel to the Van Buren Channel. Surviving features include the rail bed along with its steel rails and wood ties. The CRI&P Railroad's repair shop is now part of the Pikes Peak Trolley Museum. The Midland Terminal Railroad's roundhouse in Old Colorado City is a good example of a rail-related feature that has been repurposed.

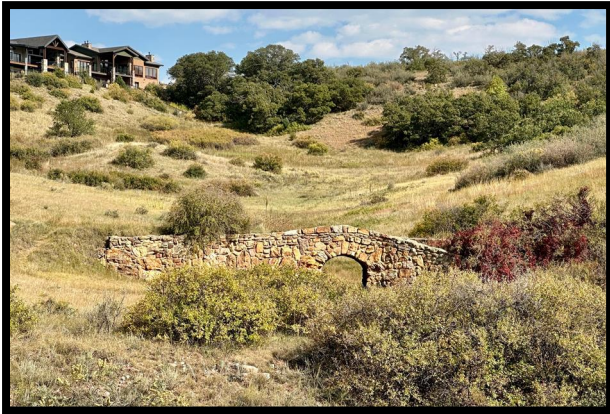




**Denver & Rio Grande Railroad Depot  
Built 1887**



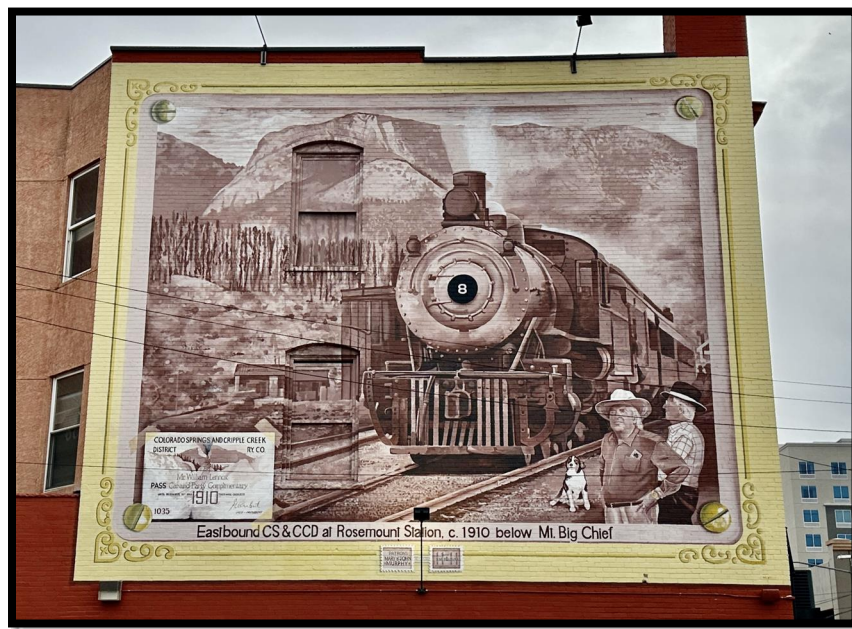
**Atcheson, Topeka & Santa Fe  
Railroad Depot, Built 1917**



**John Blair Bridge, Mesa Road, c1880**



**Rock Island Railroad Corridor, 1889**



**Railroad Heritage Mural on Downtown Building**

Historic resources that are directly related to automobiles include sales dealerships, repair shops, gas stations, parking lots and garages. It can also include roadways and highways. Various historic properties associated with this large and impactful theme are scattered across the city and date from the early to the mid-1900s.



**Filling Station and Repair Shop**  
211 E. Vermijo St., circa 1930s



**Gas Station**  
2441 N. Union Blvd., Built 1958

The Colorado Springs Airport opened in 1927 in the countryside east of and beyond the developed city. It has greatly expanded since that time and the city has grown to the airport property. The facility would need to be surveyed and explored to see what survives in the way of historic features. Built in 1941-1942, the historic Colorado Springs Municipal Airport Terminal is now on the grounds of Peterson Space Force Base. Although the Art Deco building is an important historic resource, it is located on a federal facility and is part of the Peterson Air and Space Museum. Whether any other historic resources remain on the city's land is unknown.

**Designed Landscapes** – Colorado Springs holds numerous historic resources that represent the theme of designed landscapes. These include its parks along with parkways, golf courses, and cemeteries. Prominent among the historic parks, many of which date from the late 1800s and early 1900s, are Acacia Park, Antlers Park, Alamo Square Park, North Cheyenne Canon Park, Stratton Park, Palmer Park and Monument Valley Park. Prospect Park was established in 1940 and renamed Memorial Park in 1948 following World War II.

Historic golf facilities include the Patty Jewett Golf Course. Established in 1898, it is celebrated as one of the oldest continuously operating public courses in the western United States. The Broadmoor Golf Club dates its origins to 1918 and the Colorado Springs Country Club opened in 1954. Valley Hi Golf Course was developed in 1956 as a private club and became a public course two decades later when it was purchased by the City of Colorado Springs. Kissing Camels Golf Club, located at the Garden of the Gods Resort, was established in 1961. All of these are now historic facilities with extensive designed landscapes at their core.



## City Parks



**Acacia Park, 120 E. Bijou St.  
Established 1871**



**Memorial Park and Prospect Lake  
Established 1940**

## Patty Jewett Golf Course, Established 1898



**Valley Hi Golf Course, Established 1956**



One of the city's most notable designed historic landscapes is Evergreen Cemetery at 1005 Hancock Expressway. Established in the 1870s southeast of the city, the 220-acre site has come to hold the remains and memorials for tens of thousands of former Colorado Springs residents. Prominent among them are town founder General William Jackson Palmer, mining magnate and philanthropist Winfield Scott Stratton, novelist Helen Hunt Jackson, and prospector Bob Womack, who discovered gold ore in the Cripple Creek area and set off the last great mining boom in Colorado.



**Entrance to Evergreen Cemetery**

Early in its history of development, Palmer hired prominent landscape architect John Blair to design the cemetery. Born and educated in Scotland, he left for the United States in the 1860s and became a park designer in the City of Chicago. After many years there, Blair moved to Colorado Springs, where he was employed by Palmer and worked on projects at Glen Eyrie and the Garden of the Gods. (A bridge he built is mentioned above under Transportation Resources.) Blair laid out the Evergreen Cemetery site with lots and blocks divided by a road network that combined a grid pattern with curvilinear drives (the primary curving drive was formed by the bed of a failed rail line).

Over the decades, the cemetery became filled with modest gravemarkers in a variety of designs, along with a smaller number of lavish monuments and mausoleums. The cemetery also holds a stone chapel built in 1909 and a World War I “Spirit of the American Doughboy” statue that was installed in 1922. Today the site’s mature landscaping features a cornucopia of vegetation, including expanses of sod, a variety of shrubs and flowering plants, and hundreds of evergreen and deciduous trees. These attract wildlife, including birds and mammals that make the cemetery their home.





In addition to the individually significant burials, the cemetery contains large sections for veterans, separated by the different wars in which they were involved, along with veterans' organizations such as the American Legion. Others community groups that maintain their own sections are the Masons, Elks, Woodmen of the World, Catholics, Union Printers Home and the Myron Stratton Home. Extensive areas of the cemetery are simply used by the public without regard to any affiliation. Evergreen Cemetery was listed in the National Register of Historic Places in 1993. For reasons that are unknown, the Jewish section known as the Sons of Israel Cemetery was not included in that landmark designation. Additional survey work, and an expansion of the three-decade-old nomination, would be worth exploring.



