

**Boulder Crescent Neighborhood  
Colorado Springs, Colorado  
Historic Buildings Survey, 2007**

*Survey Report*

Prepared for:

City of Colorado Springs  
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29 October 2007

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*COVER: View west along Boulder Crescent Street, with 17 Boulder Crescent Street near the center of the photograph. SOURCE: Thomas H. Simmons, field photograph, June 2007.*

# 1. INTRODUCTION

The Boulder Crescent Neighborhood survey area is located in central Colorado Springs, between the central business district on the east and Monument Valley Park on the west. The survey area is roughly bounded by West Boulder Street on the north, West Bijou Street on the south, North Cascade Avenue on the east, and Westview Place on the west.

## **Purpose**

The project consisted of an intensive survey of fourteen properties. Combined with the earlier survey of twelve properties in 2004, this project completed the intensive survey of the Boulder Crescent neighborhood. All of the resources surveyed in the current project were historically domestic/residential in nature and included single-family and multi-family uses. The surveyed resources were recorded on Colorado Historical Society Architectural Inventory forms and were evaluated in terms of potential eligibility to the National Register and State Register and for historic district potential.

## **Project Results**

The survey resulted in the documentation of fourteen properties on Colorado Historical Society Architectural Inventory forms (Form 1403), each with an architectural description, historical background, evaluation of significance, black and white photographs, color digital images, and sketch and location maps (See Table 1). Three individual resources included in this intensive survey were evaluated as potentially individually eligible to the National Register (as well as potentially eligible to the State Register) (See Table 3). All of the properties were found to contribute to a potential expansion of the Boulder Crescent Place National Register Historic District.

## **Funding**

This project was funded by the City of Colorado Springs, Department of City Planning, Comprehensive Planning Division. The survey was conducted following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation publication *Colorado Cultural Resource Survey Manual* (volumes I and II). Architectural classifications of buildings were based on the Society's publication *A Guide to Colorado's Historic Architecture and Engineering* (Second Edition, March 2003) and the lexicon for architectural styles included in the *Survey Manual*.

**Table 1**  
**SURVEYED RESOURCES, 2007**  
**LISTED IN STATE IDENTIFICATION NUMBER ORDER**

STREET ADDRESS				STATE ID NUM.	YEAR BUILT	NRHP DIST.
312	N.	Cascade	Ave.	5EP1063.1	1901	Yes
318	N.	Cascade	Ave.	5EP1063.2	1900- 1901	Yes
320	N.	Cascade	Ave.	5EP1063.3	1901	Yes
9	W.	Boulder	St.	5EP1063.4	1900	Yes
11	W.	Boulder	St.	5EP1063.5	1899- 1900	Yes
9		Boulder	Ct.	5EP5827	1902	No
12		Boulder	Ct.	5EP5828	1902	No
15		Boulder	Ct.	5EP5829	1902	No
19		Boulder	Ct.	5EP5830	1902	No
20		Boulder	Ct.	5EP5831	1902	No
11		Boulder Crescent	St.	5EP5832	1903	No
17		Boulder Crescent	St.	5EP5833	1902	No
27		Boulder Crescent	St.	5EP5834	1902	No
15		Westview	Pl.	5EP5835	1895	No

NOTE: Resources with state identification numbers beginning with 5EP1063 are located within the existing Boulder Crescent Place National Register Historic District.

## 2. PROJECT AREA

The 2007 Boulder Crescent Historic Buildings Survey consisted of a selective intensive survey of fourteen buildings. All of the buildings were historically used as residences. Twelve of the properties included in the intensive survey are currently residential in nature; two houses are being used as offices. The survey embraced two geographically discontinuous areas: a northeast section consisting of five resources within the existing Boulder Crescent Place National Register Historic District lying southwest of North Cascade Avenue and West Boulder Street and a southwest section comprised of nine resources lying south of Boulder Crescent Street along Boulder Court and Westview Place. In all, two acres of urban land were surveyed.

Figure 2 identifies the surveyed resources on a map showing building footprints. The surveyed properties were located in Sections 7 and 18, Township 14 South, Range 66 West, 6th Principal Meridian, City of Colorado Springs, El Paso County, Colorado.

### **Physical Setting**

The major traffic arteries of North Cascade Avenue and West Bijou Street bound the survey area on the east and south, respectively. The interior of the survey area in this section of Colorado Springs features relatively narrow streets following curvilinear alignments. One street, the cul-de-sac of Boulder Court, is unpaved. West of the survey area, the land slopes toward Monument Valley Park and Monument Creek.

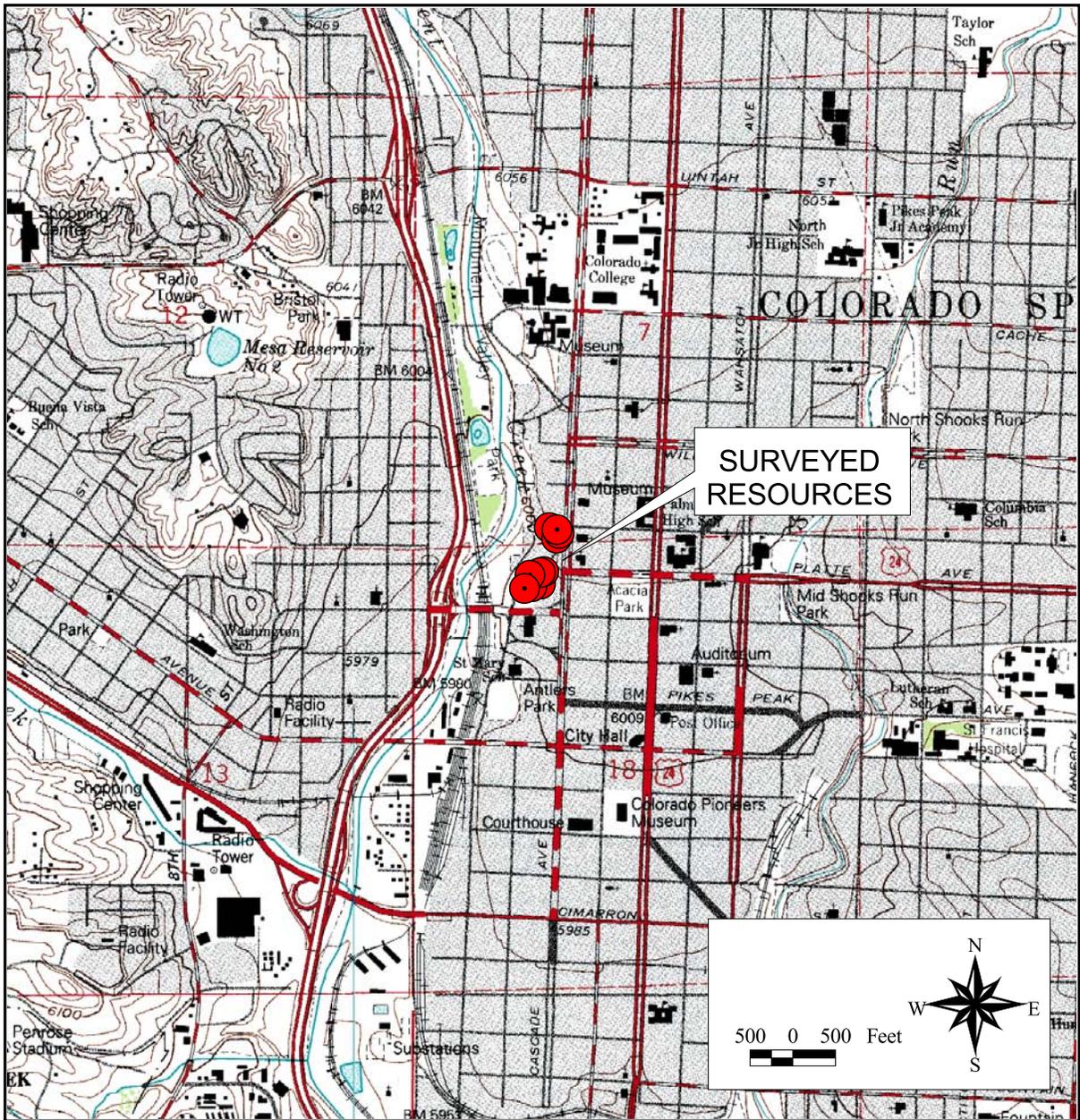


Figure 1. Location of Surveyed Resources. The locations of the fourteen surveyed resources are indicated by the shaded dots. SOURCE: Extract of U.S. Geological Survey, "Colorado Springs, Colo.," 7.5 minute quadrangle map (Denver: U.S. Geological Survey, 1994).

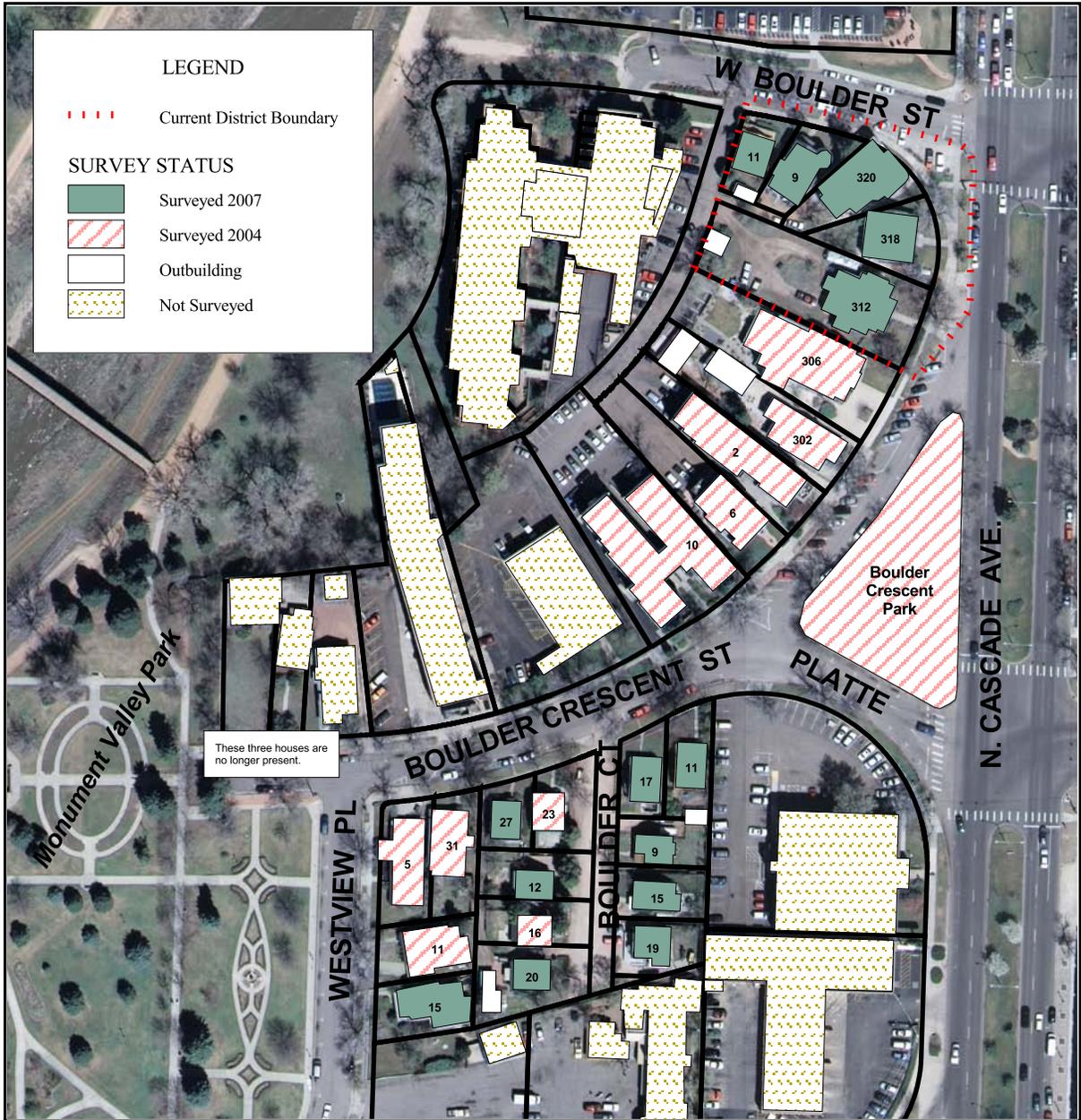
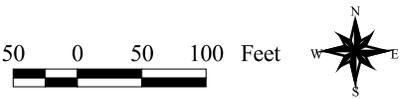


