OMB Control No. 1024-0018
Expiration Date 03/31/2026

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name THE SATELLITE

Other names/site number SATELLITE CONDOMINIUM HOTEL / SATELLITE HOTEL / 5EP.10394

Name of related multiple property listing N/A

2. Location

Street & number 411 LAKEWOOD CIRCLE

City or town COLORADO SPRINGS State CO County EL PASO

Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this _X_ nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide __X__ local

Applicable National Register Criteria:

___X___A _____B ___X___C _____D

Signature of certifying official/Title — Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ____meets ____does not meet the National Register criteria.

Signature of commenting official — Date

Title — State or Federal agency/bureau or Tribal Government

THE SATELLITE
Name of Property

EL PASO, COLORADO
County and State

4. National Park Service Certification

I hereby certify that this property is:

____ entered in the National Register

____ determined eligible for the National Register

____ determined not eligible for the National Register

____ removed from the National Register

____ other (explain:) _____

_____ _____
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	X
District	
Site	
Structure	
Object	

THE SATELLITE
Name of Property

EL PASO, COLORADO
County and State

Number of Resources within Property

Contributing	Noncontributing	
1		buildings
		sites
		structures
2		objects
3		Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

DOMESTIC / Hotel
DOMESTIC / Multiple Dwelling
COMMERCE / Business
COMMERCE / Specialty Store
COMMERCE / Restaurant

Current Functions

DOMESTIC / Hotel
DOMESTIC / Multiple Dwelling
COMMERCE / Business
COMMERCE / Specialty Store
COMMERCE / Restaurant

THE SATELLITE
Name of Property

EL PASO, COLORADO
County and State

7. Description

Architectural Classification

MODERN MOVEMENT

Materials

Principal exterior materials of the property: CONCRETE, BRICK, GLASS, SYNTHETIC ROOF

NARRATIVE DESCRIPTION

Setting and Property Description (photos 1 and 3-5; site maps and diagram on p. 27-29):

The Satellite is located at 411 Lakewood Circle in Colorado Springs, Colorado, 3.4 miles east of downtown and southwest of the intersection of Airport Road and South Academy Boulevard. When it was originally developed, it stood on the east edge of the city between downtown and the Colorado Springs Municipal Airport. Since then, the surrounding area has become occupied by a variety of built resources. A firehouse now stands to the north along Airport Road and commercial buildings occupy the lots to the east along South Academy Boulevard. Numerous townhomes dating from the 1970s, many of them attached and one to two stories in height, line the outer curved edge of Lakewood Circle, wrapping around the nominated property to the north, west and south. Behind the townhomes to the west and south are the eastern links of the city-owned Valley Hi Golf Course.

The approximately eight-acre property is roughly an oval shape, bordered by a north-south parcel line on the east and the curvilinear Lakewood Circle to the north, west and south. Its primary entrance is at the northeast corner, where a driveway diverges from Lakewood Circle. A tall free-standing sign for The Satellite stands at that entry. From there, the drive heads south and widens into a long, asphalt-paved parking lot that extends along the east side of the building and then wraps around to the south side. Another paved parking lot is present to the north and northwest of the building. The Satellite building is generally centered on the property

The grounds to the south and southwest of the building are landscaped with grass and trees. A six-sided outdoor swimming pool occupies the southeast courtyard. It is surrounded by concrete-paved decking, wrought-iron fencing and gates, stuccoed concrete block walls, and concrete stairways that rise to the building's main level. To the west, the grounds are largely occupied by a curved driveway and an attached parking garage. A large free-standing cooling tower that provides the entire building with air conditioning is also located in that area.

CONTRIBUTING BUILDING

The Satellite, built 1967-1975 (photos 1-16):[1] The Satellite's overall form consists of three radiating wings that meet in the middle, expressing a Y-shaped plan. Historically named A (to the north), B (to the southeast), and C (to the southwest), the wings have rectangular footprints measuring 169' long and between 53' and 63' wide. Full basements are present below each wing. All three of the wings are twelve stories tall with flat roofs. At the building's center point where the wings meet, two more levels rise above the twelfth floor, making this a 14-story building at its full height.

Central to the building's structural framework are sixty reinforced concrete columns that rest upon caissons placed 60' into the ground. The columns rise the entire height of the building's wings and several support the smaller floors above. Segments of the columns are visible in some interior spaces, including the basement's western meeting room and the central lobby. Others can be seen on the exterior, where they extend up the walls and are visible along the balconies, terminating at the flat roofs and penthouse. Between the columns, the building's horizontal structure is constructed of steel framing. Reinforced concrete floors extend outward to form the long, thin horizontal lines of the cantilevered balconies. Concrete block walls enclose the residential units and line the hallways. These features made the building sturdy and fire resistant, and effectively dampened interior sound levels.

Exterior Features – The primary first-floor entrance on the northeast is approached by way of a concrete sidewalk from the driveway and main parking lot. A projecting fixed canopy shelters the sidewalk. This feature has a long, flat, arrow-shaped roof with zigzag outer edges that mimic other triangular elements on the building. The canopy roof is supported by ten slender, tapered, diamond-shaped, reinforced concrete columns, each with a short, shaped horizontal beam at the top. Eight of the columns and beams are outside the building, and the remaining two are exposed within the entry vestibule. The canopy is flanked by raised flower garden beds that are lined with short zigzag concrete walls. Pairs of electric sliding doors with sidelights are present at either end of the enclosed entry vestibule.

The exterior architectural features of the twelve-story A, B and C wings are largely identical to one another with minor variations. Around the perimeter of the A and C wings, the first-floor commercial spaces are enclosed with bands of tall single-light windows, periodically interrupted by entries that hold glass doors. On the B wing, the windows are mounted atop short brick walls. Above the first floor, the concrete exterior walls enclosing the hotel and condominium units are painted. The cantilevered balconies are bordered by open metal rails. Square precast concrete panels are attached to the exterior of the balcony rails, and these are debossed with large decorative triangles. The numerous light-colored concrete panels stand out in relation to the darker color of the building's main body, forming a prominent decorative pattern across each building face. Thin blonde brick walls separate the balconies from one another. Along the balconies, each residential unit is enclosed with painted concrete walls along with large plate-glass windows and sliding doors. The doors and windows are framed in metal.

At the angles where the three wings meet, the building's primary 12-story exterior walls hold fixed windows that enclose the elevator lobbies. These either flank, or are flanked by, brickwork and the

[1] The building description is derived from field documentation enhanced by the original building plans, which are on file in the Satellite's management office.

vertical reinforced concrete columns that support the building. At the northwest angle, the windows project outward to provide views across the city. Vertical bands of dark brown wire-cut bricks laid in running bond coursing are present along these walls. Additional brickwork enclosing full-height stairways extends up the exterior end walls on each wing.

The top levels of the Satellite were designed to hold the mechanical room, a 4,000-square-foot penthouse restaurant and lounge, and elevator equipment. The lower one of these levels, hardly visible from below, is the tall concrete-walled mechanical room. This houses massive boilers that provide the entire building with hot water and steam heat. Mounted above that is the prominent triangular penthouse, one of the building's most notable character-defining features. It is supported from below by the mechanical room and a small number of reinforced concrete columns and horizontal beams. The penthouse's three corners cantilever outward above the three open angles where the building wings meet. This makes it appear to be floating above the building with little support from beneath. The penthouse consists of a reinforced concrete floor and flat roof, and its walls are lined with floor-to-ceiling fixed windows set in metal frames. These provide 360° views of Colorado Springs and the mountains to the west, including Cheyenne Mountain, Pikes Peak, and the Rampart Range.

The penthouse is capped by a small block-shaped structure with a flat roof. This houses the building's elevator equipment. Its exterior walls are finished with dark brown wire-cut bricks. Mounted to the northeast exterior wall of the elevator equipment house is a large lighted star emblem. Oversized lighted letters spelling the word "HOTEL" are also mounted to the structure's northwest exterior wall.

Interior Features – The entire building includes a full basement that contains utility rooms, storage rooms, a library and billiard room, exercise rooms, and various other spaces that are used for meetings, recreational activities, equipment and maintenance. The basement interior has double-loaded hallways beneath the three wings, with finishes that include linoleum floor tiles, drywall, and dropped ceilings.

On the main floor, the center point where the three wings meet is occupied by the main entrance on the northeast, along with a vestibule, the lobby, a hotel check-in desk, and the elevators. Within the vestibule are the building's mailboxes, mounted in the side walls, along with small wall areas of dark brown wire-cut bricks. Entrances and windows into two of the adjacent commercial spaces are also found on either side of the vestibule. These entries hold metal-framed doors and sidelights, with textured glass in both. Three long double-loaded hallways radiate outward from the lobby, forming the main floor of each wing. These continue to be lined by various businesses, including offices, service shops, a restaurant, and a night club. Many of the interior entries and windows have been retained.

The eleven stories above the main floor hold 76 hotel rooms and 241 residential condominiums that are arranged along the double-loaded hallways. The condo units include studios along with 1, 2 and 3-bedroom units. Because they are individually owned, their interior finishes vary. The hallways are carpeted and lined with concrete block walls clad in drywall. At each level, the elevator lobby features a window wall consisting of plate-glass fixed units. These face northwest and provide panoramic views across the city toward the mountains. The mechanical room still holds its two massive gas-fired boilers that provide the building with hot water and steam heat. Above that, the triangular penthouse was originally a lounge and restaurant but has been remodeled for offices.

Parking Garage - The area west of the building is occupied by a large L-shaped, low-lying, fully enclosed parking garage that is attached to the hotel and condominium tower at its basement level. Constructed of concrete blocks, the one-story structure has an expansive flat roof with tennis courts on top. Its exterior walls are punctuated by a series of tall single-light fixed windows. The entrance to the garage is on the west along Lakewood Circle.

Alterations – The Satellite has not experienced any major non-historic changes since it was completed in the mid-1970s. The same can be said of its surrounding grounds.

CONTRIBUTING OBJECTS

Satellite Entryway Sign, built circa 1969 (photos 1 and 18): The primary northeast entrance to the Satellite property is marked by a prominent historic free-standing sign that contributes to the resource's landmark eligibility. This concrete and metal feature is about 20' tall and provides the property with a distinctive element of Googie design.[2]

The sign stands upon a raised circular concrete basin that is surrounded by a mound of irregular granite blocks. It is a tripod structure with three shaped, precast concrete legs that taper inward as they rise and rest against one another in the middle. Toward the top, each leg comes to a point. Keeping with the property's space-age theme, the legs support an open globe formed of metal strips that symbolize latitudes and longitudes, with shaped sheet metal forming the continents.

The globe is surrounded by a blue metal box band, and its placement suggests that it is in orbit around the planet. Yellow stars and the word "Satellite," spelled in cursive and lighted from within, are mounted to the outside of the band on opposing sides. Floodlights are also present along the interior of the band. Additional holes around the band suggest that it might have included other lighting. The entire feature was also designed to operate as a fountain, but that has been out of use for some time.