**Entrance to Sons of Israel Cemetery, Established in 1903**





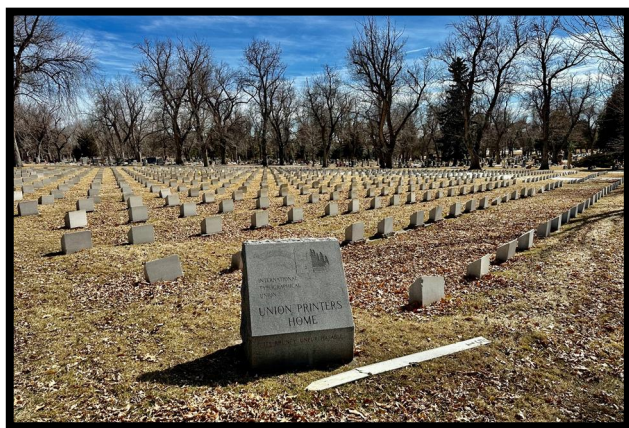
**Original Cemetery Office**



**Chapel**



**Burns Family Mausoleum, 1916**



**Union Printers Home Section**

Finally, the City of Colorado Springs is graced with landscaped medians that ornament several of the historic residential neighborhoods surrounding the downtown commercial district. These features are the current manifestation of the fledgling Fountain Colony's development of greenery, considered central to attracting settlers by providing new residents in the emerging city with an enhanced quality of life. They were among the first capital improvements of the Colorado Springs Company, which included the El Paso Canal providing tree irrigation for the town's north-south avenues. Cascade, Nevada and Wahsatch were platted at 140' wide to accommodate the ditches and trees that would be placed along their length.

The landscaped medians, along with North (Acacia) Park and South (Alamo) Park, were the community's first green spaces. Later landscaped medians were constructed on Wood Avenue as well as the east-west Willamette Avenue, Platte Avenue, and Kiowa Street. The adjoining property owners were assessed fees for the improvements. All of these historic designed landscape features remain in the city and are worthy of future survey work and possible landmark designation.





**Kiowa Street Parkway**



**Platte Avenue Parkway**

## **Stakeholder Meetings and Activities**

Several in-person stakeholder meetings were held over the past year to discuss survey planning. Numerous online meetings, phone calls, and email exchanges on the topic also took place. These involved regular discussions with senior city planner Bill Gray, along with several meetings with the Historic Preservation Board along with City Council and the Planning Commission. Two in-depth discussions were held with cultural services manager and director of the Colorado Springs Pioneers Museum Matt Mayberry. Members of the Historic Preservation Alliance of Colorado Springs provided input at their annual Pikes Preservation Forum.



**Participants at the Pikes Peak Preservation Forum, May 2024**

Finally, meetings were held with a group of dedicated neighborhood preservation advocates, among them citizens who have long been active in Colorado Springs in the fields of history, architecture, planning and preservation. Between the meetings, many of these people provided

photographs along with historical materials about their neighborhoods and on various topics in Colorado Springs architecture and history.

Because of their extensive backgrounds and interests, the various stakeholders brought great depth of understanding and experience to these conversations. During the various meetings that were held throughout the project, the following questions were addressed:

- What are your thoughts about the quality and scope of the survey work that has taken place in Colorado Springs since the 1970s?
- What historic areas of the city have experienced, or are anticipated to experience, significant changes and should be prioritized for future survey?
- What types of resources have been neglected or overlooked in Colorado Springs' historic preservation efforts?
- What geographic areas or neighborhoods should be prioritized for resurvey?
- What thematic topics should be prioritized for future historic surveys and context studies?
- With limited funding available for surveys and a growing number of resources to be documented, how should the city prioritize future survey work?

These questions resulted in conversations on the topic of past and future surveys. Some of the stakeholders mentioned that they viewed the thoroughness of documentation completed by past surveys to be excellent in some cases and inadequate in others. This is typical of documentation that takes place over many decades. Earlier work was less thorough, but it tended to improve over the years. The stakeholders understood that much of this had to do with the exceptionally large numbers of properties that were being recorded and that standards have changed. There was general agreement that site forms would be more useful if they provided more substantial history about each property. Resurvey should build upon what has already been collected, focus upon updating the information, and provide additional details about each property's architecture and history. The completion of current photography and analysis of local landmark eligibility in addition to eligibility for the State Register and National Register is also important.

It was suggested that on future surveys of larger neighborhoods, selective documentation be pursued rather than trying to record every property. This requires a practical approach that might start with a historic context combined with reconnaissance survey. Then a selective intensive survey documenting representative examples of each resource type or style would be completed to finish the project. This would work best in the post-World War II planned subdivisions that hold hundreds of similar homes that essentially repeat a small number of architectural styles.

Regarding the question of resource types that should be prioritized for future surveys, the stakeholders commented that Colorado Springs' preservation program has largely focused upon the documentation and preservation of buildings, most of them from the era prior to World War II. Few non-traditional properties have been recorded in the city. These might include resources such as engineered structures, landscaped sites, and public art.



Discussion of geographic areas or neighborhoods that haven't been fully surveyed or need to be resurveyed resulted in a variety of priorities, and neighborhood advocates were naturally drawn to their own areas of concern. Even though field reconnaissance showed that many of these areas retain numerous historic resources and appear relatively stable, the stakeholders' perception is that they are experiencing substantial alterations or redevelopment pressures that are diminishing their overall integrity. One subject of agreement is that North Nevada Avenue, with its historic motels, industrial-warehouse buildings, and auto-related businesses, is endangered due to the city's prioritization of that area for redevelopment. Frustration was expressed about the wholesale removal of the Conejos neighborhood in recent years, but that is no longer fixable. Also, some of the stakeholders were concerned about the survival of the city's smaller historic homes and not just its grand houses.

Finally, the stakeholders expressed interest in thematic topics they would like to see covered by future projects. Their priorities and others are listed below in the discussion of planning for future historic surveys and contexts. The stakeholders underscored their view that contexts are all about telling the community's stories through the presentation of compelling fact-based history, and then tying those stories to the preservation of associated places that matter. They felt this was key to building community support for preservation, by nurturing an appreciation for Colorado Springs' history and historic resources.



**Citizens and Preservation Advocates  
Providing Input for the Survey Plan**

## **State and National Initiatives and Trends**

Historic resource surveys are one of the most important tools in historic preservation planning. Over the decades since survey work began in the 1970s, the cost of producing substantial documentation has increased along with rising expectations of quality and depth of research and writing. When surveys are undertaken that cover large geographic areas or sizable numbers of buildings, for example in an entire urban neighborhood, an individual project can involve recording hundreds of properties. In many cases this has become cost-prohibitive. And in some situations, it may be unnecessary.

Since 1977, survey work throughout the United States has been completed in accordance with state guidelines along with National Park Service Bulletin 24, *Guidelines for Local Surveys: A Basis for Preservation Planning*. This document, revised and updated in 1985, provides the basis for reconnaissance and intensive surveys, and remains relevant today. Federal guidance describes the types of documentation that should take place, at minimum, as these projects are planned and completed.

The federal guidelines are expanded upon by the Colorado Office of Archaeology and Historic Preservation, which provides direction to those conducting survey projects in its 2007 document titled *Colorado Cultural Resource Survey Manual*. This provides detailed, step-by-step directions for funding, conducting, and utilizing the results of the different types of historic resources surveys. It also explains how surveys can be either reconnaissance or intensive, and comprehensive or selective, depending upon the needs of the user.

Numerous surveys in Colorado Springs have been completed using the state and federal guidelines, and these will continue to be followed in the future because they provide a logical framework for the projects. However, survey and resurvey work might also benefit from evolving trends and opportunities that are refining some of the methods that are employed. Looking back at how surveys changed over time, a few of these factors have already impacted how projects are completed. For example, the work has shifted away from being done by city planners in favor of professional consultants specializing in history and architecture.