Figure 2. Boulder Crescent Neighborhood: Surveyed Resources



### **3. RESEARCH DESIGN AND METHODS**

#### **Objectives and Scope of Work**

The objective of the 2007 selective intensive survey of historic resources in the Boulder Crescent neighborhood was to document fourteen properties and evaluate their eligibility for listing in the National and State Registers. The buildings were to be described, photographed, researched, mapped, and evaluated, with Colorado Historical Society Architectural Inventory forms (Form 1403) completed for each property. The survey forms were to be produced in a database format for subsequent use by the City. An additional goal was to determine if the surveyed properties constituted a potential historic district (or would contribute to an expanded existing district) in the area and to evaluate the contributing and noncontributing status of resources therein. The project also called for a final report (this document) explaining the survey findings, including evaluations of the surveyed properties, and providing a brief overview of the history of the area and the surveyed buildings. The report includes a USGS topographic map extract outlining the project area and a survey map showing the surveyed buildings' locations.

#### **File Search and Previous Survey Work**

A file search of the Colorado Historical Society Office of Archaeology and Historic Preservation (OAHP) COMPASS database was performed in May 2007. A file search is important in learning what resources have previously been determined to be significant for their architecture and/or historical associations and identifying what resources have been adequately documented in prior surveys. The search revealed that sixteen resources have been previously surveyed and/or listed in a National Register district. Eleven of those resources were documented on current Colorado Historical Society Architectural Inventory forms, with the remainder recorded on older survey forms or described in nominations (See Table 2).

A 1983-85 survey by Deborah Edge Abele found two potential historic districts in this area. The study identified a Westview Place historic district embracing an area bounded on the west by Westview Place, on the north by Boulder Crescent Street, on the east by North Cascade Avenue, and on the south by West Bijou Street. The associated report narrative noted, however, that "only the northwestern portion of the block is eligible for National Register listing," apparently reflecting the lack of historic physical integrity in the eastern and southern portions of the block.

The survey also identified a Boulder Crescent historic district lying immediately north of the Westview Place area and bounded by West Boulder Street on the north, North Cascade Avenue on the east, Boulder Crescent Street on the south, and property lines and Monument Valley Park on the west. The boundary omitted newer apartment buildings on the west, as

well as Boulder Crescent Park on the east.<sup>1</sup>

Laurie and Thomas H. Simmons of Front Range Research Associates, Inc., surveyed twelve resources within the Boulder Crescent study area in 2003-04, as part of a “Historical and Architectural Survey of Downtown Colorado Springs.” All of the properties were recorded on Colorado Historical Society Architectural Inventory forms. The surveyors concluded that a potential National Register historic district was present in the area and recommended completion of intensive survey forms for the remaining unsurveyed resources.

**Table 2**  
**PREVIOUSLY SURVEYED RESOURCES**  
**BOULDER CRESCENT NEIGHBORHOOD**  
**IN STREET ADDRESS ORDER**

STREET ADDRESS				STATE ID NUM.
14	W.	Bijou	St.	5EP4525
16		Boulder	Ct.	5EP4526
9	W.	Boulder	St.	5EP1063.4
11	W.	Boulder	St.	5EP1063.5
	W.	Boulder Crescent (Boulder Crescent Park)	St.	5EP4527
2		Boulder Crescent	St.	5EP4528
6		Boulder Crescent	St.	5EP4529
10		Boulder Crescent	St.	5EP4530
23		Boulder Crescent	St.	5EP4531
31		Boulder Crescent	St.	5EP4532
302	N.	Cascade	Ave.	5EP4533
306	N.	Cascade	Ave.	5EP4534
312	N.	Cascade	Ave.	5EP1063.1
318	N.	Cascade	Ave.	5EP1063.2
320	N.	Cascade	Ave.	5EP1063.3
5		Westview	Pl.	5EP4604
11		Westview	Pl.	5EP4605

NOTE: Resources with state identification numbers beginning with 5EP1063 are located within the existing Boulder Crescent Place National Register Historic District.

<sup>1</sup> Deborah Edge Abele, “Downtown Historic and Architectural Intensive Survey, 1985,” 36-37 and 46-47.

## **Currently Designated Resources**

In 1987, the Boulder Crescent Place Historic District (5EP1063) was listed in the National Register of Historic Places. The district included only five properties in the northern part of the area recommended in the 1985 report: 312, 318, and 320 N. Cascade Avenue and 9 and 11 W. Boulder Street. All of the properties were evaluated as contributing elements of the district. It is not known why such a small area of the identified potential district was nominated. The somewhat larger scale of the houses and/or the existence of owner interest and support may have been factors in focusing on that area. It is also unclear why the designated area was called the Boulder Crescent *Place* Historic District, as this terminology is not reflected in current or historic naming of streets or subdivisions in the area.<sup>2</sup>

## **Expected Results**

Based on the focus of the current project, it was expected that the surveyed resources would be residential in nature, with a mixture of both single-family and multi-family dwellings. Important questions about the properties to be surveyed included their dates of construction, the names of architects and builders, and the architectural styles exhibited. Identification of prominent persons associated with the buildings was a topic for research. Examination of the ability of existing buildings to convey their historic character (their historic physical integrity) was an important focus of the study.

## **Intensive-Selective Survey Fieldwork**

The intensive level field survey was conducted in May and June 2007. The fieldwork included the examination of buildings for architectural features and design elements, building materials, building conditions, plans, settings, and alterations. The location of each resource and its current footprint were verified on a base map. A total of fourteen primary buildings, together with their associated outbuildings (if any), were documented in the field.

## **Photography**

Black and white photographic views of each resource surveyed were taken during the fieldwork. All photographic prints were four-by-six inches and produced on Kodak Professional paper from thirty-five millimeter black and white negatives. Photographs were identified by archival computer labels produced from the project database. The labels indicate the Smithsonian identification number, address, photographer, date, film roll and frame, camera direction, and location of negative. Negatives were placed in archival sheets and a photographic log (sorted by street address and by roll and frame number) was prepared. The Colorado Historical Society Office of Archaeology and Historic Preservation received one set

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<sup>2</sup> Two of the resources are addressed onto W. Boulder Street and three are located on N. Cascade Avenue. The subdivision in which the properties are situated is the Johnston and McClintock's Resubdivision of Block D, Addition No. 5 to Colorado Springs.

of prints, and the City retained one set of prints and the associated negatives. Color digital images replicating the black and white images were also taken and provided to the City. The digital images were used at a public meeting about the project and some were included in this survey report.

## **Mapping**

A location map and a project map of the survey area were produced. The location map was prepared by plotting the UTM centroids of surveyed properties on a digital extract of the USGS 7.5 minute quadrangle map covering the area: "Colorado Springs, Colo." (1994). Presentation and analytical maps of the survey area were completed using a geographic information system (GIS). The City of Colorado Springs provided an extract of ArcView shapefiles of parcels (with Assessor attributes), street centerlines, and building outlines covering the survey area. These files formed the basis for the project GIS. In a few cases, building polygons were edited based on fieldwork and aerial photographs. The parcel attribute database was then used to populate relevant fields in the survey database used for the generation of the Colorado Historical Society's Architectural Inventory form for each building. Current owner names and mailing addresses and legal descriptions were obtained from the El Paso County Assessor website. The acreage of the intensive survey area was calculated from the project GIS.

## **Historical Research**

Historical research provided essential information about the resources surveyed. Information was obtained from public agencies, research repositories, and property owners. General and specific research materials about the survey area, including primary and secondary sources, were reviewed for background history and individual property information. The files of the Colorado Historical Society, Office of Archaeology and Historic Preservation were accessed, as well as historic newspapers and other research materials in the Stephen Hart Library of the Colorado Historical Society. Senior city planners Patricia Parish and Timothy J. Scanlon performed much of the city directory research and obtained historic newspaper articles, using the resources of the Special Collections section at the Colorado Springs Carnegie Library. The historical materials housed at the Western History and Genealogy Department of the Denver Public Library were also useful, including Sanborn insurance maps, historic newspapers, and city directories. Manuscript U.S. Census returns for 1900, 1910, 1920, and 1930 Censuses were accessed on the internet to identify residents and to discover occupations and demographic characteristics. On-line death indexes and Evergreen Cemetery transcriptions were valuable in identifying obituaries of persons associated with surveyed buildings. Ancestry.com's digitized, searchable collection of the *Colorado Springs Gazette* newspaper and Colorado Springs city directories also proved helpful.

No book focusing solely on the Boulder Crescent neighborhood exists. Information on the development of the area and the backgrounds of its residents and owners was generated principally by using newspaper articles, city directory information, Sanborn Fire Insurance Co.

maps, and manuscript Census data. Some longtime residents of the area were also consulted for historical information.

### **Construction Dates**

Construction dates of historic buildings were determined from El Paso County Assessor information, Sanborn maps of the survey area, city directories, newspaper accounts, and the National Register nomination for the Boulder Crescent Place Historic District. Sanborn fire insurance maps for 1890, 1892, 1895, 1900, 1907 and 1962 exist for all or part of the survey area. Construction dates from Assessor's records proved to be unreliable in most cases (although generally accurate to the decade of construction). The examination of architectural styles and features, building materials, and construction techniques also provided clues for dates of construction.

Colorado Springs repositories house city directories extending from the nineteenth century to 2007. City directory information from the first identified residents of each property up to the current year was recorded on the survey forms. Searchable, scanned city directories available on Ancestry.com were consulted where relevant. Historic newspaper articles also provided useful information for dates of construction of specific buildings.

### **Preparation and Distribution of Forms and Report**

After completion of the field survey and historical research, Colorado Historical Society Architectural Inventory forms were prepared in an output form acceptable to the Colorado Historical Society and in a database format for analysis and mapping uses. The task required developing a report template that replicated the appearance of the state form produced from a database structure conforming to other project needs. The system was used for form completion and printing and analytical sorts, listings, and queries. Sorted extracts from the database were imported into a word processing package for use as survey report tables.

The forms included information on each property's ownership, location, date of construction, building materials, architectural description, style, alterations, associated buildings, historical background, construction history, statement of significance, and sources of information. The Colorado Historical Society assigned a unique Smithsonian identification number for each newly-surveyed property. The numbers were included on forms and photographs and were referenced in the report. New identification numbers spanned the range from 5EP5827 through 5EP5835. The architectural styles assigned on the forms were based on those in the Colorado Historical Society's booklet, *A Guide to Colorado's Historic Architecture and Engineering*, and a lexicon of architectural styles included in the Society's *Survey Manual*. Survey photographs associated with the forms were labeled and stored in archival storage sheets. The sleeves were placed in a three-ring notebook. Included with each survey form was a sketch map showing the building outline of the surveyed resource in the context of the block where it was located and a

location map consisting of an extract of the USGS quadrangle map. Both maps were produced from the project GIS.