Cooling Tower, built circa 1969 (photo 17): This feature is located on the west side of the nominated property along Lakewood Circle. Original to the site's development, it serves as the cooling tower for the hotel and condominium building's central air conditioning system. At many high-rise buildings these pieces of equipment are mounted on the rooftops. However, in a rooftop location they raise the risk of causing water damage to the building below. In this case the cooling tower was installed on the grounds, and it remains in use today. The square metal tower sits in a low concrete basin and has a flat top. Projecting upward from the center of the unit is a large fan that is mounted horizontally within a circular metal enclosure. The tower's two vertical exterior walls are enclosed with corrugated metal panels, with a wood access panel on one side. The other two walls tilt outward and are faced with screened louvered air vents.

[2] Another historic Googie-style sign for The Satellite stands on the southwest corner of the intersection of Airport Road and Lakewood Circle. This marked the entrance from Airport Road and provided information to drivers. Smaller than the sign described above, its two legs are formed of shaped precast concrete. They support a minimally attached, double-sided, lighted box sign that is printed with the words "Satellite Hotel" over a red background. Open space below those words allowed for the placement of messages to drivers passing or entering the property. The sign is not included in this nomination because it is not within the nominated boundaries and its ownership remains in question.

INTEGRITY

The Satellite retains various historic characteristics that date from its period of construction and early use. These features include the large three-winged hotel and condominium tower, its enclosed parking garage, the prominent entryway sign, and its surrounding grounds complete with landscaping, the cooling tower, the swimming pool, and parking lots. Evaluation must consider the seven aspects of integrity, as defined by the US Department of the Interior:

Location – The historic building and associated features have not been moved and the aspect of location is excellent.

Setting – By 1967, when work began on the site, this property was on the eastern edge of the developed city of Colorado Springs, along the primary automobile route between the city and its municipal airport. It was also on the eastern edge of the private Valley Hi Golf Course, which has since become public. The building was placed there to take advantage of its proximity to these features. Its high-rise design was also meant to attract residents and visitors with its panoramic city view to the west, with a backdrop formed by Pikes Peak, Cheyenne Mountain, and the Rampart Range. Development came with the expectation that the expanding city would soon grow around the property, and within a few years that is exactly what happened. Today the property continues to stand in an urban setting, with its expansive views intact. In general, the aspect of setting is excellent.

Design – The design features that are found on this property, particularly as they relate to the distinctive entryway sign and the hotel and condominium tower, originated with the professional architects and engineers who were engaged by the developer for the project. Their knowledge, skill and creative work resulted in a design that evoked the construction techniques and aesthetic of the era in which the property was developed. Today the building is largely unchanged in any major way, and it exhibits an excellent level of integrity in the area of design.

Materials – As the property was developed between the mid-1960s and mid-1970s, the plans and specifications called for the use of materials that included concrete, steel, brick and glass. These were assembled to form the entry sign and a modern high-rise hotel and condominium tower. Today the property is largely unchanged in any major way, and it exhibits an excellent level of integrity in the area of materials.

Workmanship – The work that it took to develop this historic property remains apparent today, reflecting the capabilities and achievements of mid-20th century construction techniques and the skilled trades. This is reflected in the creative work that resulted in the distinctive entryway sign and hotel and condominium tower. The property continues to exhibit an excellent level of integrity in the area of workmanship.

Feeling – The property continues to read as a historic hotel and condominium tower dating from the mid-20th century and conveys a clear sense of feeling in relation to its origins and use. Because of this, it exhibits an excellent level of integrity in the area of feeling.

Association – This property possesses unique architectural characteristics and a history of development and use that is directly associated with the commercial aspirations of its developers, the work of its contractors and skilled tradespeople, and the spirit of the era in which it was constructed. Because it is so intact and continues to evoke these connections, it exhibits an excellent level of integrity in the area of association.

In general, the Satellite conveys a clear sense of its historic age, architectural style, construction techniques, and history of use between 1967 and 1975, although that use has continued to the present time. Its integrity reflects the era during which the property was developed, including construction of the building and the installation of various related features that are found on the surrounding grounds. Consequently, the resource's overall integrity supports its historic significance.

8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B Removed from its original location.
- [ ] C A birthplace or grave.
- [ ] D A cemetery.
- [ ] E A reconstructed building, object or structure.
- [ ] F A commemorative property.
- [ ] G Less than 50 years old or achieving significance within the past 50 years.

THE SATELLITE
Name of Property

EL PASO, COLORADO
County and State

Areas of Significance

COMMERCE

ARCHITECTURE

Period of Significance

1969-1975 (COMMERCE)

1967-1975 (ARCHITECTURE)

Significant Dates

1967-1969

1973-1975

Significant Person

N/A

Cultural Affiliation

N/A

Architect / Builder

ROGER A. REEVES (ARCHITECT – PHASE I)

ALLAN J. LOCKE (ENGINEER - PHASE I)

PINKARD CONSTRUCTION COMPANY (PHASE I)

ARLO G. “JOE” BONAR (ARCHITECT – PHASE II)

MESA CONSULTING ENGINEERS (PHASE II)

RITCHIE CONSTRUCTION COMPANY (PHASE II)

STATEMENT OF SIGNIFICANCE

Summary Paragraph

The Satellite is significant on the local level under **Criterion A - Commerce** for its association with events that have made a significant contribution to the broad patterns of our history. In this case, this involved the development of a large mid-20th century high-rise building in Colorado Springs that not only served as a residential tower but included a hotel and shopping center. The property is also significant on the local level under **Criterion C - Architecture** for its representation of a type, period and method of construction. This is in relation to its high-rise style, which required the application of advanced architectural and engineering expertise. The project also reflects the era in which it was built, expressing high-rise residential features along with an aesthetic of Space-Age and Googie design, which emphasized the use of bold geometric shapes and cantilevered elements.

Narrative Statement of Significance

Criterion A – Commerce: The Satellite is significant on the local level for the story it tells about the development of a large mid-20th century high-rise building in Colorado Springs that not only served as a residential tower but included a hotel and shopping center. Its numerous main-floor commercial units in all three wings were occupied by retail shops, service shops, dining establishments and offices, all aligned along central hallways. Together these formed the first indoor commercial center in the city, where one could meet with their accountant, get their hair styled, and grab a coffee or lunch. This status continued until 1972, when the Citadel Mall opened. Despite competition from the mall and other commercial strip centers in Colorado Springs, the Satellite continued to be occupied by various stores and offices, most of them catering to the needs and interests of the general public. That has persisted to the present time as the commercial establishments serve residents, visitors and hotel guests.

On floors two through twelve, the Satellite has always held numerous hotel rooms in addition to its larger number of residential condominiums. Together, the hotel and commercial spaces generated income for the condominium owner-residents, helping to defray the cost of maintaining the building and surrounding grounds. When the Satellite was built, the project was also marketed as the city's first residential condominium project. That was made possible by the Colorado General Assembly when it passed the Colorado Condominium Ownership Act in 1963, providing the legal framework for these types of development projects. Since then, condominiums have become prevalent in Colorado Springs and throughout the state. But at the time, this was something new in the city, and it was marketed as such to potential buyers.

Criterion C – Architecture: The Satellite is also significant on the local level for its high-rise construction, which required the application of advanced architectural and engineering knowledge. The concept for the building's form and mixed condominium-hotel use came from one of its developers, Paul C. Brown. He had recently purchased a condominium in the Ilikai, a luxury high-rise hotel and condominium building that opened in 1964 in Honolulu, Hawaii. With its Y-shaped plan formed by three wings, and a centered, glass-walled penthouse restaurant and lounge known as the "Top of the Ilikai,"

the beachfront building served as an inspiration for the development of a similar luxury project in Colorado Springs, where nothing like it existed.
These characteristics called for both architectural and engineering expertise, which were found when the developers engaged Roger A. Reeves of Denver for the Satellite project. Although it would not be one of the tallest buildings constructed in Colorado in the 1960s and 1970s, the planned Satellite project would require the installation of numerous deep caissons to support reinforced concrete columns that would extend the full height of the building. Between them, the structural framework would be formed of steel along with reinforced concrete. Finally, the unusual triangular penthouse with cantilevered elements would take special skill to design.

Throughout his career, architect and engineer Roger A. Reeves developed plans for numerous projects, many of them mid-rise and high-rise commercial and residential buildings. The following projects, dating from 1963 to 1973, are known to be attributed to him. More are likely to be identified in the future. Some of these buildings were developed for strictly commercial use. Others were designed to hold medical clinics. A number were developed by local union and fraternal organizations to provide senior housing with the help of federal financing provided by the US Department of Housing and Urban Development. These are listed in chronological order: [3]

- **200 Fillmore Building, Cherry Creek North, Denver, CO (demolished)**
  Completed in 1963, this 4-story office and medical clinic building had a rectangular plan and featured a decorative porcelain-steel curtain wall on the exterior.

- **Louisiana Manor Apartments, 3130 W. Louisiana Ave., Denver, CO (still standing)**
  Completed in 1963-1964, this 11-story apartment tower has a rectangular plan and was developed by the Sheet Metal Workers Local No. 9. It was built to hold 100 apartments for seniors with views toward downtown and the mountains. The building is now known as Brentwood Tower.

- **Franklin Medical Center, 2045 Franklin St., Denver, CO (still standing)**
  Completed in 1963-1964, this 11-story building has a rectangular plan and was built to hold around 130 medical suites. It was developed in proximity to five of the city's major

[3] "This is how an artist's view…," *Cervi's Rocky Mountain Journal*, 14 November 1962, p. 32; "This is the architect's sketch…," *Cervi's Rocky Mountain Journal*, 16 January 1963, p. 22; "New Medical Center Ready for Occupancy," *Rocky Mountain News*, 2 February 1964, p. 57; "Big Apartment Tower Located," Executive Guffey's Journal (Oklahoma City, OK), 10 June 1964, p. 1; "Architectural, Fund Drive Firms Picked for Hospital," *Rocky Mountain News*, 17 December 1964, p. 81; "Office to Open Jan. 4 in Manor Building for New County Hospital," *Westminster Journal*, 24 December 1964, p. 6; "An architect's rendering…, *Cervi's Rocky Mountain Journal*, 30 December 1964, p. 1; "Site Selected for Hospital," *Broomfield Star-Builder*, 21 January 1965, p. 20; "Area's Largest Apartments for Seniors Slated," *Rocky Mountain News*, 19 February 1965, p. 8; "New Hospital Planned," *Rocky Mountain News*, 28 April 1965, p. 53; "Architect's Drawings," *Westminster Journal*, 29 April 1965, p. 1; "$1.5 Million IOOF Apartment Open to Public," *Colorado Springs Gazette-Telegraph*, 6 March 1966, p. 9; "Senior Citizen Apartment Going Up on East Lake," *Gazette-Telegraph*, 2 October 1966, p. 18; "Big Thompson Manor Loan Approved," *Fort Collins Coloradoan*, 10 August 1967, p. 5; "Apartment Complex with $500,000 Tag Slated for Boulder," *Cervi's Rocky Mountain Journal*, 27 November 1968, p. 30; "Pinkard Will Build Senior Citizen Units," *Cervi's Rocky Mountain Journal*, 6 May 1970, p. 15; "Bids Tabulated on 18-Story Apts. Near Sloans Lake," *Cervi's Rocky Mountain Journal*, 15 July 1970, p. 31; "Lakeside Bank Sets New Office Opening," *Rocky Mountain News*, 23 April 1972, p. 63; "Lakeside Bank Moves Into New Quarters," *Golden Transcript*, 26 April 1972, p. 2; "Hiland Hills Near Completion," *Rocky Mountain News*, 1 July 1972, p. 59; "Fremont Commission Denies Road Widening," *Gazette-Telegraph*, 5 July 1973, p. 45

hospitals. The main floor was designed to hold a pharmacy, restaurant and coffee shop, optician, and barber shop. The exterior featured automated vertical louvers outside the windows that opened and closed with the movement of the sun.