Early survey documentation was prepared on typewriters and now-obsolete computer systems using basic site forms provided by the Colorado State Historic Preservation Office. These forms were refined, expanded and standardized over the years, making them much more readable, complete, and user-friendly. Survey work has also been impacted by the adoption of computers and the Internet for research, data entry and writing. The shift from film to digital photography over the past two decades raised challenges that had to be overcome. Finally, the ability to store documents in digital format and make them available via email, websites, and other forms of transfer has revolutionized the way surveys are completed and the information distributed among resource managers, planners, preservation advocates and the public.

Trends in survey projects continue to emerge that will, in various ways, change how they are completed in the coming decades. These changes will involve refined methods of planning and executing projects, an expansion of the types of resources that are documented, and the employment of technological advances such as the use of tablets, smartphones and custom-designed survey programs in the field. As artificial intelligence continues to improve, it will assist research but not replace the need for careful documentation based upon fieldwork and reliable archival sources. The fundamental question involves when and where these will be utilized, and whether they in fact represent real improvements or simply become techniques and technologies that are little more than shortcuts to doing the necessary work.

One new trend involves the collection and utilization of masses of information on characteristics as compact as neighborhood resources or as large as citywide, regional or global patterns. Known as Big Data, this technological advance is a catalyst for new approaches to information gathering, analysis and decision-making. According to the National Trust for Historic Preservation:



“Big Data can help us build crowdsourced catalogs of historic resources, can point us to smarter preservation policies, and can help us engage broad public audiences with information about the character of our towns and cities.

The world of Big Data allows us to develop and implement new survey tools that use smartphones and tablets to catalog resources. In Los Angeles, city officials are managing a citywide survey process, SurveyLA, that involves documenting historic resources using tablets and smartphones. Angelenos collecting data in the field are inputting information directly into a citywide database that will ultimately be fully mapped and publicly searchable. Once assembled, the data was used to create a strategic plan with recommendations for fostering stable, sustainable neighborhoods.

For all of the world-changing rhetoric surrounding Big Data, it is important to note its limits. Most importantly, while any macro-scale view of the world or of a city helps us see general trends and draw correlations between measures, Big Data doesn't help us understand *why* things are the way they are. Causation is much trickier to discern than simple correlation or coincidence.

Second, some data will always be inaccurate. When you're looking at mountains of information, it's often easy to ignore the fact that some of the data may be missing or may simply be wrong. When you zoom in and study a particular piece of a large dataset, you may be alarmed to find peculiar aberrations from reality. For local action, every large dataset still requires checking the data's veracity on the ground.

Finally, while Big Data can be a powerful tool for informing discussions, the task of translating the data to action still requires creativity, tenacity, and know-how. No matter how massive the dataset, it takes passion and persuasion to make data mean something and make a difference in the world around us.” (Mike Powe, *Big Data: A New Frontier in Historic Preservation?*, Preservation Leadership Forum Blog, National Trust for Historic Preservation, 4 March 2014)

The City of Colorado Springs might want to work with the University of Colorado, particularly its Department of Information Science, which presents an opportunity for partnership in this work. Through such efforts, the City could become a state and national leader and innovator in the utilization of Big Data as it applies to historic preservation.

Technological advances will continue to refine the methods of completing survey projects and analyzing and distributing their results, and Big Data could be used as one tool in the survey process. However, no new techniques or technologies can replace education and experience, and the careful, methodical, skilled work that is required. Quality preservation work, including the completion of surveys, will always be dependent upon solid decision-making based upon experienced field documentation, thorough archival research, and the presentation of written information and analysis in a way that is reliable and engaging. These characteristics make survey results useful for the public, for historians and preservation advocates, and for the planners and government officials who use the studies.

Another trend on the local, state and national levels involves an increased focus upon the development of solidly researched and well-written historic contexts. In essence, these studies tell the stories of defined areas, neighborhoods, districts, regions, resource types and themes. Rather than simply serving as academic narratives, they must be tied to physical historic resources and are intended to answer the larger question of why the resources are important. Contexts tell stories that engage the public and drive support for historic preservation. Without them, we simply have sites, buildings, structures and objects that can be recorded and then

viewed as devoid of their meaning and larger place in the community. And if a historic resource has no meaning or value, why would anyone want to preserve it?

Additional initiatives occurring in Colorado include greater attention to resources such as designed landscapes, engineered structures, urban infrastructure, and sites that might not include buildings. Examples of these in Colorado Springs include city parks, smaller designed landscapes such as medians, and public spaces. History Colorado is currently seeking information on properties associated with the state's various minority groups, including the African American and Latino communities, immigrant communities from places such as southeast Asia, women's history, and urban Native American history. The goal is to capture resources that have been overlooked in the past (see [www.historycolorado.org/oahp/heritage-diversity-project](http://www.historycolorado.org/oahp/heritage-diversity-project)). Focus upon these and other resource types in Colorado Springs will enrich the community's appreciation for the array of historic resources that often go unnoticed. The City of Colorado Springs and its preservation advocates might want to launch a community-wide conversation to identify additional overlooked resources beyond those mentioned above.

In *The Power of Heritage and Place: A 2020 Action Plan to Advance Preservation in Colorado*, History Colorado states "We must survey, document, identify, and evaluate historic and cultural resources to protect and interpret them. This effort should be ongoing, collaborative, and dynamic, engaging all generations and educating them throughout the process." An action agenda presents goals conceived to guide preservation in the coming years. Goal A: Preserving the Places that Matter addresses "the ongoing identification, documentation, evaluation, protection and interpretation of Colorado's irreplaceable historic and cultural resources." The plan offers objectives and strategies for historic resources survey:

#### **Objective A1 - Evaluate Fundamentals of Survey Process**

- a) Poll communities as to how to facilitate reconnaissance-level surveys
- b) Delineate the level of survey appropriate for particular objectives
- c) Explore new technologies and techniques
- d) Collect multiple levels of data that reflect a resource's history
- e) Devise system for electronic survey submissions
- f) Create comprehensive maps of historic and cultural resources

#### **Objective A3 – Conduct Survey, Inventory and Designation Proactively**

- a) Create ten-year strategic survey plan
- b) Identify underrepresented and threatened resources
- c) Identify key resources in need of intensive survey
- d) Increase outreach to private landowners and minority and rural communities to identify sites and gather oral histories
- e) Integrate survey with development projects in the initial phase of planning
- f) Advocate that federal agencies update and maintain resource data
- g) Augment countywide survey and local designation programs
- h) Initiate the development of cultural landscape reports
- i) Develop methodologies conducive to wholesale survey of urban environments
- j) Create public-private partnerships, especially at the grassroots level

These action items can be prioritized and adopted by the City of Colorado Springs, and then tailored to strengthen its survey program.



## **Future Surveys and Contexts**

**Planning for Future Surveys:** From a practical perspective, the future of surveys in Colorado Springs will continue to involve the traditional approach of documenting both individual sites and larger areas through the completion of reconnaissance and intensive projects. There will always be a need for reliable, professionally completed field recordation, archival research, site form preparation, and the writing of project reports. These tried-and-true methods are not going away anytime soon in favor of some new technological mechanism for recording and understanding the built environment. They also cannot be fully replaced by volunteer efforts, which must be carefully guided to produce reliable results. Educated and experienced people will need to be on the ground getting the work done and completing the necessary analysis.

What will change is how the City of Colorado Springs approaches surveys based upon several factors. One of the most important is budgetary constraints. Volunteer surveys might be promoted to get work done for very little money. However, such efforts typically suffer from a lack of expertise and oversight, resulting in the collection of information and determinations of eligibility that often prove to be unreliable. While trained volunteers can assist with certain elements of survey work such as photography, confirming dates of construction, and even basic architectural descriptions, this should be undertaken with a realistic understanding of the need for guidance.