All of these survey products, together with the final report (this document), were submitted to City of Colorado Springs and the Colorado Historical Society. The Colorado Historical Society Office of Archaeology and Historic Preservation transfers the information generated on the inventory forms into its statewide database and houses an original copy of the forms and survey report. The City also retains copies of the report, forms, and original photographs and negatives. PDF versions of the survey forms and survey report and the Access table containing the survey form data were also provided to the City on CD-ROM.

### **Public Meetings**

A public meeting was held at the conclusion of the project to present project results to interested neighborhood residents and property owners.

### **Project Participants**

Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic building survey as a consultant to the City of Colorado Springs. R. Laurie Simmons and Thomas H. Simmons of Front Range Research completed research and fieldwork and prepared the forms, maps, and final survey report. Tom Simmons also took black and white photographs and color digital images of the buildings included in the survey. Elizabeth Simmons assisted with historic newspaper research. Patricia Parish, City Senior Planner, supervised and coordinated the project, provided information, reviewed draft products, organized the public meeting, and assisted with city directory and newspaper research. Timothy J. Scanlon, City Senior Planner, also assisted with directory and newspaper research and provided information on specific aspects of neighborhood history.

## 4. HISTORIC OVERVIEW

### **Platting and Early Development of the Boulder Crescent Neighborhood**

The land embracing the study area was originally part of Addition No. 5 to the City of Colorado Springs. The Colorado Springs Company platted the 1885 subdivision, which extended from Cascade Avenue on the east to Sierra Madre Avenue on the west and from Park Place on the south to Cache La Poudre Street on the north. The company had organized in 1871 to develop a town along the planned line of the Denver & Rio Grande Railroad. Organizers were associates of William Jackson Palmer and Dr. William A. Bell. The Colorado Springs townsite was surveyed in July 1871, with the D&RG's chief engineer in attendance. The company handled the marketing and property sales of the new settlement, raised capital, planned early improvements to the townsite (including roads, bridges, trees, parks and wells), and laid out later additions. Overlooking Monument Creek, the seventeen blocks in Addition No. 5 (designated by letters from A through S) were irregularly-shaped and featured curvilinear streets (See Figure 3). This design was relatively rare in western towns, and exemplified early efforts to give Colorado Springs an attractive form and distinctive character. Block C to the south and Block D to the north embrace the area covered by the current project.<sup>3</sup>

By 1890, seven dwellings stood on Block C between Boulder Crescent Street and West Bijou Street. Four of the residences, including two boarding houses, faced North Cascade Avenue, while three (including a two-story double house) fronted onto Bijou. None of these houses remain today. In Block D to the north, at least one two-and-a-half-story dwelling was present; it, too, is no longer extant. The location of today's Boulder Crescent Park was already in use as a park in 1890 according to the Sanborn fire insurance map issued that year. The small greenspace was roughly triangular, with rounded corners, and for many years it had no man-made improvements.

Enormous wealth flowed into the city as a result of the discovery of gold in Cripple Creek in 1891. Profits from the mining district came into the Colorado Springs in the form of "bank deposits, investments, salaries, houses, and businesses." Stock companies organized to work the mines, and in 1894 the Colorado Springs Mining Stock Exchange organized. Trading mining stocks became the principal business of the city, with everyone from the streetcar conductor to the banker engaging in the activity. Population increased, as did the local housing stock. When the Panic of 1893 depressed the nation's economy, Colorado Springs was buffered by the uninterrupted production of gold at Cripple Creek.<sup>4</sup>

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<sup>3</sup> The Historic Overview includes some discussion of resources surveyed in 2004 to provide the reader with information relevant to the full extent of the proposed expansion of the Boulder Crescent Place Historic District. El Paso County Clerk and Recorder, Addition No. 5 to the City of Colorado Springs, plat map, 7 August 1885.

<sup>4</sup> H.S. Rogers, "A Brief Historical Sketch of the Founding and Building of the County Seat of El Paso County, Colorado", *Colorado Springs Gazette*, 1 January 1903.

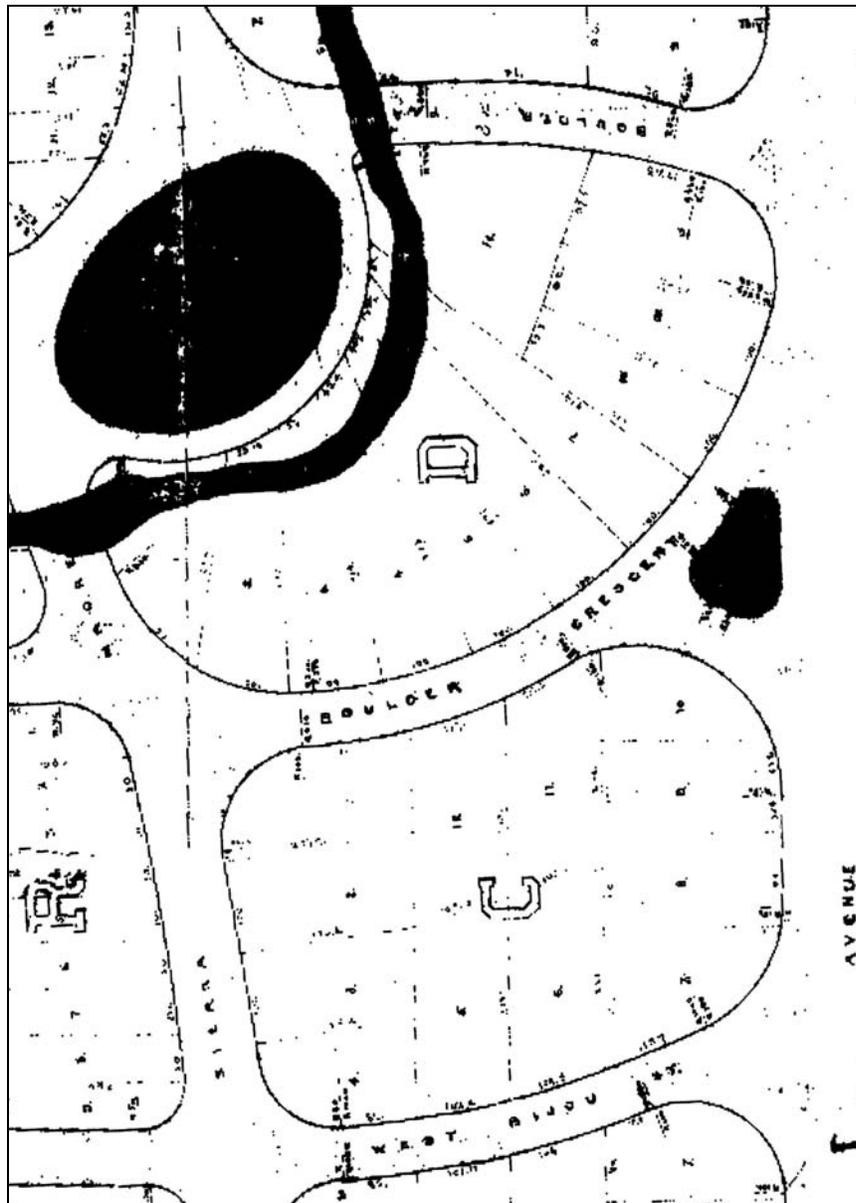


Figure 3. This extract of the plat map of Addition Number 5 to Colorado Springs shows the curvilinear street pattern of the subdivision. North is toward the top, with North Cascade Avenue bordering the addition on the east. The Boulder Crescent area embraces Block D to the north and Block C to the south. The three east-west streets shown are: Boulder Place (today's West Boulder Street) at the top; Boulder Crescent Street (in the center); and West Bijou Street (at the bottom). Sierra Madre Street (the north-south street on the west) is no longer extant; Westview Place and Boulder Court had not yet been created. The small dark triangular area to the right is Boulder Crescent Park, while the large dark oval shape is willow Park, the precursor to Monument Valley Park. SOURCE: El Paso County Clerk and Recorder, Addition Number 5 to Colorado Springs, 1885.

Between 1890 and 1895, Block D showed relatively little new construction; by contrast, Block C added five primary residences and three smaller backlot houses. The Charles L. and Josephine T. Tutt House at 14 West Bijou Street (5EP4525) appeared at this time. Charles Tutt came to Colorado in 1884 and made a fortune in Cripple Creek gold mines and sampling and milling works in the 1890s.<sup>5</sup> Another person who traced his wealth to the Cripple Creek mining industry, Walter F. Crosby, developed houses in Blocks C and D during the period.

Four of the new houses in Block C were built by Crosby in 1895 at the west end of Boulder Crescent Street, at the block's western edge, along with one house on the north side of Boulder Crescent in Block D. Included were the following still standing houses: today's 5, 11, and 15 Westview Place and 31 Boulder Crescent Street (respectively, 5EP4604, 4605, 5835, and 4532). The first three houses were set back some distance from Sierra Madre Street to the west. In its review of 1895 development activity, the *Gazette* discussed the new dwellings:

The most important move in the way of constructing residences in the past year has been made by Mr. Walter F. Crosby. He secured a vacant tract of land at the west end of Boulder [Crescent] street and here he is building a number of houses. They are being put up in the most modern and substantial way. Five are already completed and seven more are to follow in the spring. These he proposes to rent or sell only to very desirable people, and the result will be that there will be a neighborhood of nice and congenial people all occupying comfortable and elegant homes. The people have given it the name of Crosbyville.

Walter F. Crosby, born about 1854, was a native of New York who invested in the Cripple Creek gold mining boom of the 1890s. He had interests in the Home Run Gold Mining Company, the Cripple Creek Gold Exploration Company, and the Portland Company. In July 1896, Crosby sold his stock in the latter company to fellow investors for \$142,400. He formed the Crosby-Ehrlich Investment Syndicate, which dealt in mines, mining stocks, and other investments. The seven additional houses mentioned above were not built, but in 1897, Crosby formally platted the Crosbyville area (the northwest section of Block C) as W.F. Crosby's Subdivision. Three existing lots (part of Lot 1 and all of Lots 2 and 3) were subdivided into nine smaller lots. A new street, Westview Place, was created extending south from Boulder Crescent and turning west to link with Sierra Madre. In 1900, Crosby and his family lived in the neighborhood at 11 Boulder Crescent, in an earlier house where 23 Boulder Crescent is now located.<sup>6</sup>

The house built by Crosby at 15 Westview Place, dating to 1895, represents one of the popular styles of residential architecture in the country during the late nineteenth and early

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<sup>5</sup> The house, surveyed in 2004, is still present but has been substantially altered.

<sup>6</sup> El Paso County Clerk and Recorder, W.F. Crosby's Subdivision, plat map, executed 26 February 1897; U.S. Bureau of the Census, Census of Population, manuscript returns, El Paso County, Colorado, 1900.

twentieth centuries. The house's gambrel roof is a primary feature of the Dutch Colonial style. Other common elements of the style found in the design of the house include the front-facing wall dormers, the bracketed overhang of the upper story, and the broad porch with classical columns. Varieties of these features were included on houses built in the next few years in the neighborhood.

More platting activity within the study area occurred in 1898, when Johnston & McClintock's Re-Subdivision of part of Block D was created. The area lying southwest of today's West Boulder Street and North Cascade Avenue, which originally consisted of five lots, was reconfigured into twenty lots. It does not appear that there were any standing structures on the parcels at this time. Most of the platted lots faced Boulder Place (now West Boulder Street) and Boulder Crescent. A private alley cut through the block from north to south. The stated purposes of the replatting was to

change the lines of said lots and to sub-divide the said lots so that they shall agree with certain mete and bound descriptions contained in the deeds, that have passed from W.C. Johnston and Frank McClintock to the undersigned owners of said lots and . . . to correct certain errors contained in the original recorded plat of addition, and affecting the boundary lines of said Block "D."