- **Senior Apartment Tower, Oklahoma City, OK (not built)**
  Plans for this 17-story building in Oklahoma City, scheduled to hold 200 apartments for senior citizens, were developed by Roger Reeves in 1964. His client was Southwestern Oklahoma Building Trades Housing Inc. However, it appears that the project was never completed as nothing like it remains standing in the area.

- **Northwest Community Hospital, Interstate 25 and 120th Avenue, Northglenn, CO (not built)**
  Plans for this facility, which were prepared in 1965, called for a tall rectangular central tower surrounded by lower one-story buildings. It was expected to be completed by 1968 but was never built. The project was pushed along by a group of prominent businessmen involved in the development of Northglenn and Westminster, two of Denver's rapidly growing northern suburbs. Why it failed to reach completion remains uncertain.

- **Denver Fire Fighters Building, W. 16th Ave. and Yates St. (still standing)**
  Completed in 1966 on the west side of Denver near Sloans Lake, this 15-story apartment building has a rectangular plan. It was built to hold 158 rental apartments for retirees, along with a penthouse lounge, all with views of downtown to the east and the mountains to the west. Reeves worked with the Pinkard Construction Co. of Denver on the project.

- **Royal Gorge Manor, 1122 N. 15th St., Canon City, CO (still standing)**
  Completed in 1966, this 12-story apartment building for retirees has a rectangular plan built with precast aggregate stone and glass, and a dominant off-centered vertical feature on the façade. Residents of the 124 apartments were provided with a penthouse recreation room. It was built for Colorado Odd Fellows Housing, owned by the Canon City Lodge of the International Order of Odd Fellows, on a three-acre tract that is also occupied by the Odd Fellows Home. Reeves worked with the Pinkard Construction Co. of Denver on the project.

- **Pikes Peak Towers, 1912 Eastlake Blvd., Colorado Springs, CO (still standing)**
  Completed in 1967, around the time that construction began on the Satellite, this 14-story apartment building has a rectangular plan and was designed to take advantage of views of the city and Pikes Peak across Prospect Lake. It was built by Pikes Peak Senior Citizen Housing, owned by the Pikes Peak Lodge of the International Order of Odd Fellows. The building was designed to hold 145 apartments for low-income seniors and include hobby rooms, patios, and recreation rooms and lounges for residents. Roger Reeves worked with the Lembke Construction Co. of Colorado Springs on the project.

- **Big Thompson Manor, 224 N. Monroe Ave., Loveland, CO (still standing)**
  Completed in 1968-1969, this 5-story building has a rectangular plan with a grid pattern of projecting reinforced concrete window surrounds along with wide brick walls at the corners. It was developed by Big Thompson Manor Inc., owned by the Loveland Lodge

of the International Order of Odd Fellows. The project provided senior apartments and became part of a complex that includes city hall, the main library, and a city park that surrounds Foote Lagoon.

- **Britannia Beach Hotel, Paradise Island, Nassau, Bahamas (still standing)**
  Completed in 1969, this 9-story beachfront hotel has a rectangular plan and features multiple curved balconies providing views of the ocean.

- **Chateau Village Apartments, 565 Manhattan Dr., Boulder, CO (still standing)**
  Completed in 1969-1970, this complex's first phase involved the construction of 32 of a planned 160 apartments. The project included landscaped grounds, a swimming pool, and a recreation building. The apartment exteriors were ornamented with "French chateau" details that primarily involved the installation of shake mansard roofs. This complex was designed and co-owned by Roger Reeves.

- **Allied Apartments, 11 S. Adams St., Denver, CO (still standing)**
  Completed in 1970-1971, this 14-story building has a rectangular plan and is a taller version of the Big Thompson Manor with its prominent projecting reinforced concrete window surrounds and brick walls at the corners. It was developed by Allied Housing Inc., owned by the Allied Jewish Federation, to provide 146 apartments for elderly members of the city's Jewish community. Residents were also provided with a hobby shop and recreation area, and the top floor held a penthouse. Roger Reeves worked with Pinkard Construction on the project.

- **Metro Village Apartments, 1523 Quitman St., Denver, CO (still standing)**
  Completed in 1971, this 18-story building has a rectangular plan and features reinforced concrete construction, along with a grid pattern formed by projecting concrete window surrounds with concrete walls at the corners. It was designed to hold 194 apartments and was located near Sloans Lake to take advantage of views of downtown and the mountains. The building was constructed by the Gerald H. Phipps Company.

- **Lakeside National Bank, 4704 N. Harlan St., Denver, CO (still standing)**
  Completed in 1972, this 6-story building has a rectangular plan and features a tall recessed main floor with five stories above that are marked by a dominant grid pattern of rectangles formed by deep projecting reinforced concrete window surrounds. The bank occupied the first two floors and the four above were leased for office space. The building was constructed by the Gerald H. Phipps Company.

- **Hiland Hills Townhomes, 7995 E. Mississippi Ave., Denver, CO (still standing)**
  Completed in 1972, this townhome complex in southeast Denver was designed and developed by Roger Reeves. The project involved the construction of multiple two-story buildings holding 168 luxury 2-bedroom townhomes. The architecture featured walls that were either stuccoed or clad in board-and- batten siding, and all of the buildings had mansard roofs. Grounds and amenities were maintained by the townhome owners'

association, including a recreation building and indoor swimming pool that were placed within a central greenbelt.

- **Ramada Inn, 3075 E. US 50, Canon City, CO (still standing)**
  Completed in 1973, this 2-story hotel (now a Quality Inn) was built to hold 152 rooms. It features precast, pebble-dash exterior walls, stacked room windows, and a curtain wall at the main entrance. Its long main entry canopy extends over the driveway and is constructed of flat precast concrete panels supported by squared posts and beams.

These projects reflect the range of Roger Reeves' design work during the era in which the Satellite was also built in Colorado Springs. The various buildings he designed during the first half of his career from the 1950s into the mid-1960s might not have looked like the Satellite, but they provided him with the necessary knowledge and experience to tackle that complex project.

Because it was inspired by the three-winged, 26-story Ilikai in Honolulu, the Satellite was going to be different than anything else that had been developed in Colorado Springs up to that time. Few Y-shaped towers appear to have been built in the United States during the post-World War II decades. The first major building employing that form appears to have been the Beverly Hilton in Los Angeles. Opened in 1955, it was designed by Los Angeles architect Welton Becket, who is also known for his 1956 Capitol Records building. That was followed a decade later by the Ilikai Hotel in Hawaii. Stoke Hall, an 8-story dormitory at the University of New Hampshire, was built in 1965. In 1968, Lake Point Tower was completed in Chicago on the shore of Lake Michigan. At 70 stories tall, it was the largest three-winged residential building in the country. The Satellite was the next to have been built. That was followed by the 31-story Mirage Hotel in Las Vegas, which opened in 1989.

In Colorado, the largest residential building by the late 1960s was the 42-story Brooks Tower at 1020 15th St. in Denver's central commercial district. Completed in 1968, it held rental apartments that were later converted to condominiums. Colorado Springs held several tall buildings, most of which were located in the downtown district. They included the following buildings:

- Penrose Hospital (12 stories, completed in 1959)
- Medallion Retirement Community (10 stories, completed in 1961)
- BTC Apartments / CityWalk Downtown Lofts (13 stories, completed in 1962)
- Regency Tower (11 stories, completed in 1965)
- Holly Sugar building (14 stories, completed in 1966)
- Antlers Hotel (14 stories, completed in 1967)
- Pikes Peak Towers (14 stories, completed in 1967)

What this shows is that the Satellite was among the taller buildings in Colorado Springs when it was completed. It was also one of the largest, as it constituted a total of 38 stories although these were separated into three wings and capped by two smaller floors. Its location on the city's eastern edge made it distinctive as it stood out among its otherwise low-lying surroundings.[4]

[4] "The Tallest Buildings in Colorado Springs," Retrieved from www.uncovercolorado.com on 12 June 2025.