Over the past two decades, the rising cost of professional survey work has driven down the number of properties that can be recorded in a single effort. Gone are the days when experienced preservation consultants were willing to tackle the documentation of several hundred properties at a time for very little compensation. This was common to the early surveys completed in Colorado Springs and across the state. Perhaps this change is a good thing, because in too many cases inadequate funding forced planners and consultants to complete the projects by limiting the amount of information that was provided.

This concern is evident in many of Colorado Springs' early surveys, in which the project reports are excellent but many of the individual site forms lack a certain depth of information and analysis. Except in a few cases, these provide limited history, architectural descriptions, and discussion of integrity and significance. Archival research was also severely curtailed. This is not to say that the planners and consultants failed to do their job. Rather, limited budgets and the large numbers of properties that needed to be recorded prevented them from completing the depth of research, writing and analysis that is preferred, and even expected, today. Standards have also evolved over the years and History Colorado and its State Historical Fund now require more substantial documentation than they had in the past.

Despite these limitations, Colorado Springs' completed survey projects continue to provide excellent neighborhood histories and analysis in their project reports. Much of this work does not need to be redone, although in many cases it could be updated. In addition, the site forms provide at least a basis of understanding for each resource and continue to be used by the city's neighborhood advocates, preservation planners, and the Historic Preservation Board as a starting point for analysis and decision-making.

To ensure the quality of future survey results, Colorado Springs will have to carefully consider which consultants it engages to do the work, and closely define the methodology that will be employed. Examples of past survey reports and site forms should be requested before contracts are awarded. As in any field, some preservation consultants do better work than others, and the City of Colorado Springs should demand the best and not settle for results that prove to be unreliable or inadequate. The entire preservation program depends upon the quality of its surveys. Quality should be defined by the thoroughness of archival research and field documentation, paired with the production of well-written deliverables that are footnoted where necessary and carefully crafted. In addition, solid analysis must be presented that ties eligibility evaluations to local, state and national criteria.

Many surveys completed across Colorado have involved either small to medium intensive-level studies or larger reconnaissance projects. This methodology is starting to change. An increasing number of projects are now calling for a reconnaissance survey and report to be completed first, followed by a smaller, focused intensive survey that fully records those sites that merit greater attention. This allows for initial decision-making to take place, followed by intensive work where it would be best placed.

In Colorado Springs, the approach of reconnaissance followed by intensive survey will probably be of greatest use in the many large post-World War II and late-twentieth century neighborhoods that still need to be surveyed. Among the various areas of the city that have already been surveyed but where the records are incomplete, future work should build upon the solid foundation that has already been laid by previous efforts. Excellent neighborhood histories have already been prepared, and they do not need to be rewritten. However, they do need to be updated with each resurvey project. The site forms should also be updated with current information and photography.

**The Discover Denver Model:** For over a decade, Denver has been engaged in a multi-year citywide survey of historic resources. This program could serve as an excellent model for future efforts in Colorado Springs, not to replace standard survey projects when appropriate and necessary, but to enhance and support them along with the public's knowledge and appreciation for the city's historic places that are worthy of preservation. The program has also effectively nurtured a volunteer base along with a larger group of educated and outspoken advocates for preservation in the city. Information in this section was graciously provided through an interview with Historic Denver's program manager, Beth Glandon.

Coordinated by the nonprofit Historic Denver Inc., the Discover Denver program is being completed in collaboration with History Colorado and preservation planning staff with the City of Denver. Financial support for the program has primarily been provided by a series of grants from the Colorado State Historical Fund, with the City of Denver providing smaller allocations of matching funds to secure the grants. The effort has had a threefold mission: "to identify the places that matter to Denver's history (Know It), to share the value of these historic resources to promote public pride and awareness (Love It), and to encourage a culture of reinvestment (One Building at a Time)." A pilot study was completed in 2012 to launch the project and test its methodology. Initial software designed for this type of work was donated by SurveyLA, although it has been refined and customized to meet local priorities and preferences.



In practical terms, Discover Denver's ambitious goal has been to complete a comprehensive database of the many thousands of historic buildings across the city that are over thirty years old. Students, recent college graduates, architecture and preservation advocates, preservation professionals, and interested neighborhood residents have been completing the fieldwork, research and data entry, all guided and trained by Historic Denver staff. A four-tiered approach was adopted that defines increasingly in-depth levels of documentation, with most properties recorded at the base level and a smaller number at an intensive level.

As the project initially enters each area of the city, neighborhood meetings are scheduled to engage and educate residents and neighborhood advocates. These events are referred to as "Discovery Days." Staff from Historic Denver starts with a windshield survey of each neighborhood or area to shape a plan for how to proceed. Some decisions regarding where to survey are political as they seek to spread the work across the city and its council districts. Other priorities originate from threats to historic resources that are occurring in specific areas.

The volunteers who conduct fieldwork and collect data in the form of field notes, photography and research receive training prior to going out and doing the work. Training sessions take place about every two months. In the field, they are overseen and assisted by Discover Denver staff members, who are available to troubleshoot and answer questions that arise. Tablets loaded with the customized software for data collection are used in the field. Following each field day, that data is uploaded by staff and run through a quality control check. Professional consultants are called in to assist with the more complex evaluations. Determinations of landmark eligibility are made by the consultants and program staff, and they are subject to revision as more information becomes available.

A project report is prepared for each neighborhood, complete with an explanation of methodology, a historic context for the area under study, analysis of the building stock within that area, and an accompanying database providing information on every site. The entire database is accessible to Historic Denver staff and preservation planners with the City of Denver. Information available to the public, including the informative and engaging neighborhood histories, is loaded to the program's website at [www.discoverdenver.co](http://www.discoverdenver.co). Discover Denver's survey software is available for other communities to use.

As Colorado Springs proceeds with its survey work, planners and advocates may choose to pursue a similar approach to documenting and interpreting its historic resources. This will require seeking grants and putting staff and volunteers in place. Technological expertise will also be needed to ensure that the capture and utilization of large data sets will be of practical use. Exploration of the technology and methodology used by Discover Denver would be a good place to start.

With this approach, Colorado Springs will want to ensure that future survey work is tailored to the community and its needs, with results that are interpreted and presented in ways that are accessible to the public, that meet planning needs, and that garner support for historic preservation. While the City of Colorado Springs might not have the resources to manage an effort of this type, it could be that the nonprofit Historic Preservation Alliance of Colorado Springs might have a role to play just as Historic Denver has done in that city.

**Resources Associated with Minority Communities:** As a community that values and respects its diverse residents - past, present and future - the City of Colorado Springs should continue to address historic resources that reflect the full range of its history and demographics. This raises the question of how to document and assess resources associated with minority communities that participated in the history of Colorado Springs and left their mark on the city. While some of these resources are known, others have yet to be determined. This will require research, interviews and field documentation in the coming years to determine what remains standing. The Colorado Springs Pioneers Museum has already explored some of this history and will continue to be a central source of information for future survey projects.

**African Americans** - African Americans began to arrive in Colorado Springs in the early 1870s in search of opportunities for work and a better quality of life. Over the following decades, some among them opened barbershops, blacksmith shops and small restaurants. Others took jobs as cooks, waiters, porters, teamsters, construction workers, horse trainers, general laborers, police officers and janitors. Women worked as nurses and domestic servants, and some took in laundry. The largest employer of Black men during the late 1800s was the Antlers Hotel. Most of the community's members settled in the lower Shooks Run neighborhood and among the blocks south of Pikes Peak Avenue between Nevada Avenue and Wahsatch Avenue. Others lived in the Westside and among the coal mine settlements just north of the city.