The signatories of the July 1898 plat included the landowners of the area: William C. Johnston, Frank McClintock, Thomas P. Barber, Fred R. Hastings, Henry LeB. Wills & Co., Herbert K. Chapman, Charles J. Hallett, Edwin R. Stark, Henry W. Wyman, and Robert Waugh. Johnson and McClintock were developers, while Barber and Hastings were local architects. Wills was a native of Massachusetts who worked in real estate. Chapman taught the deaf, mute, and blind; he was a native of Ohio. Stark, a Missouri native, came to Colorado in 1873 and to Colorado Springs in 1886. He engaged in gold mining, wholesale and retail markets, irrigation development, and real estate in the city. Waugh also engaged in mining; he was born in Virginia.<sup>7</sup>

### **The Neighborhood in the Early Twentieth Century**

Little construction activity took place in the neighborhood in the late 1890s. Two houses were added to Block C, 19 and 23 Westview Place (no longer extant), and Block D gained one dwelling at 306 N. Cascade Avenue (5EP4534), a two-story shingled Edwardian style residence. By contrast, the first decade of the twentieth century saw a flurry of building, as development continued to reflect the impact of wealth from the mines in Cripple Creek. During the first ten years of the century, the population of the city grew 38 percent. Most (68 percent) of the extant resources in the expanded Boulder Crescent Place Historic District were constructed between 1900 and 1907, when Blocks C and D approached build-out. The

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<sup>7</sup> El Paso County Clerk and Recorder, Johnston & McClintock's Re-Subdivision, plat map, executed 8 July 1898, filed 19 July 1898.

activity reflected citywide trends; \$1.357 million in building permits were issued in the city in 1900. Local real estate investor Charles P. Bennett extolled the status of the Colorado Springs market in 1901-02: “Houses have for years been greatly in demand. Rent signs are seldom seen on good modern tenements, well located. Many applicants stand ready to take the houses as soon as they are vacated.”<sup>8</sup>

### Construction on Boulder Place and North Cascade Avenue

Houses added to the northern edge of Block D in 1900 included 9 and 11 W. Boulder Street, then known as Boulder Place. At 11 West Boulder Street, a substantial Shingle style dwelling was built. The composition of the house may have been the work of prolific Colorado Springs architect Thomas P. Barber, who apparently built it as an investment. Designed in the Shingle style, the house featured the unifying texture of coursed plain wood shingles that was a principal feature of the style and covered it from roof to foundation. The continuously shingled surfaces allowed for the play of light and shadow that added visual interest to the walls and conveyed a sculptural quality to the construction. Other features of the style displayed on the house included the steeply-pitched gabled roof, the narrow arched openings at the tops of the gables, a variety of windows sheltered by projecting architrave lintel trim, a generous front porch with shingled columns, and a stone foundation.

Next door at 9 West Boulder Street, a large house was completed whose design was linked to the Queen Anne style houses of the previous century. The house featured the complex roof, multiple gables, and variety of windows found on many Queen Anne style dwellings, but its restrained ornamentation and classical porch features were representative of the Edwardian architecture that developed as a response to what some felt were the excessive embellishments of the earlier style. Also known as “Princess Anne,” the Edwardian style subtracted ornaments such as turned spindle porch supports, decorative brackets, and generous use of stained glass, in favor of a more sedate appearance. The large size of 9 West Boulder Street allowed for its intended use as a boarding house offering rooms and meals for its paying inhabitants.

Although the first apartment buildings in the city began to appear during the early years of the twentieth century, large boarding houses and dwellings advertising furnished rooms were popular in the Boulder Crescent area. As the population of the city grew, it became more economical to erect multi-family buildings than single family residences. Operation of boarding houses provided income for single or widowed women and allowed married women to contribute to their family’s earnings. The houses at 312, 318, and 320 North Cascade Avenue, all completed in 1901, represented this trend. Caroline Hudson’s dwelling at 318 North Cascade was a nine-room house designed in the Dutch Colonial Revival style. Like

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<sup>8</sup> Sanborn fire insurance maps, 1900 and 1907; Charles P. Bennett, “Real Estate in Colorado Springs,” *Mountain Sunshine* 2(December 1901-January and February 1902): 21; *Mountain Sunshine*, 2(December 1900-January and February 1901): 16.



Figure 4. Two boarding houses in the Boulder Crescent neighborhood were featured in this 1908 *Gazette* article on the city's "Fashionable Rooming and Boarding Houses": 18 Boulder Crescent operated by Mrs. Hayden (no longer extant) and 320 North Cascade Avenue, operated by Mrs. J.H. Linney. SOURCE: *Colorado Springs Gazette*, 16 February 1908, 24.

Crosby's investment property at 15 Westview Place, the house featured a gambrel roof, front-facing dormers, an overhang between stories, and a broad porch with column supports. The shingled walls, including diamond-shaped ornaments on the gambrel faces, tied it to the Shingle style. The oval, Palladian, and multi-light double-hung sash windows reflected the dwelling's ties to the Colonial Revival style. The substantial size of the house allowed Mrs. Hudson and later occupants to generate income by renting out rooms.

The houses at 312 and 320 North Cascade were also of a generous size to accommodate the operation of boarding houses. Both featured Edwardian style designs that harmonized with other dwellings in the residential area and encompassed a number of rooms that could be rented. Both houses incorporated complex plans, multiple gables and projecting bays, a variety of windows and dormers, and broad welcoming porches with classical column supports and balustrades. The house at 320 North Cascade still features shingled walls topping a stone foundation, while the house at 312 North Cascade is clad with asbestos siding.

#### Development of the Boulder Court Area

Carrie L. and Arthur Wight played a significant role in the development of the southern part of the neighborhood in the early 1900s. In about 1902, Carrie L. Wight purchased Lots 11 and 12 in the north-central portion of Block C of Addition Number 5 to Colorado Springs. Mrs. Wight (1864-1958) built and owned ten rental houses on Boulder Court and Boulder Crescent with her husband Arthur (1871-1943). Boulder Court was created, extending south from Boulder Crescent through the center of the parcel, and was first listed as a city street in the 1903 city directory. Boulder Court is still unpaved. The area purchased by the Wights was not re-platted; the properties are described as various parts of lots 11 and 12, Block C. The ten houses were: 9, 12, 15, 16, 19, and 20 Boulder Court and 11, 17, 23, and 27 Boulder Crescent Street.

The houses constructed by the Wights display many of the same architectural themes. All were designed in a vernacular expression of the Shingle style perfectly suited for one-and-a-half-story cottages. The most characteristic feature of the style, walls clad with evenly coursed plain wood shingles, is found on all of the houses. Although the houses today have asphalt composition shingle roofing, originally the roofs were covered with wood shingles, providing a unifying surface with a distinctive texture. The houses had stone foundations, and several houses also included yards with low stone walls of the same material. The houses featured steeply-pitched side gable roofs or side gambrel roofs; both versions included front-facing dormers. The gambrel roof houses reflected the influence of the Dutch Colonial Revival style. All the houses incorporated recessed corner porches with simple posts or elemental column supports and solid, shingled balustrades. Several of the porches are now enclosed. Another common feature of the houses was a second story that projected slightly outward above the first, providing an overhang sheltering the walls below.

The houses featured double-hung sash windows, placed individually or in pairs, with some triple windows created by flanking full-size windows with shorter windows. Some short single-light windows were employed, and a few houses had bay windows. Most of windows featured projecting lintel trim.

Carrie Wight was born in Connecticut, while Arthur Wight was born in Kansas. The couple married about 1895. The 1900 U.S. Census indicates they were living in Otero County, Colorado, where they owned a farm. The Wights moved to Colorado Springs by 1901 and began investing in local real estate. In February 1901, Arthur Wight placed an advertisement in the *Colorado Springs Gazette*: “To exchange—Rocky Ford beet and cantaloupe land for Colorado Springs property.” The Wights began offering houses for rent in various parts of the city the same year. They built most of the Boulder Court/Boulder Crescent houses in 1902. The 1904-1905 city directory lists them as residents of 1001 East Cache La Poudre, but no occupational information is provided. The 1905-1906 city directory lists an address of 124 East Cheyenne Road, Ivywild, for the couple. The 1910 U.S. Census and 1911-1916 city directories also found them at the Cheyenne Road house, which they owned. A 1914 article in the *Gazette* identified Arthur Wight as a director of the State Bank. By 1920, the couple had moved to Santa Cruz, California. The census of that year indicated that Arthur Wight was a stock farmer. The couple began selling the Boulder Court/Boulder Crescent houses in the early 1920s, and by 1930, the Wights were living in retirement in Santa Cruz.<sup>9</sup>

#### Apartment Buildings, Further Platting, and Boulder Crescent Park



Figure 5. The Gladstone Apartments (1909), surveyed in 2003-04.

Frank Edwin Johnson constructed the first large apartment building in the neighborhood in 1909. The Gladstone Apartments at 10 Boulder Crescent Street (5EP4530) was a three-story, H-shaped building with pebble dash stucco walls and a parapet ornamented in a stylized Native American motif. The Prairie style building cost approximately \$50,000, a sizeable investment for the period. Johnson was described as a “prominent contractor and business man” at the time of his death in 1940. He was born in Dublin, Indiana, in 1865, and came to the Pikes Peak region at the

age of six. His father drove 200 head of cattle to the area from Iowa and operated ranches in eastern El Paso County and Lincoln County. Frank Johnson attended school in Colorado Springs and was one of the first students at Colorado College. He served as manager of the

<sup>9</sup> *Colorado Springs Gazette*, 3 February 1901, 16, 14 January 1914; Colorado Springs city directories, 1904-16.

Newton Lumber Co. from 1887 to 1905 and its president from 1905 to 1915. He also pursued contracting and built more than fifty houses, a dozen apartment houses, and some downtown hotels. Johnson also owned a 10,000-acre ranch in Lincoln County, and, with his brother, the Johnson Ranch in Ivywild. The *Gazette* reported Johnson boasted that he built and sold more houses in Colorado Springs than any other person.<sup>10</sup>

In 1912, the final subdivision in the area was platted by W.S. Reynolds. The Reynolds Subdivision at the west end of Boulder Crescent Street in Block D consisted of four parcels. According to the 1910 Census, William S. Reynolds, a thirty-nine-year-old native of Missouri, lived with his wife Maude on North Nevada Avenue. The Census indicated he was living on his "own income." Three houses were built in the subdivision facing Boulder Crescent Street at some point after 1907. In about 2006, the land was donated by a private owner to the city for inclusion in Monument Valley Park and the houses were removed.<sup>11</sup>

A modest change occurred to Boulder Crescent Park in 1913, when the El Paso County Pioneer Association added an orange granite boulder bearing a plaque memorializing the deaths of Charles Everhart (age seventeen), George Robbins (age eleven), and Franklin Robbins (age eight) on 3 September 1868. The monument indicated the boys died in "the last massacre in the Pike Peak region on this mesa of whites by Indians." A view down Boulder Crescent Street in 1928 showed the park landscaped with deciduous trees and large bushes. Aside from the small memorial, the park had no other improvements.

Two buildings constructed in Block D during the 1913-15 period completed the historic development of the Boulder Crescent area. Frank E. Johnson erected the 1913 Crescent Apartments at 2 Boulder Crescent Street (5EP4528), the second large apartment building built by the lumber executive. The Crescent Apartments employed the same materials and styling as Johnson's earlier Gladstone Apartments. In 1915, a one-story stucco Craftsman style residence was erected at 302 N. Cascade Avenue (5EP4533).