Finally, the Satellite reflects the era in which it was built, expressing high-rise features of the period along with an aesthetic of Space-Age or Googie design, which emphasized the use of bold geometric shapes and cantilevered elements. These include the distinctive satellite-themed entryway sign along with the building's Y-shaped plan, zigzag main entry canopy, large block-shaped wings, horizontal lines formed by cantilevered balcony floors, and pattern of decorative concrete balcony panels marked with triangles. At the time of its completion, and for many years afterwards, the prominent triangular cantilevered penthouse must have looked like something that landed on the building from outer space. And that was likely the point, providing the building with a prominent feature that sparked interest. Today the building's Y-shaped plan remains rare in Colorado, where few buildings of this form, and certainly not of this size, were erected. The Satellite retains its original mixed-use functions, expresses excellent integrity, and serves as a notable monument to mid-20th century construction and design, reflective of the Space Age era in which it was built.[5]

The name for the project, the Satellite, originated from two sources with local and national associations. It was clearly chosen by the developers to brand the building with an interesting name, one that was already drawing the attention of American citizens. This would attract condominium buyers, commercial tenants, and hotel guests to the property. The United States had been engaged in a space race with the Soviet Union since 1957, when the communist country launched its Sputnik satellite into orbit. That event marked the beginning of the Space Age, an era in American history that overlapped with the post-World War II Atomic Age. NASA was founded in 1958 and the intense years-long competition between the world's two superpowers to place ever more sophisticated satellites in orbit and ultimately launch manned spacecraft deeply impacted American culture. This was reflected in feature films and television programming, literature and fashion, automotive and interior design, and in architecture. The American public followed the launch of spaceflights on their televisions, studied the technological advances of spacecraft, admired the engineers working with NASA, and paid close attention to the military's developments in space. The astronauts associated with the Mercury, Gemini, Apollo and Space Shuttle programs were revered as American heroes. Space news saturated American society and impressed itself into the culture.[6]

Starting in the early 1960s, the military's tracking of spacecraft and orbiting satellites was handled by the North American Air Defense Command's (NORAD) Space Defense Center in Colorado Springs. This brought the nation's space program to the city below Pikes Peak, which hosted military installations that included NORAD, located beneath Cheyenne Mountain starting in 1963. Thousands of active personnel were also stationed at the US Air Force Academy, Peterson Field, Falcon Air Force Station, Ent Air Force Base, and Fort Carson. Military veterans also settled in the city and became part of its local culture. These characteristics of Colorado Springs heightened awareness of the nation's commercial and military satellite programs. By 1965, when planning began for the Satellite to be constructed on the city's eastern edge, the nation was focused upon the human drama and technological advances of early space flight. The goal, first presented by President John F. Kennedy in 1961-1962, was to land astronauts on the moon, directing NASA to plan for manned lunar missions. These aspirations and events culminated in the July 1969 Apollo 11 moon landing, which occurred, by intent or coincidence, the same month the Satellite held its grand opening.[7]

[5] Alan Morris and Debbie Chabot, *Googie Architecture: A Comprehensive Overview*, p. 1-4
[6] Peter Martin, *Space Age Design*, p. 7-16
[7] John Harner, *Profiting from the Peak*, p. 155-186

HISTORIC CONTEXT

Preparing to Build the Satellite (1965-1967): In August 1965, readers of Colorado Springs' *Gazette-Telegraph* newspaper came across an article about plans for a new high-rise condominium and hotel project, the luxury "Satellite Apartments," that was scheduled to be built on the city's east side adjacent to the Valley Hi Golf Course. An architect's drawing accompanying the article showed a multi-level, three-winged building that would be capped by a triangular penthouse. Nothing like that, in size or design, stood anywhere in the city. Subsequent advertisements in the newspaper described it as "A Beautiful High Rise and Only Condominium in Colorado Springs – To Be Constructed in the Heart of Beautiful Valley Hi Golf Course Surrounded by Fairways and Greens." Every one of the 196 condominium units and 80 hotel rooms would include panoramic views from their full-length, 8'-deep balconies, which were described using the Hawaiian term "lanai." They would also feature central air conditioning and hot water heating, wall-to-wall carpeting, Westinghouse appliances, and masonry walls for soundproofing. Various amenities were planned for the building and its grounds. Residents would enjoy a gymnasium, auditorium, billiard room, swimming pool, sauna and hot tub, hobby and craft shops, music room, an art studio, card rooms, event space, and ample parking lots.[8]

Advertisements for the Satellite continued to appear in the *Gazette-Telegraph* through late 1965 and into early 1966, declaring that buyers could expect to be "Living Out of This World." However, the launch of construction was hardly imminent. Throughout 1966 and until the summer of 1967, the developers were busy hiring and working with an architect, finalizing the plans and specifications, securing construction financing, and selecting a general contractor for the project. A one-story building was erected on the property to house a sales office along with actual-size models of the condominium units that were for sale. By the spring of 1966, $2.5 million in condominium units had been sold, with over a year to go before the start of construction. A problem arose when the long-term mortgages offered to 78 of the 146 buyers ran into trouble with federal lending regulators, presenting an impediment that was soon overcome. During the summer of 1966, the *Gazette-Telegraph* reported that the Satellite would be "the only complex of its type in the United States that [will be] solely owned by the apartment owners and not by the developers." That also referred to its multi-use character, including condominiums along with revenue-generating hotel rooms and commercial spaces.[9]

The Satellite's developer was the Colorado Condominium Corporation, owned by partners Paul C. Brown (president), Jerry Wagner (vice president), and attorney Robert E. Anderson (secretary-treasurer), all of Colorado Springs. Brown was a military veteran who retired from service at Fort Carson in Colorado Springs in the 1950s and settled in the city with his wife Mary. He opened what became a large downtown home furnishings store known as Kit Carson Furniture. In the 1960s, the business was rebranded as Paul's Interiors. An ambitious businessman, Brown also launched and operated Kit Carson Realty. Wagner was a successful Colorado Springs businessman by the time he

[8] "$5 Million Apartment Hotel to be Built at Valley High," *Gazette-Telegraph*, 1 August 1965, p. 1 "The Satellite Apartments," *Gazette-Telegraph*, 16 September 1965, p. 41

[9] "Living Out of This World," *Gazette-Telegraph*, 27 March 1966, p. 54; "Money Problems Will Not Stop Condominium," *Gazette-Telegraph*, 19 July 1966, p. 4; "Condominium Talk," *Gazette-Telegraph*, 28 July 1966, p. 12

became involved in the Satellite project. Born in Denver in 1911, he moved to Colorado Springs in 1936 as an employee of the State of Colorado Tax Division. In 1944, he left government employment to launch the Transit Mix Concrete Company, which reportedly became the largest concrete producer in the region. Wagner went on to develop the Valley Hi Golf Course and Golf Acres Shopping Center, served as a director of the United Bank, was a part owner of the Davis Office Equipment Company and Davis Sand Company, and became president of the Rocky Mountain Kennel Club, which operated a greyhound racetrack in the city.[10]

On 30 July 1967, as the start of construction approached, an article about the Satellite appeared in the real estate section of the *New York Times*, attracting national attention to the project and its developers. The article pointed out the unusual combination of condominiums, hotel rooms, and commercial spaces in a single building, providing residents with income that was expected to defray monthly property maintenance charges. The condo owners would "hold title to a share of the hotel rooms proportionate to the size of their apartment investment, and they will share proportionally in any profits." The initial phase of work would involve construction of the first two wings (A & C) with views of the mountains, together with a central core housing the lobby and elevators. The B wing projecting toward the southeast would be constructed during a second phase. Plans also called for the main floor to house commercial spaces that would be managed by the project's partners and leased to tenants.[11]

Designing the Satellite (1965-1967): The essential architectural plan and mixed condominium-hotel concept for the Satellite originated with developer Paul Brown's recent purchase of a condominium in the Ilikai, a luxury high-rise hotel and condominium building that opened in 1964 in Honolulu, Hawaii. With its Y-shaped plan formed by three wings, and a centered, glass-walled penthouse restaurant and lounge known as the "Top of the Ilikai," the successful building served as an inspiration for the development of a similar project in Colorado Springs. Brown's knowledge of the Ilikai led him to launch development of the Satellite in 1965. Its location was made possible by his partnership with Jerry Wagner, who developed the adjacent Valley Hi Golf Course a decade earlier.[12]

The architect selected for the Satellite project was Roger Allen Reeves of Denver. Born in Kansas City, Missouri in 1926, he enlisted in the US Army Air Corps in 1944 and was assigned to the 680th Bomb Squadron. Stationed on the South Pacific island of Tinian, the unit engaged in heavy bombing missions over Japan. In 1945, Reeves married Jeanne McFarland, a graduate of the University of Colorado School of Nursing. After being discharged from the military, he enrolled in the University of Missouri and graduated in 1949 with a degree in civil engineering. Roger and Jeanne settled in Denver by 1950, where he launched his career.

During the 1950s, Reeves partnered with engineer Woodrow W. Ramsey to form the design and consulting firm of Ramsey & Reeves. They were both awarded architects licenses by the State of

[10] "Papers Filed for New Condominium," *Gazette-Telegraph*, 26 August 1967, p. 1; "Pikes Peak Life," *Cervi's Journal*, 6 September 1967, p. 29; "Paul's Interiors Has Expanded Facilities," *Gazette-Telegraph*, 20 March 1966, p. 74; "Jerry Wagner Dies at 64," *Gazette-Telegraph*, 25 January 1976, p. 1

[11] "Condominium-Hotel is Built in Colorado," *New York Times*, 30 July 1967, p. 225

[12] "Condominium Talk," *Gazette-Telegraph*, 28 July 1966, p. 12; Information about the Illikai can be found online at http://www.ilikaihotel.com/about/history.html and at www.tikicentral.com. The building was designed by architect John Graham, who also designed Seattle's Space Needle, and it was featured in numerous episodes of the 1968-1980 television series Hawaii Five-O.

Colorado's board of examiners of architects in 1957 in response to a court order. Among the firm's many projects, Ramsey & Reeves designed what was reportedly the first high-rise residential building for seniors in Colorado (its location has yet to be identified). Reeves left the partnership by the early 1960s and opened his own firm, Roger A. Reeves & Associates. He continued to provide architectural and engineering services through the 1970s and possibly beyond, developing a reputation as a skilled designer of mid-rise and high-rise buildings. Reeves died in 2006 and was buried in Denver's Fairmount Cemetery. Many of his buildings continue to stand and are listed in the significance section of this nomination.[13]

Reeves' design for the Y-shaped Satellite called for three radiating wings that would be twelve stories in height, making it one of the largest residential buildings constructed in Colorado at the time. Directly above the central core, it was to be capped by a 4,000-square-foot triangular penthouse that would hold a lounge and restaurant with panoramic views of the city and mountains. Amenities for residents would be placed in the expansive garden-level basement, with a large one-story indoor parking garage projecting to the west. Consulting engineer Allan J. Locke was also brought onto the project to assist Reeves with his design work for this first phase of development.[14]

The Satellite's developers engaged another professional to handle interior design for the project. Eula Leslie Castle was born in 1917 in Kansas City, Missouri, where she was raised by a single mother. She graduated from the University of Missouri at Columbia followed by the Kansas City Art Institute. Castle then enrolled in the Ringling School of Art in Sarasota, Florida. After completing that program, she moved to New York City to attend the New York School of Fine and Applied Arts. In the late 1930s, she was employed as an interior decorator with Lord & Taylor. Castle returned to Kansas City in 1940, where she opened a private practice as an interior decorator. However, two years later she accepted a teaching position in interior design at the Ringling School of Art and moved back to Florida, where she lived and worked for several years. In 1947, Castle married Robert Dyet, and from that time on she went by the name Leslie Dyet. The marriage soon failed and by 1950 she had moved back to Kansas City to take a position as art instructor with the William Rockhill Nelson Gallery (now the Nelson-Atkins Museum of Art).[15]

---

[13] Denver City Directories, Listings for Roger A. Reeves, 1950s-1970s; "Roger Allen Reeves," *Rocky Mountain News*, Obituary, 17 April 2006, p. 6B; Burial Record, Roger Allen Reeves, Fairmount Cemetery, Denver, CO, Retrieved from www.findagrave.com; United States Federal Census Records, Roger A. Reeves, Kansas City, MO, 1940 and Denver, CO 1950; "Court Upsets Damage Case," *Coloradoan*, 9 September 1957, p. 2; "New Denver Trade Names," *Cervi's Rocky Mountain Journal*, 4 October 1967, p. 25; "Woodrow W. Ramsey," *Daily Sentinel*, 6 June 1999, p. 29

