



City of Colorado Springs  
**South Downtown  
 Historic Walking Tour**



**Legend**

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# ***SOUTH DOWNTOWN HISTORIC RESOURCES*** *Colorado Springs, Colorado*



Cover Photo – Lowell School, northeast corner of Nevada and Fountain (circa 1900)

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## South Downtown Historic Resources Introduction

This Colorado Springs walking tour is a self-guided introduction to various historic resources in the southern portion of the Original Townsite of the City. The tour includes several of the earliest buildings of the city. These structures have associations with commerce, government, religion, philanthropy, education, housing, and housing. They are the architectural legacy of forces that shaped the early city, namely the early health industry, tourism, transportation and religion. Together they embody the rich history of the community.

The tour begins at one of the city's first parks. Divided into three loops, the routes include buildings constructed in a variety of architectural styles popular during the late nineteenth and early twentieth centuries. These range from the City's oldest remaining commercial building, constructed in 1872 to a 1960's International-style government building. The tour also displays a relatively intact working class neighborhood from the early 20<sup>th</sup> century. Several properties represent the work of the city's most talented and prolific architects and builders.

Resources selected for the tour are those that are over fifty years of age and are listed, or eligible for listing, in the National Register of Historic Places or the State Register of Historic Properties, or have local historical significance.

Much of the information is taken from a 2003-04 Historic Buildings Survey of downtown Colorado Springs, conducted by Front Range Research Associates, Inc. Another principal source of information was the 1983-85 Downtown Intensive Historic and Architectural Survey conducted by Deborah Edge Abele. Photographs were provided by City staff.

Additional information regarding these and other buildings, as well as the history of Colorado Springs may be found on the City of Colorado Springs website at [www.springsgov.com](http://www.springsgov.com), at the Penrose Branch of the Pikes Peak Library District, the Colorado Springs Starsmore Center in the Pioneers Museum. Interested parties may also contact the City's Historic Preservation Board.

El Paso County Courthouse / Pioneers' Museum  
215 South Tejon Street  
Built 1903 / Architect A. J. Smith  
Loop A No. 1



Centered on Alamo Park, one of two parks platted in the original Colorado Springs Townsite, the El Paso County Courthouse with its distinctive clock tower was a long-dominant fixture of the city's skyline. Consisting of three floors, the tower was designed to accommodate a 4<sup>th</sup> story. The interior contains an original courtroom, as well as extensive display of scagliola, a lost art of painted plaster intended to imitate marble.

Designed by A. J. Smith in an Italianate style and largely constructed by Archie and Angus Gillis, prominent early builders, the Courthouse remained in its original use until 1972.

A 1966 County Commission announcement that the building would be demolished to make way for a new courthouse prompted the formation of a "Save the Courthouse Committee," composed of numerous citizens and civic organizations. They successfully lobbied for the construction of a new courthouse and separate jail west across Tejon Street.

The building, however, was boarded up between 1972 and 1978, and despite the City assuming ownership in 1973, its reuse languished. However, the demolition of the opulent Burns Opera House in 1975 sparked a renewed interest in the building's preservation, and the Pioneers' Museum moved from its original site in the Knights of Columbus building at 25 W. Kiowa Street to this site and reopened in 1979. Listed in the National Register.

Alamo Hotel  
128 South Tejon Street  
Built 1890 & 1899 / Architect J. P. Barber  
Loop A No. 2



The tower on the north is the oldest portion of the building, remaining from an 1890 addition to an 1880's hotel initially known as Himebaugh Place. Renamed on February 23, 1886 – the 50<sup>th</sup> anniversary of the start of the siege of the Alamo in Texas – the Alamo Hotel catered to the ordinary traveler and traveling salesmen. After construction of the El Paso County Courthouse (No. 1), the hotel also provided lodging and restaurant for sequestered juries.

Designed by J. P. Barber in a Federalist style with Moorish and classical influences, the building south of the tower was added in 1899. Proclaimed as the first fireproof building in Colorado Springs, noteworthy because of the disastrous 1898 fire that destroyed the first Antler's Hotel, the Alamo Hotel was the second largest in the City.