## **Residents of the Mature Neighborhood**

### The Northern Area

The northern portion of the survey area comprises the five-building Boulder Crescent Place National Register Historic District. Houses in this section are larger in scale than those of the southern area, and construction dates for the dwellings span a narrow time frame, between 1899 and 1901. With the exception of the Smith/McCaffery Residence at 11 West Boulder Street, all of the houses have had long histories as boarding and/or rooming houses. The boarding houses in this area did not cater specifically to the many persons suffering respiratory diseases who came to the Pikes Peak region seeking relief in the late 1800s and

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<sup>10</sup> *Colorado Springs Gazette*, 6 November 1940, 2.

<sup>11</sup> El Paso County Clerk and Recorder, Reynolds Subdivision, executed 6 May 1912; U.S. Census Bureau, Population Census, manuscript returns, El Paso County, Colorado, 1910.

early 1900s. One 1915 boarding house advertisement emphatically stated “no invalids.” Census and directory information reveals that the occupants of the houses were either employed or retired, bolstering the view that consumptives were not residents. A number of widows lived in the rented rooms. The residents pursued a wide range of occupations, including such fields as nursing, stenography, sales, teaching, management, and bookkeeping. An electrician, an assistant postmaster, a dressmaker, and a bricklayer were among those who rented rooms in the houses. Owners and occupants of the houses are discussed below; sources for the information can be found on the intensive survey forms.



Figure 6. 9 Boulder Street.

*9 Boulder Street, 5EP1063.4 (1900).* Sarah E. Cotton, the original owner of this house, was a prominent woman in the city, who participated in clubs and civic groups. Her husband, Frank Cotton, was a successful Colorado Springs real estate agent, assistant county assessor, and treasurer of the Colorado Springs Open Exchange (a mining stock exchange). The Cottens apparently built the house as an investment and sold it in 1901. By late 1902, Mrs. Anna Graham was operating a boarding house here. In December 1902, the *Colorado Springs*

*Gazette* published the following advertisement under “Board and Rooms”—“Fine large front room with balcony, best of home cooking, suitable for two or more, most reasonable rates investigate. Mrs. Graham. 9 West Boulder.” Over the years, a succession of individuals offered boarding (which included meals), furnished rooms, or apartments at this location, including Carrie L. Trowbridge (1910-12), Ruth L. Rose (1913), Ella M. West (1920-23), Leo A. and Lela McAllister (1932-35), and John D. and Maxine M. Russell (1962-64). In the late 1960s, the house was known as Nation’s Residential Hotel, and in the early 1970s as Nation Residential Rooms. The building is currently divided into apartments.

*11 West Boulder Street, 5EP1063.5 (1899-1900).* This house, which has always been a single family dwelling, was present when Mrs. Emma Smith acquired the property in May 1900 from Thomas P. Barber, local architect and real estate developer, who probably designed it. The *Colorado Springs Gazette* reported: “The six room, fully modern house No. 11 Boulder Place” was purchased from Barber for \$4,000. Fred C. Smith, Emma’s husband, was born in 1860 in Illinois and served as Division Superintendent of the Chicago, Rock Island & Pacific Railway and the Colorado Springs & Cripple Creek District Railway. In 1904, Thomas McCaffery purchased the house, but apparently did not take possession until late 1905. Mr. McCaffery was born in New York about 1854 and died in Colorado Springs in 1924, at the age of seventy. At that time, he was described as the oldest, most experienced, and most

distinguished member of the Colorado Springs Typographical Union No. 82. Thomas McCaffery was an active member of the International Typographical Union for almost fifty years and a member of local No. 82 for thirty-six years. He worked to further union causes, was vice president of its board of trustees, and attended national conventions. He was described as “one of the men whose words carry great weight with the ITU members.” Mr. McCaffery was also a resident trustee and member of the finance committee of the Colorado Springs Union Printers’ Home, a responsibility which took much of his time. He was described as “a high class workman, faithful and loyal to his employers.” Thomas McCaffery worked for Out West Printing during his entire career in Colorado Springs. In addition, he served the city twice as alderman and was a member of the 1909 charter convention that established the commission form of government. The printers’ union judged, “Whether working under the jurisdiction of his union, servicing the Printers’ home or in a public capacity these labors were undertaken willingly, and faithfully performed, tho [sic] rendered with a handicap of delicate health always.”

Rose Frances McConville married Thomas McCaffery in Chicago in 1888 at St. Patrick’s Cathedral. She was born in Liverpool, England, in 1862, was educated there and in Edinburgh, Scotland, and moved to Chicago with her parents in 1882. Her father died shortly thereafter, and she moved with her mother and brother to Denver, where she met Mr. McCaffery. In 1889, the couple moved to Colorado Springs. They were described as “prominent in religious, social, and civic affairs” of the city. The McCafferys had four children, who



Figure 7. 11 W. Boulder Street.

were still living with their parents in 1920: Ellen worked as a public school teacher; John was a bank clerk; Thomas was a stationery store salesman; and James was a bank clerk. In 1929, Rose McCaffery passed away at the family home. Son James J. McCaffery continued to live in the house with his wife, Helen M. McCaffery, until his death in 1983. In addition to working as a teller at the First National Bank, McCaffery was affiliated with McCaffery Brothers Sightseeing Co. and was proprietor of the Joyce Hotel. Helen M. McCaffery continues to live in the house.

*312 North Cascade Avenue, 5EP1063.1 (1901).* Edwin R. Stark was apparently the original owner of this house, which was built as an investment property. Mr. Stark (1849-1930) was described as a state pioneer who played an important role in the development of the Pikes Peak region. He served as treasurer and director of the Raven Gold Mining Co. for many years, as well as operating a wholesale and retail market on South Tejon Street. Edwin Stark



Figure 8. 312 N. Cascade Ave.

was involved in irrigation development in the Fountain Valley and other parts of the state. He also invested in a refrigerator manufacturing company, worked as a cattle buyer, and engaged in a real estate business. Mr. Stark acquired this property in 1901 and sold it to Martha Perkins in November of that year.

This dwelling, like other large houses in the vicinity, functioned as a boarding house and later became apartments. In March 1902, the *Colorado Springs Gazette* contained the following

advertisement: “Fine large room, steam heat, separate entrance, excellent table; also suitable for doctor’s office; with or without board. 312 N. Cascade ave.” Mrs. Annie A. Graham, widow of L.H. Graham, operated a boarding house here in 1902. The following year, Martha and Ephraim Perkins moved their family into the house and began running the facility. Martha Perkins was described as “a pioneer resident of the Pike’s Peak region.” She was born in Jordan, New York, in 1850, and was educated in the East. She graduated from Notre Dame University before coming to Colorado Springs. Her husband, Ephraim G. Perkins, was born in Joliet, Illinois, in 1836. He moved to Colorado Springs about 1878 and served four terms as county assessor and one as county coroner. Mr. Perkins died in 1912 and Mrs. Perkins moved from the house in 1917. Several individuals, many with very short tenures, operated boarding houses, furnished rooms, or apartments in the building for most of the twentieth century. The property is still in multi-family use.

318 North Cascade Avenue, 5EP1063.2 (1900-1901). Mrs. Caroline H. Hudson was the first owner of this house, which was completed in 1901 at a cost of \$4,000. In October 1900, the *Colorado Springs Gazette* described the house as “a fine new residence of nine rooms.” According to the 1900 Census, Mrs. Hudson was born in New York in 1843 and was a widow. She and her widowed daughter, Carrie Hudson Kennedy, who was born in 1867 in Illinois, operated a boarding house here. In September 1909, Mrs. Kennedy advertised: “Desirable rooms, with or without



Figure 9. 318 N. Cascade Ave.

sleeping porches, private bath.” By 1911, Carrie Kennedy married Colorado Springs physician and surgeon Albert Herman Peters and the two lived here. Peters had been a candidate for county physician in 1908, when he was said to have “the inside track” for the position. His name appeared in the local newspaper for completing difficult medical procedures such as skin grafts and Caesarean operations. In May 1911, the *Gazette* reported that L. Kaufman purchased a property on Kiowa Street near South Tejon for about \$50,000 from Mrs. Carrie Kennedy. She continued to offer furnished rooms here through at least 1913. On 1 August 1913, Mrs. Peters passed away at the house “after an illness of several months.” The *Gazette* indicated she was about fifty years old and had lived in Colorado Springs for many years. From 1914-1922, Dr. Peters continued to live here, taking a second wife, Edith M., who was born in Ohio about 1879. The couple lived here with Mrs. Peters’ sister, Miss Stella F. Crabill, who was born in 1883 and worked as a saleswoman at a dry goods store. Also living here was Laura Hughes, who was the housekeeper for the family. Mrs. Edith Peters died in March 1920. The 1922 city directory listed Stella Crabill and Thomas Crabill living here with Dr. A.H. Peters. Miss Crabill worked as a saleswoman at Hibbard & Co. Thomas Crabill was probably Stella’s father, who was a retired farmer (her brother was also named Thomas). Dr. Peters apparently married Stella Crabill, for in 1925-1927 the city directory indicated that Mrs. Stella F. Peters, “widow of Albert H.,” was the resident of the house. The remainder of the 1920s and 1930s saw tenants with relatively short tenures and the house rented out as furnished rooms.

The Britton family occupied the house for most of the second half of the twentieth century. During 1942-1963, Mrs. Grace H. Britton lived here. Ernest Britton (b.1866), her husband, was also listed at this address during the 1940s, but he died in 1948. Mrs. Britton was born in 1871 in Fairbury, Illinois, and died in June 1963 in Colorado Springs at age ninety-one. She lived in the city for seventy-five years. City lot indexes indicate Helen B. and Eleanor W. Britton purchased the house in 1943. In 1963, Eleanor W. Britton was listed at this address, continuing until 1976. Eleanor Britton was identified as an accountant with the City Auditor’s office. In 1977, Helen B. Britton, a secretary for Dr. William Stone, was identified as the resident of the house, continuing through at least 1990.

320 North Cascade Avenue, 5EP1063.3 (1901). This house appears to date to 1901. In June 1901, William S. Reynolds bought the property from the Newton Lumber Company and transferred it to Frank Edwin Johnson in the same month. Johnson (1865-1940) a contractor and an official of the Newton Lumber Company



Figure 10. 320 N. Cascade Avenue.

(discussed above). This residence was the largest in the neighborhood used as a boarding house, furnished rooms, and apartments. From 1903 to 1910, the James H. Linney family rented the house and operated a boarding house here. Mr. Linney was the auditor of the Short Line [Colorado Springs & Cripple Creek] railroad. His wife, Susan Linney, was born in 1849 in Kentucky. Their daughter, Alice Linney (born in Missouri in 1870) was an accomplished pianist who had studied in Europe. In February 1908, the *Gazette* printed a photograph of the house under the headline “Colorado Springs Fashionable Rooming and Boarding Houses” (see Figure 4).

In March 1910, the *Gazette* reported that “the 20-room house at 320 North Cascade has been purchased by Mrs. E.E. Baty of this city from Frank E. Johnson for a consideration of about \$13,000. Mrs. [Anna] Baty, who is proprietor of the Westover, a fashionable boarding house at 514 North Cascade avenue, will make extensive improvements upon the new property and conduct the establishment as an up-to-date boarding house. The building has been used as a boarding house by Mrs. J.H. Linney.” E.E. Baty, Anna’s husband, had served as the city’s fire chief. Following his dismissal in 1909, he obtained an electrician’s license and, in 1910, purchased an interest in the Ford Electric Company. Mr. Baty eventually turned the operation into the Baty Electric Company, which he operated with his two sons.