[14] "Condominium Talk," *Gazette-Telegraph*, 28 July 1966, p. 12; "Pikes Peak Life," *Cervi's Rocky Mountain Journal*, 6 September 1967, p. 29

[15] "Mrs. Otto L. Castle announces…," *Kansas City Star*, 1 July 1917, p. 36; United States Federal Census Records, Eula Leslie Castle (Dyet), Kansas City, MO, 1920-1950; "Miss Eula Castle left Saturday…," *Kansas City Journal*, 29 September 1935, p. 23; "In the Society News of the Week," *Kansas City Journal*, 11 April 1937, p. 21; "Miss Eula Leslie Castle has returned…," *Kansas City Star*, 18 July 1937, p. 40; "Miss Eula Castle has left for New York…," *Kansas City Star*, 19 September 1937, p. 41; "Registration at Ringling School Begins Tomorrow," *Bradenton Herald*, 29 September 1942, p. 2; "Ringling School of Art Will Open This Morning," *Tampa Tribune*, 30 September 1942, p. 11; Florida State Census, Listing for Eula Castle, Sarasota County, 1945; Marriage Record, Eula Leslie Castle and Robert A. Dyet, Sarasota, FL, 21 January 1947; "Weddings," *Kansas City Star*, 9 February 1947, p. 56; Sarasota, Florida, City Directories, Listing for Robert and Leslie Dyet, 1949; "Leslie Dyet Earns…The Mark of Distinction," *Bradenton Herald*, 21 June 1970, p. 39

By the mid-1950s, Dyet had moved to Phoenix, Arizona to accept a position as interior decorator for Warner's Home Furnishings, followed by work as a color consultant and architectural service representative for W. P. Fuller & Company. Over the following two decades, she provided interior design services for numerous apartment buildings, banks, office buildings, industrial facilities, churches, hotels, country clubs, and high-end residences across Arizona and southern California. In the 1960s, she was also working in Colorado Springs, doing interior design consulting for the Medallion Apartment Hotel, Central Colorado Block, and Classic Lanes. The *Brandenton Herald* newspaper in Florida published a feature article about Dyet in 1970, describing her jet-setting career as an accomplished interior designer with a remarkable background and lengthy resume. Readers were also presented with information about her latest project, the Satellite Hotel in Colorado Springs. Her work there involved "designing plans and planning color coordination for the many hotel rooms and suites, restaurants, cocktail lounges, specialty shops, exercise rooms…and convention facilities." Also, according to the article she was the person who suggested the name "Satellite" for the project.[16]

The First Phase of Development (1967-1969): The construction contract for the Satellite's first phase, including wings A and C, was awarded to the Pinkard Construction Company of Denver and work began on the site in August 1967. This was expected to cost around $4.25 million. Three financing entities were involved in the project, with the Central Colorado Bank of Colorado Springs making the arrangements. The permanent lender was the Roger Williams Savings & Loan Association of Providence, Rhode Island. Finally, the construction lender was the Security Bank of Oregon, based in Portland. Two-thirds of the condominiums had been sold by September 1967, many of them on the west side of the building with the best mountain views. Prices ranged from $13,000 to $29,000 and up for the larger penthouse units. Average prices were $19,000 for a one-bedroom apartment and $27,000 for a two-bedroom unit. A special three-bedroom penthouse occupying much of the top floor on one wing was offered for $42,000. The main-floor commercial spaces were already leased to a coffee shop, drug store, men's and women's clothing shops, a gift shop, a dental clinic, offices, and a combined barber shop and beauty salon.[17]

In late October 1967, the *Free Press* newspaper in Colorado Springs published an article about the Satellite project. Its author noted that the area in the vicinity of the Satellite was experiencing, or about to experience, intensive development. That included the Satellite condominium-hotel project along with smaller apartment buildings, an unidentified college facility, and commercial construction. By that time, the caissons had been placed and the basement excavated for the first two wings. Construction of the condominium and hotel tower continued through the rest of 1967 and all of 1968. By December 1968, advertisements and newspaper articles were informing the public that the project would be completed shortly. Instead, the final tasks that were necessary to prepare the building and grounds for occupancy extended through the first half of 1969, delayed by strikes in the construction trades. The size of the

[16] "Medallion Apartment Hotel," *Rocky Mountain News*, 12 November 1961, p. 42; "Leslie Dyet Earns…The Mark of Distinction," *Bradenton Herald*, 21 June 1970, p. 39

[17] "Satellite Condominium Construction to Start," *Gazette-Telegraph*, 30 August 1967, p. 50; "Pikes Peak Life," *Cervi's Rocky Mountain Journal*, 6 September 1967, p. 29; "Satellite Condominium Construction to Start," *Gazette-Telegraph*, 30 August 1967, p. 50; "The Satellite: Now Under Construction," *Gazette-Telegraph*, 24 September 1967, p. 10C

Satellite, with just two of its planned three wings, was already impressive, and it was recognized as the largest high-rise residential building in Colorado Springs.[18]

The Satellite's grand opening was scheduled for 26 July 1969, two years after groundbreaking and the start of construction. The public was invited to attend the event. Following a ribbon-cutting ceremony, guests were treated to guided tours of the building, including the main-level shops, upper-floor condominium and hotel units, and the still-unfinished triangular penthouse, where for a few minutes they could enjoy the panoramic views and dream of someday coming there to dine. A regional convention of the Junior Chamber of Commerce had already booked the hotel. The *Free Press* wrote that "revenue from the rental of hotel rooms to conventioners, tourists, military visitors and guests of families living [there] is expected within a year or two to pay the cost of utilities, maintenance and services for the entire building."[19]

Sid Spicer, who had until recently operated a Midwestern restaurant chain, was engaged to open and operate the restaurant and lounge at the top of the building. He would also operate the main-floor coffee shop and banquet room, which advertised "out of this world" food and service. The 200-seat gourmet restaurant in the penthouse would become known as the "Top of the Satellite," and the lounge was slated to be "The Orbit Room." They would be ready for customers around two months after the building's grand opening. The main-floor shops were managed by the Satellite Retail Corporation, owned by developer Paul Brown in partnership with several of the building's condominium owners. Included among the offices and retail and service shops was a dining and drinking establishment known as the "Launch Pad Cocktail Lounge." When the basement was finished, it held a 75-seat meeting room and a larger, 400-seat banquet hall. These spaces were available to residents and for events associated with outside groups.[20]

Around the first of November 1969, incorporation papers were filed for the "Association of Owners, Satellite Apartment Building Inc." This marked the initiation of a homeowners' association for the building, and its incorporators were Paul C. Brown, Gerald P. Wagner, and R. E. Anderson. Kit Carson Realty, owned by Paul Brown and located on the corner of Academy Boulevard and Airport Road, handled the sale of the remaining condominium units in the building. Construction of the indoor parking garage and the final landscaping of the grounds took place in 1970.[21]

The Second Phase of Development (1970-1975): The developers' initial plans for the Satellite called for the third wing to be constructed once the first two were built and fully occupied. From the project's beginning in 1965, newspaper advertising and articles had included Roger Reeves' architectural drawings showing three wings capped by a triangular penthouse. In the spring of 1969,

[18] "Valley Hi Area Scene of $8 Million Construction," *Free Press*, 22 October 1967, p. 29; "The Satellite," *Gazette-Telegraph*, 29 December 1968, p. 61; "Satellite Condominium is Soon to be Completed," *Gazette-Telegraph*, 16 February 1969, p. 93; "Satellite Condominium Nears Completion," *Free Press*, 4 April 1969, p. 21

[19] "Apartment Complex Dedicated," *Free Press*, 27 July 1969, p. 3

[20] "Grand Opening," *Gazette-Telegraph*, 26 July 1969, p. 5; "$4 Million Satellite Complex is City's Largest High Rise," *Gazette-Telegraph*, 27 July 1969, p. 40; "The Satellite Coffee Shop," *Gazette-Telegraph*, 8 August 1969, p. 22; "The Satellite Launching Pad," *Gazette-Telegraph*, 8 August 1969, p. 22

[21] "Diversity Marks Incorporations," *Cervi's Journal*, 5 November 1969, p. 9; "More Than a Home," 16 November 1969, p. 74; "More Than a Home," 7 December 1969, p. 77; "Satellite Hotel Has Two Wings Complete," *Gazette-Telegraph*, 15 February 1970, p. 116

as the first two wings were nearing completion, the developers thought that they would launch construction of the third wing within sixty days of taking occupancy of the building and that it would be completed sometime in 1970. However, that goal was not achieved, at least not without some delay. In 1970-1971, the primary change that took place in the vicinity of the Satellite involved the development of the Satellite Townhomes across the street along the outer perimeter of Lakewood Circle. Backing onto the Valley Hi Golf Course, they were not directly associated with the Satellite condominium and hotel although the townhomes project was owned by Jerry Wagner.[22]

In December 1972, Paul Brown and Jerry Wagner announced that they were getting ready to begin construction of The Satellite's B wing. Costing an estimated $1.25 million, the addition would include more hotel rooms along with at least one hundred condominium units. The first floor would hold more than 6,000 square feet of shops along with banquet and convention facilities. Colorado Springs architect Arlo Bonar was hired for the project, and it is unclear why Reeves was not brought back for this work. The B wing, initially designed by Reeves, would be much like the A and C wings although with some relatively minor variations. The Ritchie Construction Company of Colorado Springs was awarded the contract to erect the wing. Mesa Consulting Engineers was engaged to provide technical consulting, and the firm appears to have included structural engineer John Bunts and mechanical engineer G. Link Wilson. The project's electrical engineering consultant was Kolstad and Kohnert. Construction financing was provided by the Colorado Springs National Bank together with Trans American Mortgage Advisors, Inc. of Los Angeles. Silver State Savings & Loan of Colorado Springs and Denver provided long-term loans for buyers.[23]

Arlo Gene Bonar, who went by "Joe," was born in Morrowville, Kansas in 1936 and graduated from Kansas State University with a degree in architecture. He then enlisted in the US Army and was stationed with the 656th Engineer Battalion in Heidelberg, Germany. Following his discharge several years later, Bonar settled in Colorado Springs with his wife Marlene. Although he is known to have worked as an architect in the 1960s and was involved with the second phase of the Satellite project, he soon took a position with the US Space Command at Peterson Air Force Base and remained there until his retirement. Bonar passed away in 2012 and was buried in Colorado Springs' Fairview Cemetery.[24]