In 1968, the Alamo Hotel was remodeled into an apartment-hotel, and in 1974 was acquired by the Colorado Springs Urban Renewal Authority. As part of the Alamo Plaza Urban Renewal Project, which otherwise cleared 4 city blocks, the south portion and the north tower were preserved and converted to offices. Listed in the National Register.

Johnson Jewelry Clock / Mahan Clock  
North of the Pioneers Museum  
1900  
Loop A No. 3



This historic eight day clock (meaning it runs eight days on one winding), stands more than 16 feet high and weighs more than a ton. It was manufactured by E. Howard & Company, a prestigious Boston firm, whose products were highly valued by jewelers for their accuracy and dependability.

The clock was originally placed at 26 E. Pikes Peak Avenue. Installed by the Johnson Jewelry Company, which became Mahan Jewelry in 1906, the clock is driven by weights instead of springs. In early 1962, Mahan's was acquired by the First National Bank and demolished; the clock was saved by Dr. Walter F. Cogswell, a local dentist, who had become "very fond" of the clock over the years.

The clock was reinstalled in August 1962 at 25 W. Kiowa Street – the location of the first Pioneers' Museum. Ex-City Councilman Harold Heyse paid much of the cost of its installation. The Museum moved to the former El Paso County Courthouse in 1979, but the clock remained behind until it was moved in 1989 to its current location. National Register eligible.

Van Dyke Building  
110 South Weber Street  
1902 / Architect Frank E. Johnson (presumed)  
Loop A No. 4



The Van Dyke Building appears to have been originally constructed as a storage facility for horses and carriages. It was constructed by Frank E. Johnson, a prominent builder of several apartment buildings and homes, including the Victoria Apartments (No. 6). In 1926, the Van Dyke Motor Company acquired the building to provide automobile repair and service associated with its Studebaker showroom at 117 S. Nevada Avenue.

Used as an auto body repair shop until about 1963, it was then used for general storage, first by the Post Office and then by the City of Colorado Springs until 1977. At that point, the building was acquired by the Van Dyke Partnership, which converted it into an office building. It is currently used as professional offices for architectural and related design firms.

The style is described as 20<sup>th</sup> Century commercial vernacular, with its bowstring truss roof indicating the open expanse of its interior. Its masonry construction provides a measure of fireproofing, and its stepped parapet denotes an evolution from the false front facades of earlier commercial properties. Locally designated.

Methodist Episcopal Church / Rose of Sharon Temple  
229 East Cucharras Street  
1884 / Architect unknown  
Loop A No. 5



This is one of the older church buildings in downtown, built in 1884 by the Methodist Episcopal congregation. The City's founder, General William J. Palmer, had provided for the donation of land for any congregation that sought to build a church, which led to a significant number of places of worship in the Downtown area. Previously, an 1874 frame building, also built by the Methodist Episcopal church, occupied the site. Gothic Revival in style, the gable on the east was a later addition, constructed sometime before 1895.

The Methodist Episcopal Church moved out of this structure in 1904, in an exchange involving the Cumberland Presbyterian Church at the northeast corner of Cheyenne Avenue and Weber Street. Since that time, a number of Christian churches have utilized this building. State Register eligible.

Victoria Apartments  
210 South Weber Street  
1937 / Architect Frank E. Johnson  
Loop A No. 6



This is the last of the apartment buildings known to have been built by Frank E. Johnson. Others include the Gladstone Apartments (10 Boulder Crescent) and the Crescent Apartments (2 Boulder Crescent).

The building was the focus of controversy when local architect Charles E. Thomas challenged Johnson's right to construct the building without the services of a licensed architect. Johnson had originally obtained a permit for a two-story building with two five-room apartments on each floor; he later changed plans to construct this building with a raised basement containing 15 apartments. The State Board of Architectural Examiners upheld Johnson's right to draw plans for his own building, noting that he had not held himself up as an architect for public employment.

Johnson named the building for Queen Victoria of England (1819-1901). State Register eligible.