As the number of African Americans grew to several hundred by 1900 and more than 1,100 by 1910, they established churches and community organizations. Surviving historic resources are likely to include houses that have yet to be identified in lower Shooks Run and the Westside. Recognized community buildings include Payne Chapel AME Church at 320 S. Weber St. (built in 1897) and People's Methodist Episcopal Church at 527 E. St. Vrain St. (built in 1904). In 1900, the city was visited by Booker T. Washington, who spoke to large audiences at the First Congregational Church followed by the Perkins Fine Arts Building at Colorado College. Emancipation Day celebrations were held in various locations across the city from 1900 through at least 1910. The local chapter of the NAACP was formed at a meeting in Payne Chapel in 1918. Marcus Garvey addressed a large crowd at Colorado College in 1922.

One good example of a notable member of the city's Black community was Dr. Isaac Moore, who opened a medical clinic in 1921 in his home at 317 W. Monument St. in the Westside neighborhood. The following year he established the Lincoln Sanatorium for Colored People in the 300 block of West Willamette Street. He then moved his family into a house at 738 N. Spruce St., where he maintained a clinic. Dr. Moore also served as a respected member of the medical staff at St. Francis Hospital until his death in 1931. The residential, clinic and sanatorium buildings associated with his life and career seem to remain standing but do not appear to have been recorded by any previous survey.

Since the 1970s, many of the buildings that served as historic business locations for the African American community were demolished during urban renewal projects. The same goes for residences that were lost to redevelopment between the early downtown commercial district and Shooks Run. A prominent example of loss involved the Cotton Club, a popular downtown live music venue at 25 W. Colorado Ave. that was operated by Fannie Mae Duncan from 1948 to 1975. After the business closed, the building was demolished within a few years. Duncan lived in a surviving house at 615 N. Corona St., where she also provided lodging for musicians



performing in her club. Other historic resources associated with the Black community from the mid-20<sup>th</sup> century include the second Payne Chapel AME Church at 3625 Marion Dr. (built in 1965) and St. John's Baptist Church at 902 S. Prospect St. (built in 1969). Resources yet to be identified are likely to be associated with the Civil Rights movement of the mid-20<sup>th</sup> century.

Two excellent sources of information will aid in the location of historic resources associated with the African American community in Colorado Springs through future survey work. The first is the archive of the African American Historical and Genealogical Society of Colorado Springs, and the other is John Stokes Holley's 1990 book *The Invisible People of the Pikes Peak Region*. It is also possible that longtime residents of the community might be available for interviews.

**Asian Americans** – Asian Americans have also been present in Colorado Springs since the early decades of the city. Chinese immigrants, all men, operated laundries or sold imported goods from the Far East. Their numbers were historically low due to the Chinese Exclusion Act of 1882, which was reinforced by subsequent legislation that prohibited immigration and forced those already in the country to carry papers identifying their legal status. Early members of this community typically resided in the buildings where their businesses were located. Whether any of these locations remain standing today needs to be determined. The Colorado Springs Chinese Cultural Institute and Golden Lotus Foundation might be good sources of information about the history of Chinese in the city.

Starting in the middle decades of the 20<sup>th</sup> century, Colorado Springs saw an influx of immigrants from other Asian countries. This was often the result of America's involvement in foreign wars combined with military personnel marrying women from those countries and bringing them to the United States. In other cases, religious organizations sponsored the resettlement of individuals and families. They included arrivals from Japan, the Philippines and Korea in the 1940s and 1950s. Starting in the mid-1970s and continuing for years, Vietnamese refugees along with Hmong, Lao, Cambodians and Thais, began arriving in Colorado after they fled the fall of southeast Asia to Communist regimes. In more recent decades, immigrants from India settled in Colorado Springs due to employment opportunities with high-tech companies. Today approximately 3% of El Paso county's residents are of Asian descent. Historic resources associated with this community, likely in the form of residences, temples, businesses and cultural institutions, have yet to be identified in Colorado Springs.

**Jewish Americans** - The Jewish community of Colorado Springs dates its origins to the pioneer era as early arrivals came in search of business opportunities or a cure for tuberculosis. One of the first settlers was Louis R. Ehrich, a Yale graduate who had contracted tuberculosis and after failing to find a cure in Europe sought one in 1885 in Colorado Springs. Ehrich recovered and launched into mining, making a fortune along the way. While his large residence at 1710 N. Cascade Ave. appears to be no longer standing, he is remembered for donating the land upon which the Union Printers Home was built.

By the early 1890s, the city's Jewish community was limited to about ten families, but that number increased through the first half of the 20<sup>th</sup> century. The earliest arrivals were immigrants from Germany or were American-born from eastern cities. As the years passed, they became outnumbered by Jewish immigrants and their children who hailed from the poverty-stricken, Russian dominated lands of eastern Europe. Most of the Jews who settled in Colorado Springs

operated dry goods and grocery stores, along with shops selling clothing and cigars. Others were clerks, tailors and furriers, or went into the junk business.

Isaac Cahn, a native of France, founded the Cahn Lumber Company and became a major real estate investor. Mandel Myers operated his Myers Jewelry Store on South Tejon for many years. The Sachs Foundation for Negro Welfare was established in 1931 by Colorado Springs stockbroker Henry Sachs, one of the founders of the Gillette Safety Razor Company. Initially formed with the purpose of helping African Americans pay for tuberculosis treatment, it evolved into a fund that assisted local Black high school graduates in their efforts to attend college.

Until the early 1900s, Jews in the city attended religious services in private homes and for major holidays likely traveled to Denver or Pueblo. The remains of those who died in Colorado Springs were sent to cemeteries in those cities for burial, although starting in 1901 some began to be interred in Evergreen Cemetery. In 1904, the Sons of Israel (B'nei Israel) Association was established with the goal of founding a Jewish cemetery and building a synagogue. Grounds for the cemetery were secured that year on the south edge of Evergreen Cemetery and it remains in use today.

The first synagogue built in Colorado Springs was the orthodox Congregation of the Sons of Abraham (B'nei Abraham) at 404 S. Conejos St. In 1911, the small building was moved north to 103 S. Conejos St., but it is no longer standing today. In 1911, the Sons of Israel purchased the United Brethren Church at 417 S. Cascade Ave. and remained there for the next forty years. The building that stands there today has been remodeled but retains the essential form and some early architectural features of the synagogue. Temple Beth El, a Reform congregation, met in the Unitarian Church at 730 N. Tejon St. throughout the 1910s but did not find a building of its own for many years.

The Jewish community in Colorado Springs stagnated in size during the 1920s and 1930s, and then experienced a revival during and after World War II. Temple Beth El finally secured a building at 1600 E. Pikes Peak Ave. in 1949 across the street from Memorial Park. Finally, in 1951, the Sons of Israel constructed a synagogue at 1523 E. Monument Ave. For years, both congregations served the communal needs of Colorado Springs residents and conducted outreach to Jewish personnel stationed at the area's military installations. In 1970, the Sons of Israel merged with Temple Beth El and they occupied the building on Monument Avenue, which was renamed and remains in use today as Temple Shalom. The facility was enlarged in 1980 with a new school and social center designed to accommodate the growing membership.

Information about the history of Jews in Colorado Springs will be found in Ida Uchill's 1957 book *Pioneers, Peddlers and Tsadikim*, Allen Breck's 1960 work *A Centennial History of the Jews of Colorado*, and Phil Goodstein's 1992 book *Exploring Jewish Colorado*. The *Intermountain Jewish News*, published in Denver, also covered news and activities in Colorado Springs. Additional resources are found in the archives of the Colorado Springs Pioneers Museum and the Rocky Mountain Jewish Historical Society at the University of Denver.