By the time construction began on the Satellite's B wing, the cost of its condominiums had increased. They would range from $21,000 for the smaller "Startrek" one-bedroom unit, to $27,500 for the larger one-bedroom "Panorama" unit, to $36,000 for the two-bedroom "Executive Suite." The owners reported that by May 1973, 30% of the condominiums in the B wing were already under contract. Construction started in the first quarter of 1973 and extended into early 1975, when the new wing was ready to be

[22] "Vacation Living 365 Days a Year," *Gazette-Telegraph*, 17 May 1970, p. 58; "Satellite Townhomes Set for Valley Hi Locale," *Gazette-Telegraph*, 6 December 1970, p. 61; "Satellite Townhomes," *Gazette-Telegraph*, 13 December 1970, p. 99

[23] "Addition Planned for Satellite," *Gazette-Telegraph*, 23 December 1972, p. 1; "Taking Shape," *Gazette-Telegraph*, 25 April 1973, p. 25

[24] Burial Record, Arlo Gene "Joe" Bonar, Fairview Cemetery, Colorado Springs, CO, Date of Death: 13 October 2012; "Reveals Engagement," *Fairbury Journal News* (Fairbury, KS), 22 October 1959, p. 17

occupied. Walker and Company Realtors was named the exclusive agent for the condominiums. The final units were sold and occupied in 1976.[25]

Over the following decades, and to the present time, the Satellite continued to operate as its developers had envisioned, providing residents and visitors with access to its various main-floor businesses, hotel rooms, residential condominiums, and other amenities such as a swimming pool and indoor parking. Because the hotel provided the closest overnight accommodations to the airport for many years, pilots and flight crews often stayed in its guest rooms. During the 1990s, the rooftop penthouse was occupied by two popular FM radio stations that broadcast live from the Satellite. These were KKFM 98.1 (originally playing contemporary music since 1959, it shifted to classic rock in 1986), and KKMG Magic 98.9 (opened in 1987, the station also played current hits and transitioned to classic rock). Various hijinks by the stations' deejays brought much attention to the building. The Satellite remains a popular place to live and work, and residents continue to value its unique Space-Age character, sense of community, various amenities for residents and guests, and the panoramic views of Colorado Springs and its mountainous backdrop that it provides from its many oversized windows and spacious lanais.[26]

9. Major Bibliographical References

Assessor Records, El Paso County, Colorado, for the Satellite Hotel, Parcel #6422103043.

Bradenton Herald (Bradenton, FL)
"Registration at Ringling School Begins Tomorrow," 29 September 1942, p. 2.
"Leslie Dyet Earns…The Mark of Distinction," 21 June 1970, p. 39.

Broomfield Star-Builder (Broomfield, CO)
"Site Selected for Hospital," 21 January 1965, p. 20.

Burial Record, Arlo Gene "Joe" Bonar, Fairview Cemetery, Colorado Springs, CO. Date of Death: 13 October 2012. Retrieved from www.findagrave.com.

Burial Record, Roger Allen Reeves, Fairmount Cemetery, Denver, CO. Date of Death: 10 April 2006. Retrieved from www.findagrave.com.

Cervi's Rocky Mountain Journal (Denver, CO)
"This is how an artist's view…,"14 November 1962, p. 32.
"This is the architect's sketch…," 16 January 1963, p. 22.
"An architect's rendering…, 30 December 1964, p. 1.
"Pikes Peak Life," 6 September 1967, p. 29.
"New Denver Trade Names," 4 October 1967, p. 25.
"Apartment Complex with $500,000 Tag Slated for Boulder," 27 November 1968, p. 30.

[25] "The Satellite Apartments," *Gazette-Telegraph*, 20 May 1973, p. 14BB; "Satellite at Completion, Smith Firm Markets Units," *Gazette-Telegraph*, 16 December 1973; "Walker Realty to Sell New Condominiums," *Gazette-Telegraph*, 30 March 1975, p. 62; "Excellent Sales Are Reported," *Gazette-Telegraph*, 22 February 1976, p. 121

[26] "Lasting Landmark," *Southeast Express* (Colorado Springs), 26 September 2019

"Diversity Marks Incorporations," 5 November 1969, p. 9.
"Pinkard Will Build Senior Citizen Units," 6 May 1970, p. 15.
"Bids Tabulated on 18-Story Apts. Near Sloans Lake," 15 July 1970, p. 31.

Colorado Springs 7.5 Minute Topographical Maps, US Geological Survey, 1969-1994.

Coloradoan (Fort Collins)
"Court Upsets Damage Case," 9 September 1957, p. 2.
"Big Thompson Manor Loan Approved," 10 August 1967, p. 5.

Daily Sentinel (Grand Junction)
"Woodrow W. Ramsey," 6 June 1999, p. 29.

Denver City Directories, Listings for Roger A. Reeves, 1950s-1970s.

Douglas, George H. *Skyscrapers: A Social History in America*. Jefferson, NC: McFarland & Company, 1996.

Dupre, Judith. *Skyscrapers*. New York: Black Dog & Leventhal Publishers, 1996.

Executive Guffey's Journal (Oklahoma City, OK)
"Big Apartment Tower Located," 10 June 1964, p. 1.

Fairbury Journal-News (Fairbury, KS)
"Reveals Engagement," 22 October 1959, p. 17.

Florida State Census, Listing for Eula Castle, Sarasota County, 1945.

Free Press (Colorado Springs, CO)
"Valley Hi Area Scene of $8 Million Construction," 22 October 1967, p. 29.
"Satellite Condominium Nears Completion," 4 April 1969, p. 21.
"Apartment Complex Dedicated," 27 July 1969, p. 3.

Gazette-Telegraph (Colorado Springs, CO)
"$5 Million Apartment Hotel to be Built at Valley High," 1 August 1965, p. 1.
"The Satellite Apartments," 16 September 1965, p. 41.
"$1.5 Million IOOF Apartment Open to Public," 6 March 1966, p. 9.
"Paul's Interiors Has Expanded Facilities," 20 March 1966, p. 74.
"Living Out of This World," 27 March 1966, p. 54.
"Living Out of This World," 22 May 1966, p. 123.
"Money Problems Will Not Stop Condominium," 19 July 1966, p. 4.
"Condominium Talk," 28 July 1966, p. 12.
"Senior Citizen Apartment Going Up on East Lake," 2 October 1966, p. 18.
"Papers Filed for New Condominium," 26 August 1967, p. 1.
"Satellite Condominium Construction to Start," 30 August 1967, p. 50.

"The Satellite: Now Under Construction," 24 September 1967, p. 10C.
"Pikes Peak Towers Slated for Ribbon Cutting Oct. 1," 24 September 1967, p. 20.
"The Satellite," 29 December 1968, p. 61.
"Satellite Condominium is Soon to be Completed," 16 February 1969, p. 93.
"Grand Opening," 26 July 1969, p. 5.
"$4 Million Satellite Complex is City's Largest High Rise," 27 July 1969, p. 40.
"The Satellite Coffee Shop," 8 August 1969, p. 22.
"The Satellite Launching Pad," 8 August 1969, p. 22.
"More Than a Home," 16 November 1969, p. 74.
"More Than a Home," 7 December 1969, p. 77.
"Satellite Hotel Has Two Wings Complete," 15 February 1970, p. 116.
"Vacation Living 365 Days a Year," 17 May 1970, p. 58.
"Satellite Townhomes Set for Valley Hi Locale," 6 December 1970, p. 61.
"Satellite Townhomes," 13 December 1970, p. 99.
"A World of Living," 14 February 1971, p. 80.
"Addition Planned for Satellite," 23 December 1972, p. 1.
"Taking Shape," 25 April 1973, p. 25.
"The Satellite Apartments," 20 May 1973, p. 14BB.
"Fremont Commission Denies Road Widening," 5 July 1973, p. 45.
"Satellite at Completion, Smith Firm Markets Units," 16 December 1973.
"Walker Realty to Sell New Condominiums," 30 March 1975, p. 62.
"Jerry Wagner Dies at 64," 25 January 1976, p. 1.
"Excellent Sales Are Reported," 22 February 1976, p. 121.

Golden Transcript (Golden, CO)
"Lakeside Bank Moves Into New Quarters," 26 April 1972, p. 2.

Harner, John. *Profiting from the Peak*. Louisville, CO: University Press of Colorado, 2021.

Kansas City Journal (Kansas City, MO)
"Miss Eula Castle left Saturday…," 29 September 1935, p. 23.
"In the Society News of the Week," 11 April 1937, p. 21.

Kansas City Star (Kansas City, MO)
"Mrs. Otto L. Castle announces…," 1 July 1917, p. 36.
"Miss Eula Leslie Castle has returned…," 18 July 1937, p. 40.
"Miss Eula Castle has left for New York…," 19 September 1937, p. 41.
"Weddings," 9 February 1947, p. 56.

Marriage Record, Eula Leslie Castle and Robert A. Dyet, Sarasota, FL, 21 January 1947.

Martin, Peter. *Space Age Design*. Augsburg / Munich, Germany: teNeues Publishing Group, 2024.

Morris, Alan and Debbie Chabot. *Googie Architecture: A Comprehensive Overview*. CreateSpace Independent Publishing, 2015.

New York Times
"Condominium-Hotel is Built in Colorado," 30 July 1967, p. 225.

Original Building Plans for The Satellite, On File in the Building's Management Office, 1966-1973.

Rocky Mountain News
"Medallion Apartment Hotel," 12 November 1961, p. 42.
"New Medical Center Ready for Occupancy," 2 February 1964, p. 57.
"Architectural, Fund Drive Firms Picked for Hospital," 17 December 1964, p. 81.
"Area's Largest Apartments for Seniors Slated," 19 February 1965, p. 8.
"New Hospital Planned," 28 April 1965, p. 53.
"Lakeside Bank Sets New Office Opening," 23 April 1972, p. 63.
"Hiland Hills Near Completion," 1 July 1972, p. 59.
"Roger Allen Reeves," Obituary, 17 April 2006, p. 6B.

Sarasota, Florida, City Directories, Listing for Robert and Leslie Dyet, 1949.

Southeast Express (Colorado Springs, CO)
"Lasting Landmark," 26 September 2019. Retrieved from Satellite Facebook page, 12 June 2025.

Tampa Tribune (Tampa, FL)
"Ringling School of Art Will Open This Morning," 30 September 1942, p. 11.

United States Federal Census Records, Eula Leslie Castle (Dyet), Kansas City, MO, 1920-1950.

United States Federal Census Records, Roger A. Reeves, Kansas City, MO, 1940 and Denver, CO 1950.