Pillar of Fire Church  
229 South Weber Street  
1924 / Architect Charles Thomas  
Loop A No. 7



The Pillar of Fire church is associated with the history of religious organizations in Colorado Springs, being constructed in 1924. The church was founded in Denver in 1901 by Evangelist Alma White as the Methodist Pentecostal Union Church. Shortly afterward, she also founded the Pentecostal Union Herald, a periodical, that was renamed the Pillar of Fire in 1904. The church changed its name in 1917 to the Pillar of Fire Church. The next year, White was consecrated senior bishop of the church, thus purportedly becoming the first woman bishop of any Christian church.

Designed by Charles E. Thomas, the local architect who served as mayor of Colorado Springs between 1917 and 1921, the structure is considered a Mission Revival style. The parsonage is adjacent to the south. Local historian Manley Ormes reported this was the mission headquarters of the evangelical church, which continues to operate in Great Britain and Africa. State Register eligible.

Payne Chapel A.M.E. Church  
320 South Weber Street / 128 Pueblo Avenue  
1897 / Architect M. M. Ritter  
Loop A No. 8



For more than eighty years, this distinguished building housed the Payne Chapel A.M.E. (African Methodist Episcopal) Church. It functioned, not only as a center of social and religious lives of the community's African-American community, but also as a focal point in the movement for civil rights. The church itself dates back to 1872 when religious services were held in the home of Isaiah Carter near Weber and Kiowa Streets.

The site was donated by the Colorado Springs Company; General Palmer had pledged a free site to any group wanting to erect a church. An early frame church was replaced by this building in 1897. Congregation members assisted in its construction by using their own horses and wagons to collect sandstone from Bear Creek canyon and contributing construction labor. It was named for A.M.E. Bishop David Payne.

The first meetings of the Colorado Springs Chapter of the National Association for the Advancement of Colored Persons were held in Payne Chapel. NAACP leaders W. E. B. DuBois and Roy Wilkins both spoke here. In 1986, having outgrown the building, the congregation sold it to private interests for reuse as offices. State Register eligible.

Pueblo Avenue  
Platted 1871  
Loop A No. 9



Colorado Springs, similar to many western towns, was planned with a gridiron pattern, with streets intersecting at right angles. The original plat of the townsite specified avenues were to be 140' wide, streets were to be 100' and alleys 20'. However, Palmer's vision of the town as an eventual resort, attracting affluent residents in the vein of Newport, Rhode Island, may have led to the inclusion of a pair of diagonal avenues -- Pueblo on the south and Cheyenne on the north -- that were each two blocks long.

As platted, both pointed inward through the first two city parks -- Alamo and Acacia -- toward Pikes Peak Avenue and the eventual site of Palmer's Antlers Hotel. The perspective was to capitalize upon the dramatic Front Range as the backdrop to Palmer's "grand estate."

The El Paso County Courthouse, now the Colorado Springs Pioneers Museum (No. 1), occupies much of Alamo Park, but sufficient historic fabric remains to allow a hint of the grand plans of the City's original planners.

Tourist Memorial Church / United Brethren Church  
235 South Nevada Avenue  
1912 & 1917 / Architect Thomas MacLaren  
Loop A No. 10



While this building has evolved over the years, it is most significant as an example of Romanesque Revival architecture as interpreted by local architect Thomas MacLaren.

The basement of the church was installed by a congregation known as the Tourist Memorial Church. It was completed in 1912. The upper portion constructed in 1917, thus accounting for the two dates on the cornerstone. During that interim, the congregation, suffering from a split in its membership, was sometimes known as "The Hole-In-The-Ground Church." Just before completion of the building, the church renamed itself as the First United Brethren of Christ Church, which also appears on the cornerstone. The addition to the south and east was finished in 1952.

More recently, the building was renovated as an arts center, with a performing theater. In 2003, the Colorado Springs Independent, a weekly newspaper, purchased the building for its headquarters. State Register eligible.

El Paso County Office Building  
27 East Vermijo Street  
1961 / Architect Earle A. Deits  
Loop A No. 11



This 1961 International Style building was designed by local architect Earle A. Deits to provide office space for El Paso County. The search for additional space had begun in 1935, and consideration was given to demolishing the El Paso County Courthouse (No. 1) for a new building. However, this site, having been acquired by the County in 1939, was selected for office space while the new courthouse and a separate jail were built to the north.