**Mexican Americans** - Mexican Americans and immigrants from Mexico have been present in Colorado Springs from the pioneer era through the present time. In fact, southern Colorado was once part of Mexico before Colorado became a state. This group now forms the largest



minority community in the city and expresses pride in their culture and traditions, along with their success in various lines of work and communal enterprises.

Many individuals and families from Mexico and New Mexico arrived in Colorado Springs in the late 19<sup>th</sup> century and they continued to arrive into the 1900s in search of mostly working-class jobs with the mines, mills and railroads. Others opened small shops and restaurants. One example was the Vallejo Restaurant operated by Paula Vallejo and her family for sixty years in downtown. These families settled in the tight-knit Conejos neighborhood south of downtown. They were joined by Hispanic servicemen who came to Colorado Springs following World War II. By the early 21<sup>st</sup> century, the Conejos neighborhood was suffering from blight, and it was removed to make room for America the Beautiful Park. The only building that remains standing is the historic Spanish Gospel Mission at 402 S. Conejos St. that now operates as the Chadbourn Community Church. The property was listed in the National Register of Historic Places in 2008.

Other resources in the city that are associated with its Hispanic heritage will need to be located and explored. These might include houses, churches, businesses and community centers, and some might relate to the community's fight against discrimination and for civil rights. Locating properties for survey will require research in the archive of the Colorado Springs Pioneers Museum. The Colorado Springs Hispanic Chamber and Hispanic churches could also be good sources of information about historic places of importance to the community.

**LGBTQ Americans** – Colorado Springs has a complicated history as it relates to the LGBTQ community, particularly with local faith-based organizations leading the charge against civil rights for this group. While organized public activism dates from the early 1990s, it is possible that sites of historic importance to the LGTBQ community might be found in Colorado Springs. This will require engagement with members of the community to gather information and conduct survey work. The *Colorado Springs Independent* newspaper, founded in 1993, is likely to provide material on this topic. Organizations that might be of help include Ground Zero, the Citizen's Project, the Inside Out Youth Center, and the Prism Community Collective. Archival resources are also likely to be found at the Colorado Springs Pioneers Museum.

**Priorities for Survey and Resurvey:** Based upon the field reconnaissance and stakeholders' comments discussed above, along with the analysis of Colorado Springs' survey program and built environment, the establishment of priorities for future survey and resurvey can be addressed in different ways. One of these is to establish geographic priorities, in other words by defining specific neighborhoods or areas in greatest need of attention. This will likely be driven by observed rates of change, such as alterations and additions, or by development and redevelopment pressures.

Another method is to prioritize projects based upon thematic subjects. These would revolve around topics that focus upon architectural styles, building types, time periods, or historic subjects of interest. In some cases, a blending of geographic and thematic surveys might be preferable, for example if the City of Colorado Springs were to complete an inventory of the use of Van Briggles tilework in the Old North End, or of historic churches in the downtown district.

One survey project that should be considered for the near future would involve documenting and evaluating the historic buildings and other resources that are owned by the City of Colorado

Springs. Because the City regulates historic preservation and imposes requirements upon property owners in zoning overlay districts, it should set the highest standard by documenting its own publicly-held resources and ensuring that the most significant of these are designated as landmarks. The entire preservation program would benefit greatly from this exercise, which should also serve as a mechanism for educating and encouraging the community.

The following table lists survey and resurvey priorities that should be considered, planned for, and completed in Colorado Springs over the next ten to twenty years. Many of these were highlighted by the city's own historians and preservation advocates. The list will need to evolve as development and redevelopment pressures arise, and as the City of Colorado Springs engages in ongoing planning and regulatory activities. As each project is planned, a decision will need to be made regarding what level of documentation should take place. This could involve reconnaissance survey, intensive-level survey, or a combination of the two.

<b>Survey Priorities</b>	<b>Survey Goals</b>
City-Owned Historic Buildings and Resources	Ensure that all historic city-owned resources are documented and evaluated. Designate those that are eligible.
Early Neighborhood Surveys 1976-1993	In most cases, the properties should be re-photographed and notes taken to record changes to the architecture since these neighborhoods were last surveyed. The project reports are typically of very good quality but many of the individual site forms need to be updated and improved with expanded histories and new landmark eligibility determinations. Properties that have now reached and passed the fifty-year mark should also be added to update these projects. Priorities for survey and resurvey include Old Colorado City, Cheyenne Canon, Broadmoor, Ivywild, Shooks Run, North Weber Street-Wasatch Avenue, and the Mesa Road area. The Old North End has been extensively recorded, but additional work might benefit the area if it is focused upon specific properties or themes.
Downtown Commercial District	The downtown commercial district was first surveyed in 1983-1985 and a more comprehensive survey was completed in 2003-2004. Most of these properties should not have to be resurveyed for some time. Additional resources that have reached or are approaching the fifty-year mark since the last survey should be documented, updating the work through the 1970s.
Colorado College	Colorado College was last surveyed in 1993 and some of the early buildings were individually listed in the National Register of Historic Places. The campus holds some of the city's best examples of high-style architecture. This includes several buildings that reflect the best of mid-20 <sup>th</sup> century Modernist design. The entire campus is worthy of a new survey to record its historic resources and to have the college listed in the National Register of Historic Places. The City of Colorado Springs might also want to consider a historic zoning overlay for the campus.



Later Neighborhood and Area Surveys 2002-2010	Review of these studies concluded that they were completed at a high level of quality that comes close to, or even meets, today's standards. Consequently, they do not appear to require resurvey for many years unless threats to resources emerge.
Nevada Avenue	<p>North Nevada Avenue beyond the Old North End holds a series of historic motels and motor courts, along with roadside resources associated with automobile culture. That includes the Navajo Hogan. These features are related to the road's historic function as the primary route heading north out of the city toward Denver. This area runs from the Chicago, Rock Island &amp; Pacific Railroad corridor/Van Buren Channel to Garden of the Gods Road/Austin Bluffs Parkway. Many of the older properties there are threatened with demolition due to blight and the city's interest in seeing the area redeveloped. Recent development has already begun to change its character through the construction of shopping centers and facilities owned by UCCS.</p> <p>South Nevada Avenue south of downtown holds similar features that are also threatened by blight and the possibility of redevelopment. These include several motels and motor courts. This stretch runs from around Mill Street on the north, to around St. Elmo Avenue on the south.</p>
Modernist Architecture	The City of Colorado Springs would benefit from a thematic survey of its finest examples of Modernist architecture dating from the middle decades of the 20 <sup>th</sup> century. These resources merit intensive-level documentation and should be a focus of work in the next five years.
Post-WWII Neighborhoods	Post-WWII neighborhoods dating from the 1950s through the 1970s are found across the city. Colorado Springs needs to launch a process to document those neighborhoods. Because most were subdivisions that involved a small number of house styles that were repeated in large numbers, survey work might consist of reconnaissance followed by selective intensive documentation of examples of each of the styles. In some places, this might only involve the original model homes. Each neighborhood should also have a study written about its history (see Discover Denver).
Late Twentieth Century Neighborhoods	No organized survey work has been completed among the neighborhoods that date from the 1980s and 1990s. This is not unusual because they are not yet close to fifty years old. However, some contain excellent examples of residential architecture from that period. The City of Colorado Springs will want to start planning for the documentation of those neighborhoods about a decade from now.
Resource Types and Thematic Surveys	Several underrepresented resource types and themes have been identified that would make excellent candidates for survey in the future. While some of these might have been documented during previous geographic surveys, most do not appear to have recorded through thematic approaches, and some have not been covered at all. All of these topics are known to have played an important role in the development and life of the city and its residents from the 19 <sup>th</sup> century well into the 20 <sup>th</sup> .