Westminster Journal (Westminster, CO)
"Office to Open Jan. 4 in Manor Building for New County Hospital," 24 December 1964, p. 6.
"Architect's Drawings," 29 April 1965, p. 1.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency

THE SATELLITE
Name of Property

EL PASO, COLORADO
County and State

____ Federal agency
____ Local government
____ University
__X__ Other
Name of repository: _SATELLITE HOTEL OFFICE, COLORADO SPRINGS___

Historic Resources Survey Number: __5EP.10394_

10. Geographical Data

Acreage of Property _____APPROXIMATELY 8 ACRES_____

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

UTM References

Datum (indicated on USGS map):

[ ] NAD 1927 or [X] NAD 1983

1.	Zone: 13	Easting:	520958	Northing:	4297324
2.	Zone: 13	Easting:	520844	Northing:	4297270
3.	Zone: 13	Easting:	520762	Northing:	4297100
4.	Zone: 13	Easting:	520878	Northing:	4297052
5.	Zone: 13	Easting:	520990	Northing:	4297048

Verbal Boundary Description: The boundaries of the nominated property run along established survey lines and are limited to the Satellite Condominiums parcel #6422103043.

Boundary Justification: The nominated parcel holds the contributing historic building and primary entryway sign, together with its surrounding parking lots and landscaped grounds.

11. Form Prepared By

name/title RON SLADEK, PRESIDENT (for property owner)

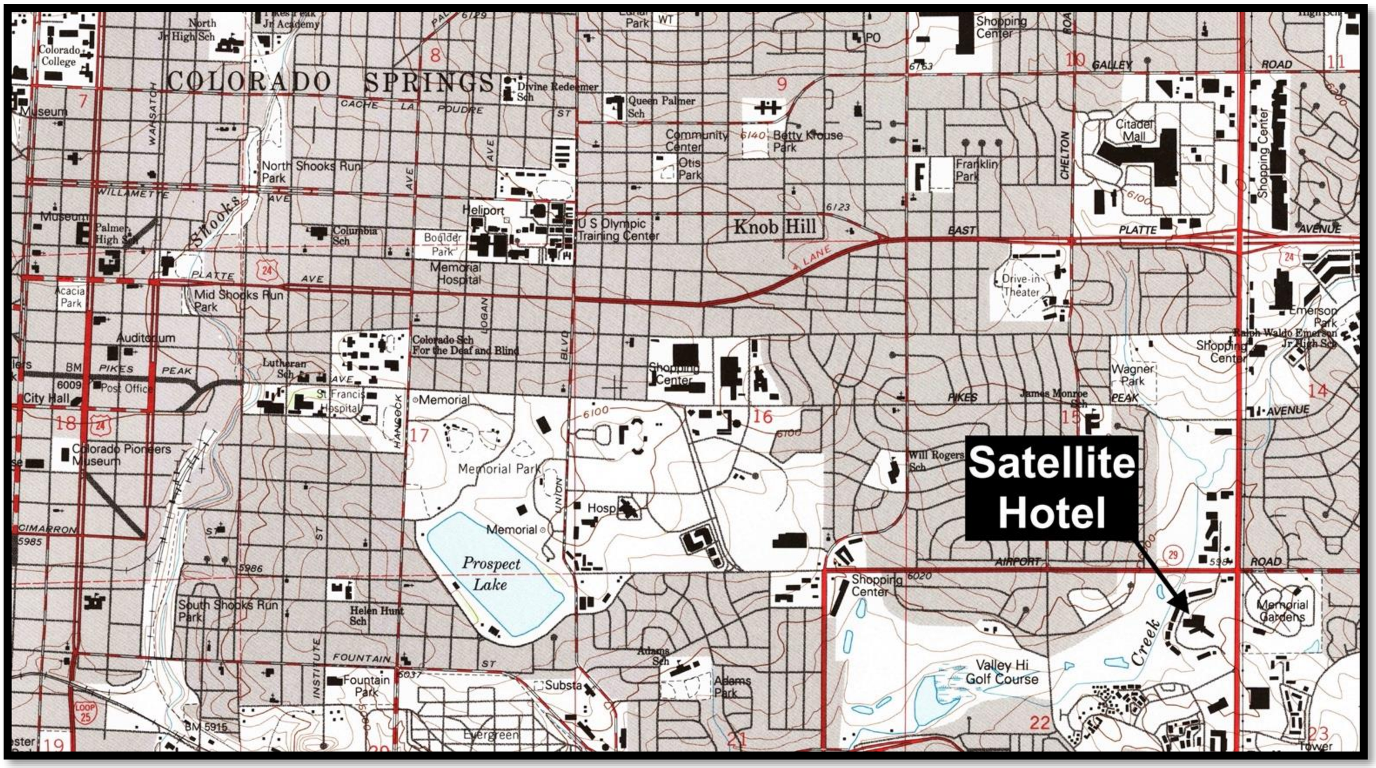
organization TATANKA HISTORICAL ASSOCIATES INC. date 12 JULY 2025

street & number P.O. BOX 1909 telephone 970/689-4855

city or town FORT COLLINS state CO zip code 80522

e-mail tatanka@verinet.com

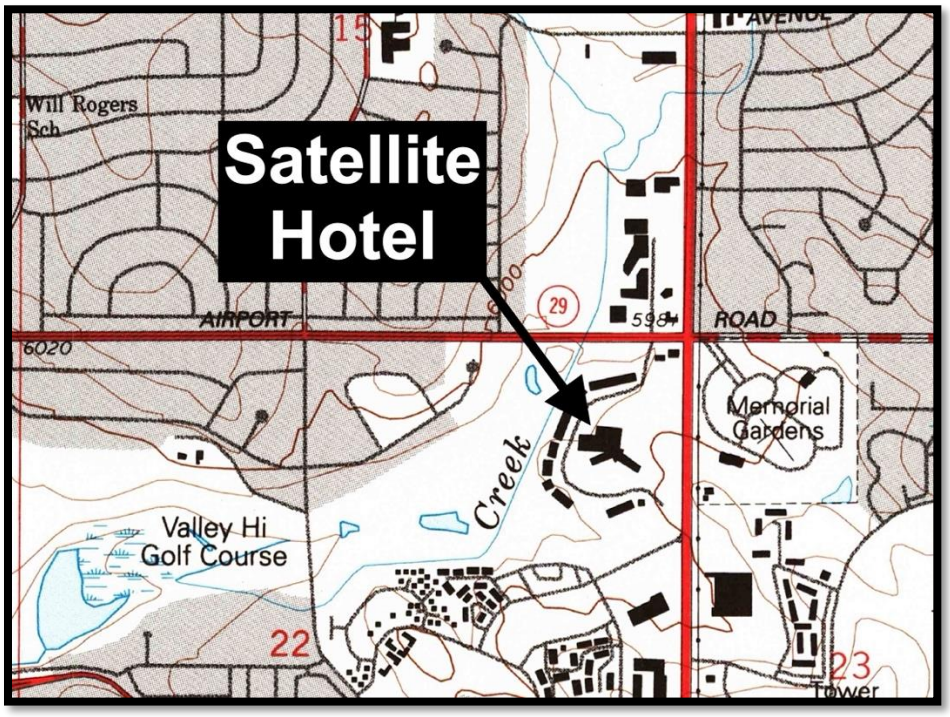
Site Location Maps



USGS Colorado Springs 7.5’ Topographic Quadrangle (1994)

THE SATELLITE
Name of Property

EL PASO, COLORADO
County and State



Aerial Image of the Site

Source: Satellite Homeowners Association
Circa 1980

Site Sketch

THE SATELLITE
Name of Property

EL PASO, COLORADO
County and State

Source Map: City of Colorado Springs GIS
Notes: The hash marks where the Satellite building stands are associated with individual condominium units and do not mark their locations. The numbers 1-5 mark UTM points along the property boundaries.

Current Photographs Log

THE SATELLITE
Name of Property

EL PASO, COLORADO
County and State

The following information applies to all of the photographs submitted with this form:

Name of property: The Satellite
City, county and state: El Paso County, Colorado
Photographer: Ron D. Sladek
Date photographed: 28 May 2025

Photograph 1: View of the Satellite from the North Entry. View to the Southwest.

Photograph 2: View of the Satellite from the North. View to the South.

Photograph 3: View of the Satellite from the West. View to the Southeast.

Photograph 4: View of the Satellite from the South. View to the North.

Photograph 5: View of the Satellite from the Southeast. View to the Northwest.

Photograph 6: View of the Satellite Pool Area from the South. View to the North.

Photograph 7: View of the Main Entry Canopy and Decorative Concrete Panels on the Balconies. View to the South.

Photograph 8: View of the Rooftop Penthouse from the Northwest. View to the Southeast.

Photograph 9: View of the Rooftop Penthouse from the Southeast. View to the Northwest.

Photograph 10: Main Entry Vestibule, Looking Out to the Canopy. View to the Northeast.

Photograph 11: Main Entry Vestibule, Looking Into the Lobby. View to the Southwest.

Photograph 12: Typical Main-Floor Commercial Hallway.

Photograph 13: Typical Basement Hallway.

Photograph 14: Typical Upper-Floor Residential Hallway.

Photograph 15: Typical View from the Elevator Lobby Showing Balconies and Panorama. View to the Northwest.

Photograph 16: View of the Mechanical Room on the 13th Floor.

Photograph 17: The Cooling Tower West of the Building.

Photograph 18: The Googie-Style Entryway Sign at the Property Entrance. View to the West.