In 1914-15, the Baty’s relocated to Hawaii, and the John F. and Esther May Maloney family took over the boarding house, living here until at least 1927. In April 1915, an advertisement for the house noted “Large, sunny rooms, with sleeping porches, no invalids.” Mr. Maloney was a Kansas native who came to Colorado in 1892 and worked as a miner. He was subleasing the Empire State dump in 1912. Mrs. Maloney was born in Worcester, England, in 1880, and came to the United States as an infant. Her family moved to Colorado Springs in 1890, and she married Maloney in 1900.

Mrs. Clara Smith Manion operated the building in 1928-1930 as “House Beautiful,” advertising “fine comfortable rooms with private baths, excellent food, home atmosphere.” Mrs. Manion, a Nebraska native, was a widow. A number of people offered furnished rooms here in the 1930s and 1940s. In 1947, Bill G. Nation, manager of the Savoy and Clinton hotels, acquired the house. This house was known as “the Nation Hotel” from 1954 until 1969. In 1970-1982, the house was called “Nation Residential Rooms.” The New Nations Apartments operated here in 1989-1996 and the building continues in multi-family use.

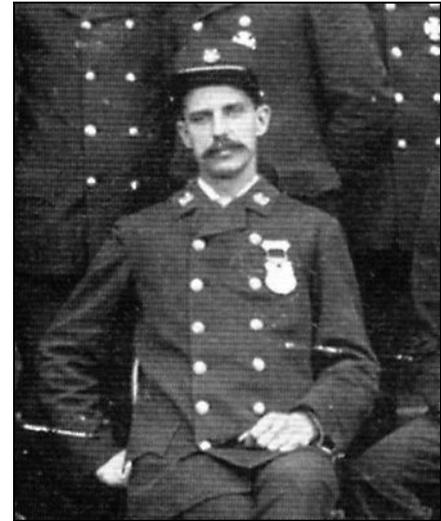


Figure 11. E.E. Baty, a former city fire chief, and his wife, Anna, operated a boardinghouse at 320 Cascade Avenue in the 1910-14 era. SOURCE: Wallace, *Images of America: Colorado Springs*, 88.

## The Southern Area

The southern portion of the survey area consists of the houses located on Boulder Court and Boulder Crescent Street, the area developed by Carrie L. and Arthur Wight, and Westview Place, the Crosbyville area constructed by Walter F. Crosby. The houses were held as rentals in the immediate period after their construction. Carrie L. Wight acquired the Crosby-built 15 Westview Place in 1913 and continued to rent it. She and her husband began disposing of their properties in this area in the early 1920s, and the houses came under individual ownership. In addition those who purchased dwellings and lived in the neighborhood for many years, a few residents rented for decades and some lived in more than one house in the area. Generally, there was a considerable amount of occupant turnover, particularly in the earlier years when more of the houses were rental units. Some residents of these relatively small houses also rented out rooms to produce extra income.

A listing of the occupations of residents who lived here for long periods gives a flavor of the diverse nature of the area: widows, Salvation Army employees, automobile dealership employees, restaurant workers, an attorney, a bank employee, a barber, a grocer, an employee of a fruit and vegetable wholesaler, priests, an assistant manager at an insurance company, a pharmacist at a chain drug store, a railroad hostler, a stenographer, a newspaper printer, school teachers, a sporting goods merchant, a doll maker, and a manager at a department store. Some of the residents with the longest tenures in the houses are discussed below; sources for the information can be found on the intensive survey forms.



Figure 12. 9 Boulder Court.

*9 Boulder Court, 5EP5827 (1902).* Wendell B. and Florence Price were listed at this address in the city directory of 1907 and rented the dwelling until the early 1920s. Mr. Price (1860-1934) was a lawyer with a general practice. He was described as “a prominent Colorado Springs attorney” at the time of his death, when the Prices lived at 23 Cache la Poudre Street. Both of Prices were born in Ohio, married in 1889, and moved to Holton, Kansas, in the early 1890s. There Wendell Price was associated in law with an uncle for eleven years.

The Prices came to Colorado Springs in 1904, because Wendell’s brother, W.W. Price, lived in the city and there seemed to be greater opportunities for the couple in the West. After arriving in Colorado Springs, Wendell Price became associated in a law firm with Judge Ira Harris. The partnership continued until the death of Harris. Mr. Price also became county attorney in Elbert County. He held public offices in Colorado Springs, including city attorney

just before the adoption of the city manager form of government. Mr. Price was involved in local lodge circles and served as past exalted ruler of the Elks, as well as being active in the Knights of Pythias and Yeomen. The Prices attended the Unitarian Church. Following his retirement, Wendell Price became a United States Commissioner. In more recent years, 9 Boulder Court was the residence of Paul Mackendrick, an assistant Kmart manager, who resided here from 1971 to 1993.

*12 Boulder Court, 5EP5828 (1902).* In 1913, Mrs. Anna Footman, widow of Martin Footman, began living here. She was born in Galena, Illinois, in 1863, and moved to Colorado Springs about 1900. Her parents came to the United States from Ireland. Mrs. Footman, was a member of St. Mary's Church. Living with her was a daughter, Lucille, who worked as a bookkeeper at a clothing store, and two sons, Fred J. and Vincent W. Footman, who were proprietors of the Liberty Theater in the city. The Footmans moved next door, to 9



Figure 13. 12 Boulder Court.

Boulder Court, in 1925. Thomas F. and Margaret T. Burke owned and lived in the house from 1925 to 1952. Mr. Burke (1872-1952) was proprietor of a barber shop at 9 East Kiowa. He was born in Minnesota, and his parents were Irish. Mrs. Burke (1876-1951) was born in Illinois, and her parents were also Irish. According to the 1930 U.S. Census, the Burkes had one child, Edward F., who was born in Colorado about 1915. The Burkes lived here until their deaths.



Figure 14. 15 Boulder Court.

*15 Boulder Court, 5EP5829 (1902).* George S. and Gwendolyn B. Maxwell lived here during 1911-1927 as renters.

George Maxwell worked at the First National Bank of Colorado Springs for fifty years. He was born in 1878 in Emporia, Kansas, and came to the city in 1901, immediately joining the bank.

At that time, J. Addison Hayes was president of the institution. Maxwell later recalled, "I remember that Hayes used to stack gold bars in the lobby to impress depositors with our strength. Sometimes there would be \$30,000 stacked in the lobby at one time."

When Maxwell retired, the bank presented him with a \$1,000 savings bond to honor his service. In his private life, George Maxwell was a well-known trumpet player and a director and player in the Colorado Midland Railroad band. He also had an interest in sports cars. Gwendolyn Maxwell, who was born in Colorado about 1887 to British parents, died in 1961. George Maxwell passed away in 1962.

From 1928-1930 and 1933-1993, Leo A. Colburn (born in Colorado in 1899) and May K. Colburn (born in Colorado in 1904) were listed at 15 Boulder Court in city directories. Leo Colburn worked as an automobile salesman with Birdsall-Stockdale Motor Company and later was a manager of the Antlers Tire Shop. In 1929, Nora Flynn Dunlap, Mrs. Colburn's mother who operated a boarding house on North Wasatch, purchased this house from Carrie Wight. Nora Dunlap, born in Ireland in 1874, lived in Colorado Springs for forty-two years. A widow for many years, Mrs. Dunlap attended St. Mary's Catholic Church. She lived here from 1939 until her death in 1964 at the age of 89. The Colburns lived here continuously and shared the house with her. The family also took in boarders. Leo A. Colburn died in 1952, and May Colburn continued to live here until at least 1993.



Figure 15. 19 Boulder Court.

*19 Boulder Court, 5EP5830 (1902).* In 1923, Carrie L. Wight sold this dwelling to the Salvation Army, which housed some of its employees here during its tenure. Frank C. and Olive W. Hammer lived here in 1923. Mr. Hammer served as organist at St. Mary's Church and taught piano and organ. In 1924-1925, Salvation Army store manager William W. Gifford lived here with his wife, Gene. Bessie C. Turner lived in the house during 1927-1930, following her husband's death. She was born in Fairbury, Illinois, in 1880, and taught at Bristol

School in Colorado Springs after moving to the city in 1907. She married James Harrison Turner in 1910. He was a school principal and real estate agent. Also living here in 1927 were Berry Ensign Turner, manager of a Salvation Army store, and his wife, Edith M.

Alexander Thomas Pitt resided at 19 Boulder Court in 1931. Mr. Pitt, who was born in Canada, was a minister with the Salvation Army and worked in its store. He lived here with his fourteen-year-old son. The following year, Mrs. Grace E. Lloyd occupied the house. Malcolm H. and Viola Clement lived here during 1932-1933. Mr. Clement was in charge of the Salvation Army Men's Social Service Center. Willis L. Skinner, who managed the Salvation Army Social Services store, lived here in 1934. Edwin J. and Esther Taylor resided here in 1935. Mr. Taylor held the same position as Mr. Skinner. The Salvation Army then

owned the house until 1945. Ross E. and Sylvia Bryant lived here with Ross E. Bryant, Jr., from 1951 to 1965. No occupations were listed for the Bryants until 1964, when Mr. Bryant was identified as a doll maker.



Figure 17. 20 Boulder Court.

*20 Boulder Court, 5EP5831 (1902).* Hubert Strang, described as a “pioneer rancher and businessman” in the Colorado Springs area, and his wife, Madeline, a longtime school teacher, were the first occupants of the house. They were listed at this address in the 1903-1907 city directories. Madeline Strang was born in Denver, where she attended local schools. She entered and graduated from Colorado College, and while in school met and married Hubert Strang in 1900. She served as a teacher in Colorado Springs from 1920 through 1948. Hubert Strang was born

in New York City in 1869. With his brother, Charles B. Strang, he pursued ten years of sheep ranching near Hugo, at Rush Creek. The brothers later moved to Colorado Springs, where they started what reportedly became the first sporting goods business in the city in 1897. The Strangs began to carry bicycles and other sporting implements at their store, in addition to candy, cigars, and tobacco. The 1902 city directory advertised the company as “Strang sporting goods and cigars.” That year, Charles Strang left the store to open the Strang Garage. His brother recalled: “He had a good deal of foresight and realized that cars were a coming thing.” Hubert Strang continued the store (advertised in 1906 as “Strang Sporting Goods Co., arms, ammunition, athletic goods, etc.”) and organized local boys into sandlot baseball teams. In 1908, he sold the sporting goods operation to W.I. Lucas and joined his brother in the garage business. Charles Strang repaired the new horseless carriages and Hubert handled the paperwork. Charles Strang built a car ironically nicknamed the “Ruby Whisper” because it was very noisy.

*11 Boulder Crescent Street, 5EP5832 (1903).* This was the long-time home of the Decker family. Roland H. Decker acquired the property in 1921, transferring the title to Jessie L. Decker



Figure 16. 11 Boulder Crescent Street.

in 1927. Initially, the Deckers rented the house to Mrs. Fay Kennedy, a bookkeeper with Carey & Carey, who lived here during 1916-1921. A widow, Mrs. Kennedy was born about 1889 in Washington. In 1920, she lived with her three children (ages 8 to 15); a male boarder, Jim Carey; and a female servant, Florence Powell. In 1922, the Deckers began living in the house. Roland Decker (1874-1961) was identified as a printer with the *Colorado Springs Telegraph*. Cemetery records indicate that Mr. Decker served in the Spanish American War. The Deckers lived at 11 Boulder Crescent Street until 1937. In that year, Peter A. Paoli owned the house for a few months, living here with his wife, Eva. Mr. Paoli was involved in real estate. The Deckers became owners and occupants again in October 1937, living in the house through 1960. Mrs. Jessie L. Decker, widow, was listed here alone from 1961 to 1964. In 1983, Patrick J. and Debbie Enright acquired the house. Mr. Enright worked as a pharmacist at Walgreen's. The Enrights continue to own and live in the house.