	<p>The following property types and themes have been identified as meriting attention in the coming years:</p> <ul style="list-style-type: none"> <li>Fire Stations</li> <li>Alleyway Buildings (carriage houses / horse sheds / garages / coal sheds)</li> <li>Mid-20<sup>th</sup> Century Apartment Buildings (small to high-rise)</li> <li>Mid-20<sup>th</sup> Century Office Buildings</li> <li>Public, Private and Parochial Schools</li> <li>Houses of Worship</li> <li>Auto-Related Resources</li> <li>Rail Corridors</li> <li>Airport Resources</li> <li>Mobile Home Parks</li> <li>Minority Group Heritage Sites</li> <li>Civil Rights and LGBTQ Sites</li> <li>Science and Technology Sites</li> <li>Health Clinics, Sanatoriums and Hospitals (including Gardiner cottages)</li> <li>Military Resources (WWII to Cold War)</li> <li>Designed Landscapes</li> <li>Buildings with Locally Quarried Stonework</li> <li>Van Briggie Tilework</li> <li>Ornamental Concrete Block</li> <li>Fraternal Organization Halls</li> <li>Engineered Structures</li> <li>Recreation and Entertainment Sites</li> </ul> <p>This list can be expanded upon with additional property types and themes. The City of Colorado Springs and its preservation advocates might wish to prioritize the order in which they are completed to address pressing concerns, development and redevelopment pressures, topics of interest, availability of researchers/authors, or for other reasons.</p>
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One newer resource that is available to help with survey work is the Colorado Springs Historic Map Explorer, which emerged from a digital storytelling project that was developed by the Colorado Springs Pioneers Museum to help the public understand the region's history and physical development. This online mapping tool can be found at <https://cosmaps.tierraplan.com> and will greatly assist historians and preservation advocates and professionals with their fieldwork and research covering the city's development and built environment. This is done through the use of interactive overlays of historic maps with a current map of the city.

**Planning for Future Historic Contexts:** Since the inception of Colorado Springs' preservation program in the 1970s, no municipal projects have focused upon the development of historic contexts. This is not to say that there is a lack of historic resources available. Numerous books, pamphlets, and websites cover various topics in the community's history that provide or can be used to develop historic contexts. These are just a few of them:

- Manly and Eleanor Ormes, *The Book of Colorado Springs* (1933)
- Marshall Sprague, *Newport in the Rockies* (1961)
- Harriet Seibel, *A History of the Colorado Springs Schools, District 11* (1975)
- John Stokes Holley, *The Invisible People of the Pikes Peak Region* (1990)
- Elizabeth Wallace, *Colorado Springs* (2003)



- Francis J. Pierson, *Summit of Destiny* (2008)
- Celinda R. Kaelin, *American Indians of the Pikes Peak Region* (2008)
- Sharon Swint, *Historic Photos of Colorado Springs* (2009)
- Tim Blevins et al, editors, *Doctors, Disease & Dying in the Pikes Peak Region* (2012)
- Charles Robinson, *A City Beautiful Dream: The 1912 Vision for Colorado Springs* (2012)
- Jennifer Lovell and Robert Loevy, *Exploring the Old North End Neighborhood* (2012)
- Lester L. Williams, *Fighting Fire in Colorado Springs* (2016)
- Robert Loevy, *Preserving a Historic Neighborhood: The Story of the Old North End* (2018)
- Tanja Britton, *Places & People of the Pikes Peak Region* (2021)
- John Harner, *Profiting from the Peak* (2021)

The following project reports and landmark nominations also provide high-quality contextual information that can be used and expanded upon during survey work or to document individual resources in the city. Additional documents are known to exist and should be located from archival sources such as the Colorado Office of Archaeology and Historic Preservation.

- Susan L. Hirsch, *Project Report, Old Colorado City Historic Inventory* (1976)
- Elaine Freed and David Barber, *Project Report, Inventory of Historic Sites and Structures in El Paso County* (1977)
- Jill Cumming, *Project Report, Shooks Run Inventory of Historic Sites* (1978)
- Elaine Freed, *NRHP Nomination, North End Historic Residential District* (1982)
- Deborah Abele, *Project Report, Downtown Historic and Architectural Intensive Survey* (1985)
- Deborah Abele, *Project Report, The Westside: An Introduction to its History and Architecture* (1986)
- Manning Architects, et al, *Preservation Plan for Colorado College* (1993)
- Ellen Kotz, *NRHP Nomination, Colorado School for the Deaf and Blind* (1998)
- Barbara Norgren, Dawn Bunyak and Dianna Litvak, *Project Report, Interstate 25 Environmental Assessment* (2003)
- Tom and Laurie Simmons, *Project Report, Historical and Architectural Survey of Downtown Colorado Springs* (2004)
- Tom and Laurie Simmons, *NRHP Nomination, Monument Valley Park* (2006)
- TEC Inc., *Historic Resources Survey Report, Survey of US Highway 24 West* (2010)
- Jennifer Lovell, *NRHP Nomination Amendment, North End Historic Residential District* (2015)

In addition to these resources, materials that can support the development of historic contexts are found in the archives of the Colorado Springs Pioneers Museum (<https://www.cspm.org>), Old Colorado City Historical Society (<https://occhs.org>), and the Penrose Library of the Pikes Peak Library District (<https://ppld.org/regional-history-genealogy>).

Future contexts should be tied to physical historic resources and not just provide narratives that might be interesting but have no relationship to historic preservation. The City of Colorado Springs and local preservation advocates need to determine which topics they prefer to have completed and then actively engage qualified historians, historical consultants, local authors or perhaps graduate students to prepare the documents. When contexts are combined with ongoing or future survey projects, they will have direct links to specific historical resources. State Historical Fund and Certified Local Government grants can be secured to help finance these efforts. Today these two grant programs, combined with City of Colorado Springs cash matches, remain the best sources for project funding in Colorado. This will likely remain so into the foreseeable future.

Future context projects should also cover topics that are specific to Colorado Springs and not stray outside the city limits where the municipality has no jurisdiction. Although the City of Colorado Springs and El Paso County are of course interrelated and history often bleeds across borders, the community should focus its efforts on contexts that support and relate to planned and potential survey work within its corporate boundaries. For example, the City of Colorado Springs has no authority to conduct projects on federal properties, so its surveys and contexts should not focus upon historic resources in places such as Fort Carson or the Air Force Academy. Instead, it would be important to look at the impact of the military upon the development of the city and what surviving resources might be related to that theme.

Another consideration relates to the quality of work that is done. To ensure that quality contexts are produced, the City of Colorado Springs should review the qualifications of each potential author and confirm that they will deliver high-level work. They should be evaluated considering their education, areas of expertise, and proven experience preparing similar documents that were carefully researched and written. Contexts should show the results of thorough research, footnoted writing, and the inclusion of bibliographies.

Preservation planners and advocates in Colorado Springs should look at the many contexts that have been produced by other cities in Colorado. The City of Boulder has a number of good examples of what is possible at <https://bouldercolorado.gov/projects/boulder-historic-context-reports>. Historic contexts are also being completed by the City of Fort Collins, which has engaged consultants to write studies on Agricultural Resources in the Fort Collins Urban Growth Area, The Old Military Fort Site, The Sugar Factory Neighborhoods, Quonset Huts in Fort Collins, Hispanics in Fort Collins, the History and Architecture of the Poudre School District, Germans From Russia in Fort Collins, Fort Collins Civil Rights History, and the 20<sup>th</sup> Century Architectural Legacy of Bill Robb (see <https://www.fcgov.com/historicpreservation/research-projects>). Denver's historic context projects are also being posted online through their webpage devoted to Landmark Preservation Initiatives at <https://denvergov.org>.