THE SATELLITE
Name of Property

EL PASO, COLORADO
County and State

Current Photos

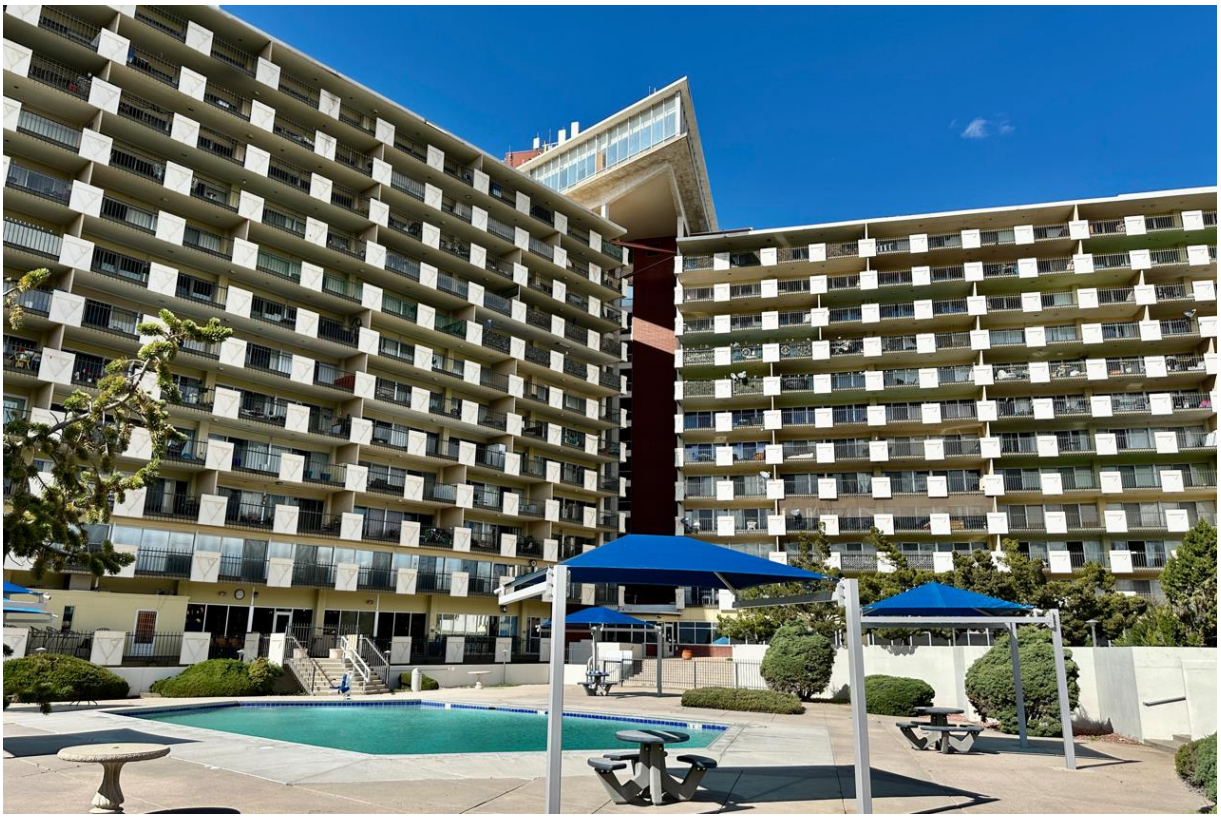
Photograph 1: View of the Satellite from the North Entry. View to the Southwest.

Photograph 2: View of the Satellite from the North. View to the South.

Photograph 3: View of the Satellite from the West. View to the Southeast.

Photograph 4: View of the Satellite from the South. View to the North.

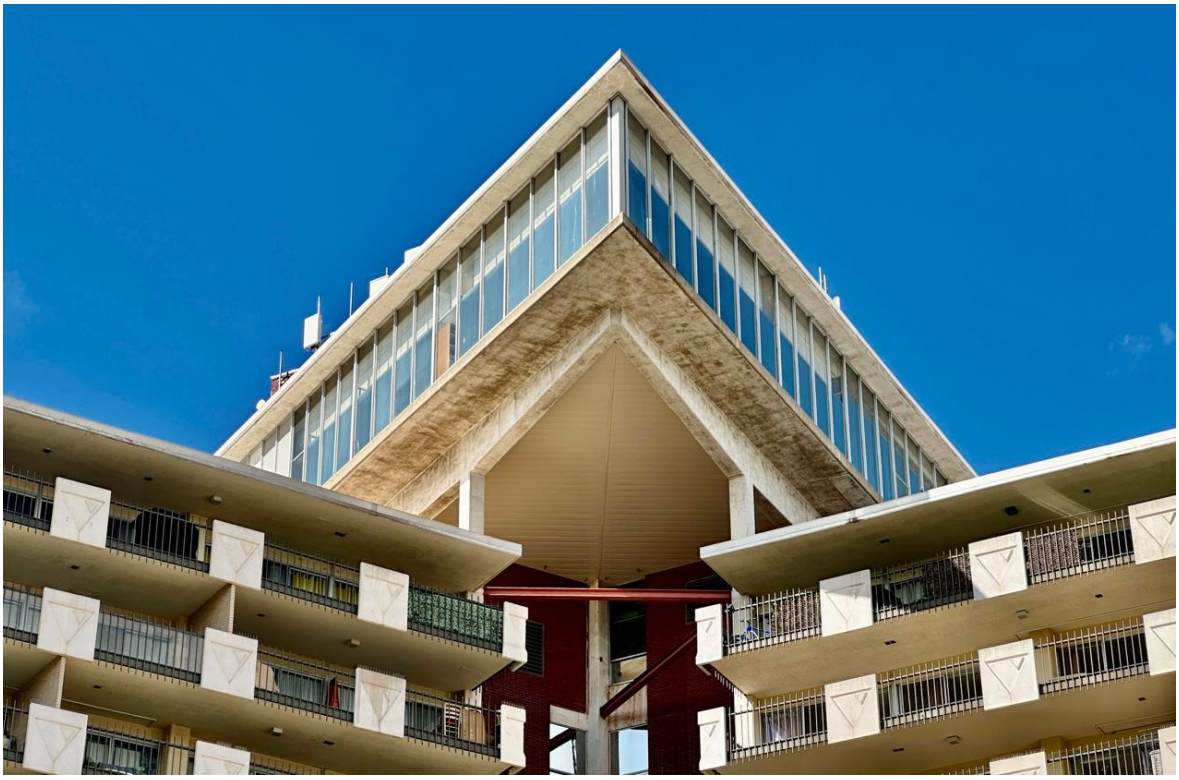
Photograph 5: View of the Satellite from the Southeast. View to the Northwest.



Photograph 6: View of the Satellite Pool Area from the South. View to the North.

Photograph 7: View of the Main Entry Canopy and Decorative Concrete Panels on the Balconies. View to the South.

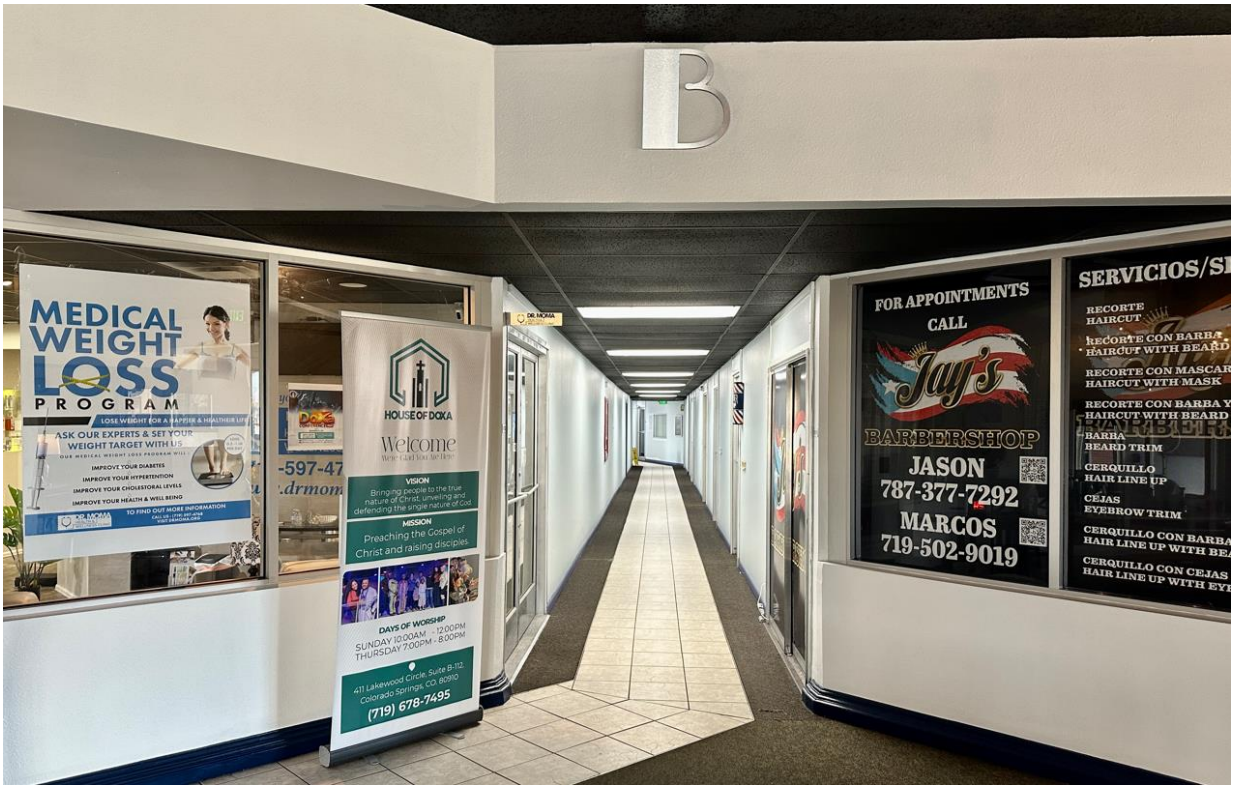
Photograph 8: View of the Rooftop Penthouse from the Northwest. View to the Southeast.



Photograph 9: View of the Rooftop Penthouse from the Southeast. View to the Northwest.

Photograph 10: Main Entry Vestibule, Looking Out to the Canopy. View to the Northeast.

Photograph 11: Main Entry Vestibule, Looking Into the Lobby. View to the Southwest.



Photograph 12: Typical Main-Floor Commercial Hallway.

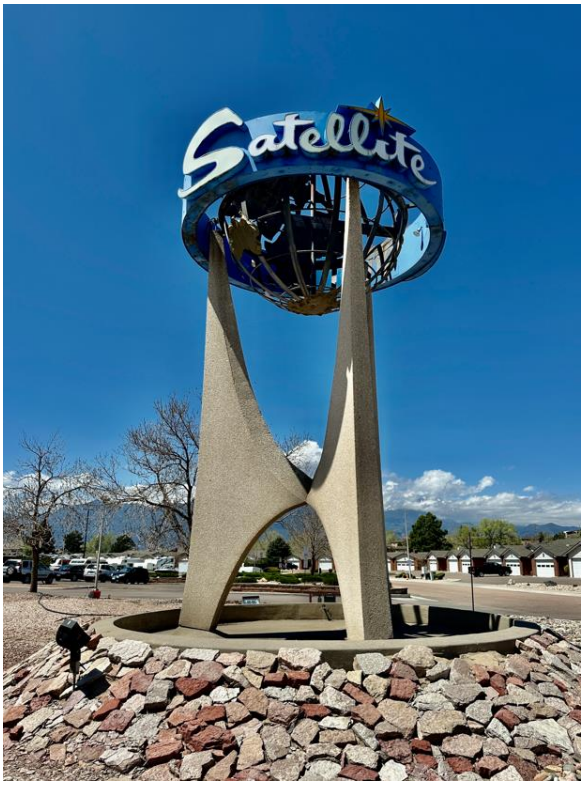
Photograph 13: Typical Basement Hallway.

Photograph 14: Typical Upper-Floor Residential Hallway.

Photograph 15: Typical View from the Elevator Lobby Showing Balconies and Panorama. View to the Northwest.

Photograph 16: View of the Mechanical Room on the 13th Floor.

Photograph 17: The Cooling Tower West of the Building.



Photograph 18: The Googie-Style Entryway Sign at the Property Entrance. View to the West.