Figure 18. 17 Boulder Crescent Street.

*17 Boulder Crescent Street, 5EP5833 (1902).* Carrie Wight sold this property to Edward C. and Ruth Bacon in 1921. The occupant of the house in 1921 and 1922 was Mrs. Mary R. Maxwell, widow of John Maxwell. Mrs. Ruth Bacon, then a widow, lived here and worked as a stenographer in 1923. Edward H. Uhl bought the house from Mrs. Bacon in that year. In 1924, James E. and Ella Phillips resided here. In 1925, the city directory indicated the house was vacant. Herbert J. Mott acquired the house in that year and lived in the dwelling with his wife,

Grace, in 1926. Mr. Mott was identified as a student. In 1927-1931, Arthur M. and Florence B. Potter resided at 17 Boulder Crescent Street. The Potters operated A.M. Potter, Inc., which sold Oakland and Pontiac automobiles. They rented the house for \$50 per month. In 1932 and 1933, this was the home of John E. and Jean E. Harting. Mr. Harting worked as shop foreman at Marksheffel Motor Company. Arthur Evans, superintendent of Giddings, Inc., which offered dry goods, clothing, furniture, and carpets, lived here with his wife Peggy in 1934.

In 1935, Louisa Robbins obtained the house and rented it out. Beginning in that year, Clarence E. and Lois M. Copeland occupied this house. Mr. Copeland was listed as a hostler with the Chicago, Rock Island & Pacific Railway. In 1940, Mrs. Robbins, the widow of Alfred W. Robbins, moved into the house, living here alone until her death in February 1958. Ethel Botting had purchased the house in 1953 and moved here in 1959. She worked as a teacher at Cheyenne Mountain School. Ms. Botting remained in the dwelling until her death

in October 1966. Mrs. Ida J. Harris, widow of Royal G., then became the occupant. She lived here until at least 1993.

*27 Boulder Crescent Street, 5EP5834 (1902).* In 1923, Mr. Don R. and Mrs. Norton G. Chapman acquired the property, becoming long-term owners. Don Chapman (1878-1938) was assistant manager of Metropolitan Life Insurance Company. The Chapmans initially lived here with Donn R. Chapman. Mrs. Chapman continued to live here with Donn R. and Editha D. Chapman in 1938-1943 and alone from about 1944 through 1952. Margaret E. Salyards purchased the house in 1953. She rented the house until 1957, when she and Thomas T. Salyards began living here. In 1957, Mr. Salyards was a dishwasher at the Cottage Café, while Mrs. Salyards was a waitress at Ruth's Oven Restaurant. Both were working at Ruth's Oven in 1960. In 1989, Thomas A. Salyards alone was listed at this address, and he lived here through at least 1993.



Figure 19. 27 Boulder Crescent Street.



Figure 20. 15 Westview Place.

*15 Westview Place, 5EP5835 (1895).* Originally built by developer Walter R. Crosby, this house was vacant in 1913, when Carrie L. Wight added it to her numerous holdings in the vicinity. Clarence and Lulu Underhill rented the house from 1914 through 1920. Mr. Underhill worked for the Brown Commission Company, a fruit and vegetable firm. The 1920 Census reported that Clarence was 43 years old and a native of Minnesota; Lulu was a 40-year-old native of New York. The Underhills had three daughters and a son. Irene B. Foster acquired the house

in 1920, and she and her husband, Oliver A., remained here (with one two-year absence) through 1939. The Fosters posted the longest tenure in the house during the historic period. Mr. Foster operated the Standard Grocery and Market. Living here with the Fosters in 1924 were Clyde and Nettie M. Windle; Mr. Windle was a foreman at the Marksheffel Motor Company. In 1934-35, George H. and Anna M. Soldani resided here in place of the Fosters.

E.J. Donaldson acquired the house in 1941 and began renting out the house. By 1942, the building was known as the Gray Gables furnished rooms, with James A. and Norie G. Pennington managing the property. Mr. Pennington also worked as a clerk at the Alta Vista Hotel. Gray Gables continued to operate here through 1974. The Catholic Diocese acquired the house in about 1975 and began using it as a residence for priests, a function it continues to fulfill today. Rev. Theodore Haas lived here from 1984 to 1993.

### **Changes in the Neighborhood Following World War II and Later**

In the early post World War II period, multi-family uses continued to play an important and growing role within the neighborhood. The house at 15 Westview Place, where rooms had been offered for rent for many years, became known as the Gray Gables furnished rooms in the early 1940s. The house at 320 N. Cascade Avenue, long known as a boarding house, became the Nation Hotel in the early 1950s, owned and operated by various members of the Nation family. The Crescent Apartments and Gladstone Apartments on Boulder Crescent and the apartment house at 312 N. Cascade continued to operate. In 1941, the Tutt Residence on West Bijou Street, known as the Savoy Lodge furnished rooms in the 1930s, became the convent of the Sisters of Loretto, who were in charge of teaching at nearby St. Mary's School. In 1952-53, the building received a large two-story rear addition.

By the late 1950s, nonresidential functions began to appear within the neighborhood, with office and retail firms occupying some of the former Wight houses. Bernice T. Porter operated Porter's Antiques at 12 Boulder Court from 1958 until 1966. Donald D. Emery conducted his photography business out of 19 Boulder Court in the late 1960s. Several firms had offices in the house from the early 1980s to the present: Zook and Curry Legal Investigations (1982-1984); Leigh, Scott, and Cleary, a transportation engineering firm (1986-1999); and attorneys J.C. Martin and Peter Gadkowski (2001-2007). Troy Zook Legal Investigations and other investigatory firms have been housed in the building since 1988.

In 1956, improvements were made to Boulder Crescent Park at the urging of James W. Taylor, Director of Parks and Recreation for the city. He argued that the greenspace could be transformed into something "alive and sparkling" through the introduction of colorful playground equipment, benches, and trash receptacles, coupled with the introduction of a historic theme, such as a "gold mining motif" featuring a gold ore specimen marker. He suggested relocating the 1868 Indian massacre marker to a less central location in the park. The City Park Commission approved the plan to improve Boulder Crescent Park, and city employees installed a sand-filled play area with a play sculpture designed by Fred Schumm of Manitou Springs. Built by park employees, the climbable play structure, made of steel, resin plastics, concrete, plaster, and wax, included a slide. Many who resided in or visited the area as children fondly recall climbing on the play sculpture. Other planned improvements included shrubs, flower beds, and rows of small trees and partial enclosure of the park with a redwood fence.

Relocation of the memorial tablet (but not its boulder) to the south end of the park drew angry protests from area historical organizations, including the El Paso County Pioneers Association. L.E. Ellinwood of the Pikes Peak Historical Society argued for the restoration of the granite marker, noting that "the children of this day should be aware of the hardships and dangers which our pioneers suffered." The parks board agreed to move the plaque and its marker to the north end of the park. Today, the park no longer has a playground, but the monument remains.

In 1961, two large buildings were erected on the north side of Boulder Crescent Street, becoming the most recent buildings in the survey area. A two-story concrete block office building was constructed at 20 Boulder Crescent. A four-story brick-faced concrete block apartment building was completed at 30 Boulder Crescent. Since 1962, six houses on the eastern and southern edges of Block C have been removed. The three residences in the Reynolds Subdivision at the west end of Boulder Crescent were taken out in 2006; the private owner donated the parcels to the city to become part of Monument Valley Park. Recognition of the area's historical and architectural importance came in 1987, when local property owner Jane Freeman led a successful effort to list the five large buildings at the northern edge of the neighborhood in the National Register of Historic Places as the Boulder Crescent Place Historic District.<sup>12</sup>



Figure 21. Boulder Crescent Park received a playground and other improvements in 1956. In the background (left to right) are three neighborhood buildings: 6 Boulder Crescent Street; 2 Boulder Crescent Street (the Crescent Apartments); and 302 North Cascade. SOURCE: Colorado Springs Carnegie Library, Special Collections, Myron Wood photograph, image number 002-5845-di-72, c. 1956.

<sup>12</sup> Sanborn Map Company, "Colorado Springs, Colo.," sheet 31 (Pelham, New York: Sanborn Map Company, 1962).

## 5. RESULTS AND RECOMMENDATIONS

The 2007 Historic Buildings Survey of the Boulder Crescent neighborhood intensively documented fourteen historic resources. This section summarizes the findings of the survey, including the historic functions of the buildings, the periods of construction represented by the surveyed properties, and their architectural styles. Evaluations of eligibility to the National and State Registers are discussed, as well as historic district potential. Evaluations of eligibility are based on the status of buildings at the time fieldwork was undertaken; any subsequent alterations made to the resources may have a positive or negative impact on their eligibility.

### **Original Uses, Periods of Construction, Architectural Styles, and Architects**

*Original Uses.* All of the buildings surveyed originally had domestic/residential functions. Of the fourteen buildings, eleven originally served as single-family dwellings, while three were boarding houses. Over their entire history, six of the houses had multi-family residential functions, such as boarding houses, furnished rooms, and/or apartments at some point. Today, eleven of the buildings are residences, including seven single-family homes, three multi-family dwellings, and one used for religious housing. Three of the buildings now function as offices.

*Periods of Construction.* Thirteen of the fourteen resources surveyed in 2007 were built between 1900 and 1903; one resource was built in 1895. In terms of the proposed expanded National Register historic district, which includes buildings examined in 2004, the distribution by construction period is as follows: pre-1900, five resources or 20 percent; 1900-1907, seventeen resources or 68 percent; and 1909-1915, three resources or 12 percent.

*Architectural Styles.* Nine buildings included in the current survey are vernacular expressions of the Shingle style. Some of these houses also display Dutch Colonial Revival influences, principally through their gambrel roofs. One house, 11 West Boulder Street, is a more architecturally sophisticated version of the Shingle style and may have been designed by Colorado Springs architect Thomas P. Barber, who was the original owner of the house. Three houses display characteristics of the Edwardian style, and two house represent the Dutch Colonial Revival style. The styles represented were all popular in the country at the end of the nineteenth century and beginning of the twentieth, when the houses were erected. Note: The architectural characteristics of these styles displayed in the houses are discussed in the Historic Overview section of this report.

## Historic District Potential and Individually Eligible Buildings

### Historic District Potential

A major focus of the current survey was the assessment of whether or not a potential residential historic district exists in the neighborhood. The 2003-04 survey report, based on the twelve resources recorded in that project, concluded that historic district potential existed in the Boulder Crescent area and recommended documenting the remaining unsurveyed properties. The report did not concur with the two-district conclusion reached in 1983-85, but asserted

that it would be appropriate to combine resources in the identified areas into an expanded Boulder Crescent Place Historic District. It would also be appropriate to include Boulder Crescent Park (although it has been somewhat altered) within the district, as it is an important historic landscape within the neighborhood. It appears that the expanded area shares many architectural and developmental characteristics, including the narrow curvilinear street pattern.<sup>13</sup>

The results of the current survey support this conclusion. The current project intensively documented the remaining fourteen properties in the area and identified an expanded Boulder Crescent Place Historic District, with the boundary shown in Figure 22. The district embraces twenty-five resources surveyed in 2003-04 and 2007, including Boulder Crescent Park. All of the resources are evaluated as contributing to the district. The Tutt Residence at 14 West Bijou Street (5EP4525) was not included in the district due its loss of historic physical integrity.<sup>14</sup>

The expanded district includes properties in three subdivisions: Johnston and McClintock's Resubdivision of Block D, Addition 5 to Colorado Springs; Addition 5 to Colorado Springs; and Crosby's Subdivision of Part of Block C, Addition 5 to Colorado Springs. Construction dates for resources within the potential district range from pre-1890 (Boulder Crescent Park) to 1915, with most (68 percent) erected between 1900 and 1909. For each resource in the study area, Table 3 includes information on historic name, year built, survey year (2004 or 2007), presence in the current or potentially expanded historic district, individual eligibility assessment, and contributing status.