A proposed three year property tax levy was proposed to construct the \$1.6 million structure, prompting a protest from the Taxpayers of El Paso County Inc. that the cost was excessively high. However, the building was paid off by the time of its dedication on April 15, 1961.

The building is built entirely of concrete, except for steel reinforcing, with the north and south walls clad in anodized, gold-colored aluminum. State Register eligible.

King's Chef Restaurant  
110 East Costilla Street  
1958 / Manufactured by the Valentine Manufacturing Co.  
Loop B No. 12



Representative of a fast-disappearing resource type – the small, prefabricated metal diner – the King's Chef Restaurant continues to serve the downtown community. The building's castle motif is an excellent example of the Modern-Novelty architectural style and was intended to attract the notice of travelers and residents and thereby boost patronage. It was originally located at 103 East Costilla in 1958 but was moved to its present location in 1963 where it continues to serve its customers to this day. It was built with a lunch counter serving 10 stools.

The King's Chef Restaurant was originally operated by W.E. Noble, who had moved to Colorado Springs about 1951. Mr. Noble was a distributor for King's Chef and hoped to extend the diners to other cities. Such diners were important in the field of commerce, representing a fast, inexpensive eating place that represented a transitional phase between conventional restaurants and the development of fast food chains. National Register eligible.



Second Congregational Church / Our Lady of Guadalupe Church  
407 South Tejon Street  
1890 / Architect Unknown  
Loop B No. 13



Associated with the history of religious institutions in Colorado Springs, the Second Congregational Church was erected in 1889-1890. Continuing to worship here until 1925, the Second Congregational Church was notably led by Colorado Springs historian Manley D. Ormes until 1904. In 1948 the building was purchased by the Catholic Church to serve Spanish-speaking residents in the area south of downtown and became Our Lady of Guadalupe Church. The building is thus associated with the Hispanic population of the city during the period after World War II. The building later was converted to offices.

Built in Romanesque Revival style, it was originally faced with red brick. A photograph of the church taken in 1965 confirmed that the walls were covered by stucco by that time. Since that time, numerous alterations have been made to the building. Locally significant.

South End Boarding and Livery Stable  
1903 / Architect Unknown  
426 South Tejon Street  
Loop B No. 14



This building is representative of the early 20<sup>th</sup> century commercial construction in Colorado Springs. Originally constructed as a livery barn, sometime around 1903, that use continued until 1922, albeit under various owners. Eventually, stabling horses succumbed to the rise of the personal automobile, sharing the eventual fate of the streetcar industry.

This building later served as a car dealership and repair shop, then as a grocery, commercial laundry and now is used for bicycle sales and repairs.

A simple Commercial style, it features a bowstring truss roof with a parapet on both the front and rear. Contrasting colors of glazed brick and a terra cotta inset contribute to the attractive nature of the building. The storefront is typical of early 20<sup>th</sup> century businesses, with large display windows, a row of clerestory windows across the top, a bottom “kickplate” below the display windows and an indented entry. Locally significant.

Verner Z. Reed Memorial Library  
502 South Tejon Street  
1926 / Architect Thomas Hetherington  
Loop B No. 15



This building results from the philanthropic contribution of Mary Dean Reed as a memorial for her late husband, Verner Z. Reed. This 1926 Classical Revival building was designed by local architect Thomas Hetherington and was established as a private library with a club house for the Verner Z. Reed Hose Company #6. This group continues to occupy the basement, functioning as a social organization with the main purpose of perpetuating the memory and works of Verner Zevola Reed.

Verner Z. Reed invested in the Cripple Creek Mining District, but is most famous for brokering the sale of W. S. Stratton's Independence mine in 1899, earning a commission of \$1 million. He then moved to Denver, and later expanded into oil business in Wyoming.

Mary Dean Reed participated in the women's rights movement and was a prominent Denver social leader and philanthropist. She donated the funds for the Mary Reed Building, originally a library, on the Denver University campus, as well as funding for the Margery Reed Building, used for performing arts. In Colorado Springs, Reed donated funds for the Margery Reed Memorial Nurses Home, an addition to Glockner (now Penrose) Hospital. Margery was Mary Dean Reed's daughter. State Register eligible.