The following contextual themes will result in useful information for Colorado Springs' preservation program, particularly if they are tied to survey projects. Many of the topics correlate with History Colorado's list of historic context priorities ([www.historycolorado.org/oahp/select-historic-contexts-priorities](http://www.historycolorado.org/oahp/select-historic-contexts-priorities)), along with the National Park Service's discussion of Heritage & History Initiatives ([www.nps.gov/nhl/learn/initiatives.htm](http://www.nps.gov/nhl/learn/initiatives.htm)). In Colorado Springs, preservation stakeholders offered several ideas on the subject, which are reflected in the list below.

The Impact of the Military in CO Springs	Health and Wellness in CO Springs
The Hispanic Community in CO Springs	20 <sup>th</sup> Century Auto Culture in CO Springs
Indigenous People in CO Springs	The Impact of the New Deal in CO Springs
Public and Higher Education in CO Springs	Fraternal Organizations in CO Springs
The Impact of the Arts in CO Springs	Recreation and Entertainment in CO Springs
Air Transportation and Development	Religious Institutions and Architecture
Impact of the Railroads in CO Springs	Landscape Architecture in CO Springs
City Planning & Urban Development	Women's History in CO Springs
LGBTQ History in CO Springs	The Asian Community in CO Springs
Public Buildings and Facilities in CO Springs	Mid-20 <sup>th</sup> Century Commercial Development
Mid-20 <sup>th</sup> Century Expansion of CO Springs	Noted 20 <sup>th</sup> Century Architects in CO Springs
African American History and Resources	The Impact of Tourism in CO Springs

This list represents an initial collection of topics the City of Colorado Springs and preservation advocates might want to consider. It can be expanded upon with additional subjects of interest, but only if they relate to historic resources that can be documented. John Harner's 2021 book, *Profiting From the Peak*, should be consulted as a guide for future contexts tied to historic places in the city. The Historic Preservation Board should set a prioritization schedule that covers topics and timing based upon the city's need for information, and an attempt should be made to engage authors and complete at least one context every two or three years.

**Addressing Historic Landmarks and Districts:** Despite the rich history of Colorado Springs and the many survey projects that have been completed there since the 1970s, the city seems to have relatively few designated properties and historic districts for a community of its size. Historic overlay zoning was adopted by the City of Colorado Springs in the 1990s. Since then, the Old North End has been placed under a zoning overlay along with various individual resources, among them the Old El Paso County Courthouse, original Broadmoor Hotel building, and Rock Ledge Ranch. No list of properties with a historic preservation zoning overlay is available through the City's website, or for that matter anywhere else online, making it difficult for the public to access and understand this information.

The smallest district in the city is the diminutive Boulder Crescent District and the largest include the Old North End and the Westside/Old Colorado City. In addition to these, around 70 individual properties have been designated to the National Register of Historic Places and another 90 to the Colorado State Register of Historic Properties. State and National Register listings are important but are honorary only, with no protections in place. It is only on the local level where communities have some authority to regulate alterations and demolitions, and to protect the integrity of individual resources and historic districts.

Numerous historic districts were established across the United States several decades ago. However, it has become increasingly difficult to get sizable historic districts established due to opposition from property owners who feel that their rights will be infringed upon. Because of this challenge, a few practical approaches to historic resources and districts might be taken in Colorado Springs in the coming years.

First, work can continue within the existing districts or zoning overlays to resurvey them as necessary and both update and enhance what is recorded about their historic buildings and other character-defining features. Focused reconnaissance survey that would include field notes and photography, but not necessarily the completion of site forms, can also be employed to revise district boundaries where they have been altered by attrition from non-historic changes. This could also result in the expansion of some districts to incorporate adjacent properties and areas that might have been left out.

Anytime a district is contemplated in any community, it is critical that preservation proponents first engage in substantial study of the area followed by active public education. Owners and residents must first be convinced that their properties are worthy of attention and preservation, and that the formation of a district will assist them in their efforts to retain not only the buildings themselves but also the many other features that make a district unique. Focused historic surveys and contexts are key to such education and encouragement.



At the present time and for the foreseeable future, the formation of historic districts has changed to focus upon smaller areas than in the past. For example, homeowners on a single block of 1920s bungalows or 1960s split- and bi-levels might decide that they would like to have that small area designated. It is unlikely that any historic district anywhere in the United States has ever been formed with one hundred percent buy-in from all the property owners, so a majority will do. In addition, although there may be a handful of properties on that block that do not contribute to its overall eligibility, that alone should not prevent designation from moving forward.

The City of Colorado Springs might want to consider supporting, and even proactively promoting, efforts to establish small districts, or what one might term micro-districts. Over time, that single designated block could be expanded into a district that covers a larger area. Successful efforts would serve as examples to others. An example of an area of Colorado Springs where this might be possible is Shooks Run, a sizable residential neighborhood that probably merits the creation of a single historic district due to its architecture and history. However, because that is unlikely to be feasible, the City should investigate whether there might be smaller pockets of homes that could be promoted as micro-districts and then encourage and assist property owners who are interested and willing to move forward. And as always, the designation of individual properties should be encouraged, whether it is on the local, state or national levels.

**Educating and Engaging the Public:** Although Colorado Springs' preservation program has experienced great success and remains strong today, without public support this would not be the case. Key to encouraging and maintaining such support is the City's emphasis upon educating and engaging its citizenry. This includes creating and maintaining a culture of respect for the built environment and for those who are most closely tied to it as owners and residents. While public support might seem assured, it must be nurtured on an ongoing basis.

Perceptions of preservation will always ebb and flow, and because of frustrations and misconceptions that arise from time to time, it is not guaranteed to remain strong and effective. This is why buy-in from the public must be encouraged by the City of Colorado Springs, working together with the community's dedicated preservation advocates. Due to the efforts of past and present city planners, the Historic Preservation Board, professional preservation experts, and citizen advocates, much has been accomplished in this regard. However, there remains much to be done and the City of Colorado Springs will have to strengthen its efforts to ensure that the preservation program garners public support and is not undermined by apathy or controversy. It must remain a vital part of the City's fabric.

Much of this can be accomplished by doing whatever is possible to make sure that property owners and residents have a good experience and get the information and support they need whenever they interact with the City. Preservation is rooted in enhancing the quality of life of the community, and it should be treated as something positive and not just a regulatory roadblock. Citizens should be encouraged to get involved and plug into preservation in whatever way they might like.

In addition to meetings with planning staff and Historic Preservation Board hearings, a major part of the City's public outreach and education involves its website. Review of the website, specifically its preservation pages, shows that additional attention could be paid to making it as informative as possible. This should include posting the reports from past surveys that have

been completed in the city along with other relevant materials such as individual landmark nominations and a list of properties with local preservation zoning overlays.

Finally, the City of Colorado Springs should continue to collaborate with the Historic Preservation Alliance of Colorado Springs and neighborhood preservation advocacy organizations, assisting them with their work to maintain historic resources and districts throughout the city. When a survey or resurvey takes place, each property owner should be provided with a copy of the site form for their property and the project reports should be made available online. These and other activities will ensure that survey documents are distributed beyond the file cabinets of the City's Land Use Review Division. During the course of a survey or context project, it might also help to develop a webpage for the area or topic under study, where regular updates could be posted and conversation can occur.

Finally, the City of Colorado Springs should consider adopting a program similar to Discover Denver, likely in conjunction with the Historic Preservation Alliance of Colorado Springs or another local nonprofit. This would encourage neighborhood advocates and the public to get involved with survey work and the protection of historic sites and districts. While the services of non-professionals might not be applied to more complex areas of survey, they can be trained to conduct basic archival research, take essential field notes, and photograph properties. Other tasks might also be identified that could help both the consultants and city staff with their work. This would encourage advocacy in the community and strengthen Colorado Springs' preservation program and its survey efforts for years to come.

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