The potential district includes a historically and architecturally significant and geographically cohesive historic residential area. The district is significant under National Register Criterion

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<sup>13</sup> R. Laurie Simmons and Thomas H. Simmons, "Historical and Architectural Survey of Downtown Colorado Springs, 2003-04," prepared for City of Colorado Springs, Department of City Planning, Comprehensive Planning/Land Use Division, prepared by Front Range Research Associates, Inc., Denver, Colorado, May 2004 (revised), 136.

<sup>14</sup> If the Tutt Residence had been included in the district it would have been assessed as noncontributing. As it is located on the periphery of the district boundary, it was not included therein.

A for its association with the development of the city between 1895 and 1915, as expressed in the creation of inner city subdivisions and the construction of housing, importantly including multi-family residences such as boarding houses and apartments. The area's development is associated with important events in the city's history, including the discovery of gold at Cripple Creek and the resultant wealth that flowed into the city, attracted new residents, and stimulated a demand for new housing. The people who lived in the potential Boulder Crescent district represented the various places of origin, occupations, and economic classes of the city, including some of the city's prominent commercial and civic leaders. The district is also significant under Criterion C for its architecture, which includes well preserved representatives of architectural styles popular during the late nineteenth and early twentieth centuries, in expressions ranging from vernacular to high style, including Shingle, Edwardian, Dutch Colonial Revival, Craftsman, and Prairie style buildings. Especially notable within the area are the ten houses built using a common set of architectural features by developers Carrie and Arthur Wight, who utilized them as rental properties. The district is also significant for its landscape architecture, especially its layout of curving streets and houses sited on lots designed to capture light and views.

#### Buildings Potentially Eligible for Individual Designation

The resources surveyed in 2007 also were evaluated for their individual eligibility for designation to the National Register of Historic Places and the State Register of Historic Properties. Three buildings in the current Boulder Crescent Place Historic District were found to be potentially eligible for individual listing in the National Register: 11 West Boulder Street, Smith/McCaffery Residence (5EP1063.5); 318 North Cascade Avenue, Hudson/Kennedy/Peters Residence and Boarding House (5EP1063.2); and 320 North Cascade Avenue, Linney/Baty/Maloney Residence and Boarding House (Nation Hotel) (5EP1063.3).

The Smith/McCaffery Residence is an extremely-well preserved example of the larger frame dwellings erected in Colorado Springs at the end of the nineteenth century and beginning of the twentieth. The house is significant under Criterion B, for its association with Thomas F. McCaffery, a longtime Colorado Springs printer who was important for his involvement in the national and local typographical union. An officer in the union, McCaffery was described as influential among its members and was actively involved in the management of the Union Printers' Home. The McCaffery family has been associated with this house since 1905, and Thomas McCaffery lived here until his death in 1924. The house is also significant under Criterion C for its representation of the Shingle style, exhibited in its wood shingle wall cladding, steeply pitched roof, variety of windows including narrow round arch windows with keystones, leaded glass, stone foundation, and full-width porch with shingled columns, balustrade, and gabled entrance. The house is likely representative of the work of Colorado Springs architect Thomas P. Barber, who was the original owner.

The Hudson/Kennedy/Peters Residence and Boarding House is representative of the Dutch Colonial Revival style frame dwellings erected in Colorado Springs during the early twentieth

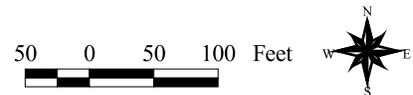
century. Representative features include the gambrel roof, wall dormers, combination of building materials, second-story overhang, variety of windows (including Palladian, oval, and multi-light), and classically-influenced architectural details, such as the porch columns. The house was historically associated with the Hudson-Kennedy-Peters family. Mrs. Caroline Hudson built the dwelling and lived here with her daughter, Carrie Kennedy, and boarders. Mrs. Kennedy also operated this as a boarding house before marrying Colorado Springs Physician A.H. Peters. There were a number of boarding houses in Colorado Springs during the early twentieth century, of which this is one of the better preserved. The operation of such multi-family buildings was an important source of income for women and their families during the era.

The Linney/Baty/Maloney Residence and Boarding House is representative of the large Edwardian style dwellings erected in Colorado Springs during the early twentieth century. Representative features of the style include the multiple gables, complex plan, variety of windows, combination of stone and shingles, and wrap-around porch with classical columns and balustrade. Frank E. Johnson, a prominent Colorado Springs lumber executive and real estate developer, owned the house for many years, renting the dwelling to people who operated it as a boarding house. The residence is one of the larger and better preserved of the early twentieth century boarding houses in the city.

Three resources surveyed in 2004 were also evaluated as individually eligible: 2 Boulder Crescent St., The Crescent/Crescent Apartments (5EP4528); 6 Boulder Crescent St., Waugh Residence (5EP4529); and 10 Boulder Crescent St., Gladstone Apartments (5EP4530). Resources evaluated as eligible to the National Register are also potentially eligible for listing in the State Register (See Table 3).



Figure 22. Boulder Crescent Place Historic District. The current and proposed expanded historic district boundaries are shown.



**Table 3**  
**CONTRIBUTING STATUS WITHIN POTENTIAL DISTRICT**  
**AND INDIVIDUAL ELIGIBILITY EVALUATION**  
**FOR NATIONAL AND STATE REGISTERS**

STREET ADDRESS AND HISTORIC NAME	STATE ID NUM.	YEAR BUILT	NAT. REGISTER EVALUATION		SURVEY YEAR
			Indiv. Eligible	Contrib. Status	
<b>9 Boulder Ct. Price/Mackendrick Residence</b>	<b>5EP5827</b>	<b>1902</b>	No	Contributing	2007
<b>12 Boulder Ct. Burke/Burrows Residence, Potter's Antiques</b>	<b>5EP5828</b>	<b>1902</b>	No	Contributing	2007
<b>15 Boulder Ct. Maxwell/Dunlap/Colburn Residence</b>	<b>5EP5829</b>	<b>1902</b>	No	Contributing	2007
16 Boulder Ct. Miller Residence	5EP4526	1902	No	Contributing	2004
<b>19 Boulder Ct. Bryant Residence</b>	<b>5EP5830</b>	<b>1902</b>	No	Contributing	2007
<b>20 Boulder Ct. Strang/Maxwell Residence</b>	<b>5EP5831</b>	<b>1902</b>	No	Contributing	2007
<b>9 W. Boulder St. Graham Boarding House/ Mosier Roominghouse</b>	<b>5EP1063.4</b>	<b>1900</b>	No	Contributing	2007
<b>11 W. Boulder St. Smith/McCaffery Residence</b>	<b>5EP1063.5</b>	<b>1899-1900</b>	Yes, B, C	Contributing	2007
2 Boulder Crescent St. The Crescent/Crescent Apartments	5EP4528	1913	Yes, C	Contributing	2004
6 Boulder Crescent St. Waugh Residence	5EP4529	1902	Yes, C	Contributing	2004
10 Boulder Crescent St. Gladstone Apartments	5EP4530	1909	Yes, C	Contributing	2004
Boulder Crescent St. Boulder Crescent Park	5EP4527	Pre-1890	No	Contributing	2004
<b>11 Boulder Crescent St. Decker/Enright Residence</b>	<b>5EP5832</b>	<b>1903</b>	No	Contributing	2007
<b>17 Boulder Crescent St. Robbins/Harris Residence</b>	<b>5EP5833</b>	<b>1902</b>	No	Contributing	2007
23 Boulder Crescent St. Schock/Hammer Residence	5EP4531	1900-07	No	Contributing	2004

STREET ADDRESS AND HISTORIC NAME	STATE ID NUM.	YEAR BUILT	NAT. REGISTER EVALUATION		SURVEY YEAR
			Indiv. Eligible	Contrib. Status	
<b>27 Boulder Crescent St. Chapman/Salyards Residence</b>	<b>5EP5834</b>	<b>1902</b>	No	Contributing	2007
31 Boulder Crescent St. Widdicomb/Kiser Residence	5EP4532	1895*	No	Contributing	2004
302 N. Cascade Ave. O'Brien Residence	5EP4533	1915	No	Contributing	2004
306 N. Cascade Ave. Salisch Residence	5EP4534	1900-07	No	Contributing	2004
<b>312 N. Cascade Ave. Perkins Boarding House</b>	<b>5EP1063.1</b>	<b>1901</b>	No	Contributing	2007
<b>318 N. Cascade Ave. Hudson/Kennedy/Peters Residence and Boarding House</b>	<b>5EP1063.2</b>	<b>1900-1901</b>	Yes, C	Contributing	2007
<b>320 N. Cascade Ave. Linney/Baty/Maloney Residence and Boarding House, Nation Hotel</b>	<b>5EP1063.3</b>	<b>1901</b>	Yes, A, C	Contributing	2007
5 Westview Pl. Wight Residence	5EP4604	1895*	No	Contributing	2004
11 Westview Pl. Abbott/Johnson Residence	5EP4605	1895*	No	Contributing	2004
<b>15 Westview Pl. Foster Residence/Gray Gables Furnished Rooms</b>	<b>5EP5835</b>	<b>1895*</b>	No	Contributing	2007

NOTE: **Bold** entries in the table highlight resources that were surveyed in the current project; normal entries were surveyed in 2004. The letters in the National Register eligibility column indicate which National Register criterion or criteria the property meets. Resources with state identification numbers beginning with 5EP1063 are located within the existing Boulder Crescent Place National Register Historic District. The asterisk (\*) in the year built column denotes a revised construction date of 1895 for three previously surveyed resources; the 2004 report had reported an estimated year built of 1892-95 based on Sanborn fire insurance maps.

## National Register Potential Individually Eligible



McCaffery Residence, 11 West Boulder Street, 1899-1900 (5EP1063.5).



Hudson/Kennedy/Peters Residence and Boarding House, 318 North Cascade Avenue, 1900-1901 (5EP1063.2).

## National Register Potential Individually Eligible



Linney/Baty/Maloney Residence and Boarding House, Nation Hotel, 320 North Cascade Avenue, 1901 (5EP1063.3).

### Recommendations

The following recommendations result from the completion of the survey of historic properties in the Boulder Crescent neighborhood.

1. A new National Register of Historic Places historic district nomination should be prepared for the expanded Boulder Crescent Place Historic District discussed in this report, provided that sufficient support for such an expansion exists among property owners. The existing nomination is twenty years old and does not meet current standards. The identified boundary expands the existing district from five resources to twenty-five. The new nomination would incorporate the historical background and architectural descriptions generated by the 2003-04 and 2007 intensive surveys. A National Register designation will increase public awareness of the importance of and interest in the preservation of the neighborhood's historic resources.
2. If an expanded nomination is prepared, the name of the district should be changed to the Boulder Crescent Historic District, reflecting the central street and park of the area. The term Boulder Crescent *Place* is not supported by history or geography.

3. To preserve the character of the neighborhood, the adoption of design guidelines should be considered. Design guidelines provide an analysis of the existing features of an historic area and offer guidance regarding appropriate considerations for changes to existing resources and for new construction. Included in such studies are guidelines for building design, such as height, setback, massing, roof form, architectural details, and building materials. In addition, guidelines are formulated for improvements in public areas, including streetlights, sidewalks, trees, street furniture, planters, and parking.



Figure 23. Metal hitching post in front of 11 West Boulder Street.  
SOURCE: Thomas H. Simmons, fieldwork photograph, May 2007.

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Note: Sources of information for the histories of individual buildings are found on the survey forms.