Colorado Springs Rapid Transit Railway Car Barn / Winfield Scott Block  
508-28 South Tejon Street  
1890 & 1892 / Architect unknown  
1935 Remodel / Architects Edwin A. Francis and Carlisle B. Guy  
Loop B No. 16



Altered over the years, this building assortment remains significant as the maintenance and storage center of the Colorado Springs Rapid Transit Railway. Transit began in 1887 in the form of horse-drawn cars, needed as the community expanded beyond walkable distances. By 1893, the community was served by 25 miles of electrified street railway.

The oldest portion is the one-story section at the far south end; the two-story center section was added in 1901 when W. S. Stratton purchased the various street railway lines, consolidated them into the Colorado Springs Rapid Transit Railway (later absorbed by the Colorado Springs and Interurban Railway Company), and infused the new company with about \$2 million of improvements. Additional car barns are located to the west across the alley.

Succumbing to the rise of the automobile in the 1920's, the street railway ceased operations in 1932. In 1935, the Stratton estate trustees remodeled the car barn into the Winfield Scott Block for use by service firms and offices. Locally significant.

Colorado Springs Boys Club  
105 East Moreno Avenue / 605 South Tejon Street  
1907 / Architect F. R. Hastings  
1938 Façade Redesign / Architect Edward L. Bunts  
Loop B No. 17



The Colorado Springs Boys Club was one of the earliest such organizations in the country, founded in 1892-93 to provide positive activities and education for local boys. It predated the national organization, and was supported by the local branch of the King's Daughters. Additional support was provided by the Community Chest. The early board of directors was composed solely of women (members of the King's Daughters); a visit in 1912 by an officer of the national Boy's Club of America was "horrified" to discover this circumstance, which prompted changes to the composition of the board.

F. R. Hastings drew plans for the original building in 1899, but construction did not occur until 1907. Membership grew rapidly, and in 1910, Mr. and Mrs. Spencer Penrose donated the \$5,000 brick gymnasium to the east.

A large, anonymous donation in 1938 prompted a sizeable renovation and expansion project, nearly doubling its size and refacing the building with the same brick as its southern neighbor, the Colorado Springs Day Nursery. Edward L. Bunts, architect for Palmer High School, First Christian Church and First Methodist Church, designed the façade and addition. National Register eligible.

Colorado Springs Day Nursery  
104 East Rio Grande Street  
1922 / Architect William White Stickney  
Loop B No. 18



The Colorado Springs Day Nursery Association was founded in 1897, the first of its kind in the state. It sought to "assist working women in the care and education of their children and to procure employment for such women." Further, the 14 founders, meeting in the Unitarian Church parlor, wanted to provide a "wholly non-sectarian" home for children whose families were unable to care for them and to prevent permanent separation of these families.

The Day Nursery Building was opened in 1923. The exterior is of variegated colored brick, executed in the Gothic, Tudor and Jacobethan style. Built by Alice Bemis Taylor in honor of her mother -- one of the original 14 founders -- it was dedicated "to all mothers and to all children." The Nursery served as a boarding nursery during the workweek. Furnishings such as oak tables, benches and chairs in the dining room; bathrooms with thick, grey marble walls and partitions; an auditorium lined with Mother Goose murals; and, a library with whimsical stained glass vignettes were all designed and scaled for use by children.

Both the exterior and interior are highly decorated and display superb craftsmanship, with numerous displays of art.

Today, the Child Nursery Center continues to provide child care at a sliding scale to assist parents of modest means. Listed in the National Register.

Maytag Aircraft Building  
701 South Cascade Avenue  
1957 / Architect Lusk and Wallace  
Loop B No. 19



The Maytag Aircraft Building is significant as an exceptional example of Modern architecture in Colorado Springs. Designed by the local firm of Lusk and Wallace, the building is also historically significant for its association with the Maytag Aircraft Corporation of Lewis Maytag, Jr., serving as the company's headquarters from 1957 through at least 1982.

The company specialized in providing aircraft refueling services to the military, and maintenance and servicing of executive aircraft and the manufacture of aircraft parts. The detached section to the south was designed as offices for the family.

Currently it is used by CASA (Court Appointed Special Advocates) of Colorado Springs, a non-profit advocating for victimized children. Listed in the State Register and National Register eligible.

William L. Liezke Grocery  
702 South Cascade Avenue  
Built 1920 / Architect unknown  
Loop B No. 20



This modest building was erected in 1920 as a neighborhood grocery store, and continued in that function until 1952. Neighborhood markets were the precursors to the automobile-related supermarkets that began appearing in the mid-1930's. The proprietor, William L. Liezke and his wife Betty, lived in the neighborhood at 621 South Cascade Avenue.

Lietzke had previously owned the Palace Pool and Billards hall at 127 East Colorado, while his wife was employed at the Elite Laundry.

The building's design was simple and typical of the era; a hipped roof with flared, overhanging eaves, lap siding and a central inset entrance flanked by large display windows. Used for a variety of other business uses over the years, it now operates as a coffeehouse. State Register eligible.

Cascade Station  
620 South Cascade Avenue  
Loop B No. 21



Despite its stately appearance, this is not a historic building, but an interesting reuse of historic materials. The Denver and Rio Grande Railroad was founded in October, 1870 by William J. Palmer as a north-south railroad, to extend from Denver toward the south. The Colorado Springs Railroad Depot was built in 1887; the depot in Manitou Springs on Manitou Avenue followed in 1890. Dr. William Bell, a business partner of Palmer and Vice President of the Denver and Rio Grande, founded Manitou Springs and provided plans for the depot, which originally were drawn for an Episcopal Church.

The railroad spur to Manitou was supplanted by a streetcar line, sometime after 1900, and the station served a variety of purposes until its replacement in 1969.

The stone was saved however, and in 1984, this building was constructed by the Hudson Company using the historic material. The station was not reconstructed; the current building only resembles the original.

United Brethren Church / Sons of Israel Synagogue  
417 South Cascade Avenue  
1900 / Architect unknown  
Loop B No. 22



This building is associated with the development of religious facilities in Colorado Springs, having been erected in 1900 by the United Brethren Church. It is also associated with the Jewish community in the City, having been acquired in 1910 by the Sons of Israel and utilized as a synagogue until 1952. This was the second synagogue in the city and is the oldest remaining one; the other was built in 1910 at the corner of Conejos Street and Colorado Avenue. The cornerstone, located next to the steps, references the Sons of Israel and provides the dates 1902 (Julian calendar) and 5663 (Jewish calendar). Presumably, this refers to the origin of the organization and not the initiation of the building as a synagogue.

An example of Gothic Revival style, it has been used by a variety of organizations, including the Izaak Walton League and the local public defender's office. It now is used for private offices. Locally significant.

Colorado Springs Hotel  
617 South Nevada  
1872 / Architect unknown  
Loop C No. 23



This is the oldest commercial building in downtown Colorado Springs. Built as the Colorado Springs Hotel and opened on January 1, 1872, it occupied the southeast corner of Pike's Peak and Cascade, at the center intersection of the city. It was the first hotel, built by the Colorado Springs Company under the direction of the town's founder, William J. Palmer. Purportedly, Ulysses S. Grant, Cornelius Vanderbilt and John D. Rockefeller were guests.

Supplanted by the construction of the Antlers Hotel across Cascade Avenue in 1883, it then became known as the Antlers Annex.

Later used as a public school, this building was moved to its current location in the 1940's and converted to an apartment building. Currently it is used as offices. Locally significant.

Clark Mellen Apartments  
218 – 232 ½ East Fountain Boulevard  
1902 / Architect unknown  
Loop C No. 24



Clark Mellen was a half-brother of General Palmer's wife, Queen Mellen Palmer. As a youth, Clark, with his siblings, had been a guest at Glen Eyrie, Palmer's estate, and stayed about 10 years. Departing in 1881 for studies in England, he returned sometime before 1900 and again stayed at Glen Eyrie. He was employed by the Colorado Springs Company, Palmer's development firm, and by 1904 was the President of the Colorado Brick and Artificial Stone Company.

At the turn of the century, he began development of homes on Wood Avenue in the North End, but also developed this property adjacent to Lowell Elementary School (No. 26).

This is an outstanding example of a terrace-style apartment building. It contains 10 dwellings, each with two bedrooms, and is uncommonly large for its type. The long, shared porch is also uncommon, and undoubtedly contributed to a sense of community among the working class residents. Legend holds that many of the teachers at Lowell School were residents in this building. Listed in the State Register and National Register eligible.

Mount Olive Baptist Church  
832 South Nevada Avenue  
Built 1908 / Architect unknown  
Loop C No. 25



This building is associated with the development of religious facilities in Colorado Springs, having been erected in 1908 by the Mount Olive Baptist church.

This modest church is representative of the surrounding working class neighborhood. It moved to this site in 1908 from the southwest corner of Weber Street and Fountain Boulevard. Prior to the reconstruction of Nevada Avenue, which dips to the south to proceed below the railroad trestle, it would have had uncomplicated pedestrian connections to its old neighborhood to the east.

The building was the home of the Trinity Baptist church by 1920, but they did not purchase it until 1933. Trinity Baptist, an African-American congregation, continued to meet here for more than half a century. Currently it serves as the home of the Perfect Peace Baptist Church. State Register eligible.

Lowell Elementary School  
831 South Nevada Avenue  
1891 / Architect Lee and Boal  
Loop C No. 26



A result of an ambitious construction program by Colorado Springs School District 11, fueled by the Cripple Creek gold strike, the “beautiful” Lowell School was sited to capitalize on its visibility from the Denver and Rio Grand railroad to the south. Composed of two sections, the original to the south was named for James Russell Lowell, the American poet and essayist who died in 1891. The nearly seamless northern half was added in 1902.

Built in a Richardsonian Romanesque style, it used Boulder brick and sandstone from the Red Rocks quarry as accents. Closed in September 1982, due to declining enrollment, the building was boarded up and eventually sold to private interests as the neighborhood was declared an Urban Renewal Project in 1987.

In 1998, the Colorado Springs Housing Authority, under the direction of Richard Sullivan, commenced an effort to rehabilitate the boarded building for use as its headquarters and for additional private sector office space. Purchased in 2000, and assembling funding from various sources, including the Colorado State Historical Grant fund, the building reopened in 2001. Listed in the State Register and National Register eligible.

Wasserstrom Residence  
810 South Nevada Avenue / Architect unknown  
Loop C No. 27



Bungalow type small frame dwellings with Craftsman style influences were very popular during the early 20<sup>th</sup> century in Colorado Springs. Representative features of this house include the gabled roof with overhanging eaves and exposed rafters, the gable roof porch with triangular braces, tapered square columns atop stone bases, and shingled balustrade and combination of shingled walls and raised stone foundation. It is also notable for its use of dark stone, apparently of volcanic origin, of the chimney, foundation and porch base. There are also two backlot houses; one predates the principal house.

Built in 1915, the earliest known occupants were Adolph and Sarah Wasserstrom, natives of Austria. Mr. Wasserstrom was a tailor who worked out of his house. Previously, he had resided at 816 South Nevada, beginning in 1902. Locally significant.

Dick Residence  
714 South Nevada Avenue  
Built Between 1905 and 1906 / Architect unknown  
Loop C No. 28



This is an excellent example of the Classic Cottage style residence. The earliest known occupant was Arthur C. Dick, a motorman for the Colorado Springs Rapid Transit Railway (No. 16). The railway, incorporated in 1890, was the first trolley car company purchased by W. S. Stratton in what became the Colorado Springs and Interurban (CS&I) Railway Company, a unified system serving the entire region. Stratton valued his employees, increasing wages and furnishing motormen and conductors with tailored uniforms.

Motormen worked in tandem with conductors, and physically operated the trolleys. However, both positions were cross-trained to enable continued function in emergencies or special circumstances.

The CS&I also created a home financing plan for its employees; Morris Cafky and John Haney reported, in their 1983 book "Pikes Peak Trolleys," that within a decade of beginning the program, 85% of company employees owned their own homes. State Register eligible.



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The City of Colorado Springs Historic Preservation Board, appointed by City Council, assists the City in implementing the Historic Preservation Ordinance.

Information for this Walking Tour Brochure was generated by the Historical and Architectural Survey of Downtown Colorado Springs, 2003-04, nominations to the National Register of Historic Places, the State Register of Historic Properties, Pikes Peak Library District and city records.

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