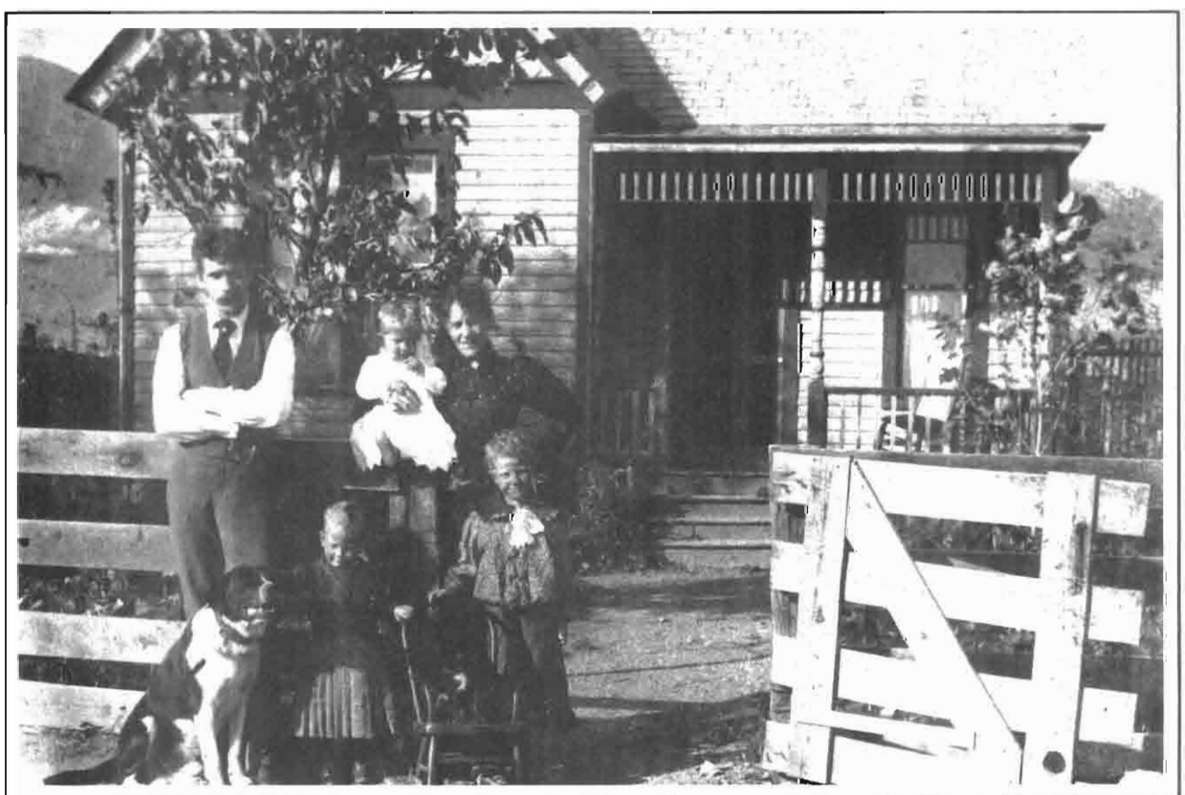
THE GROWTH AND PHYSICAL DEVELOPMENT OF THE WESTSIDE

The coming of the railroad and the discovery of gold at Cripple Creek brought wealth to many and general prosperity to the entire Pikes Peak region. The Springs area population burgeoned; tripling in size during the 1890's. The Westside shared in this growth and good fortune. The expanding number of jobs in the mills, railroads and in local industry attracted many new residents to the Westside. Its population climbed from the 1,500 mark in 1889 to almost 4,500 by 1900. The 1900 census indicated that those who settled on the Westside came from every state in the nation. The majority of the newcomers were from the Mid-West and Mid-Atlantic states, but every region was represented. Additionally, a fair portion of the settlers were born in countries outside the United States. The original homelands of these settlers included England, Ireland, Germany, Denmark, Australia, Sweden and Canada.[5]

To house the workers and the families which moved to the Westside during this time the residential development of the area proceeded rapidly. This development took many forms. Prior to 1886 only two efforts had been made to plat the Westside land into individual lots for purchase. The major land development was Colorado City; originally surveyed and platted in 1859 and incorporated as a town in November of 1871. The only other development had occured in the eastern-most portion of the Westside. The Parrish Addition of Colorado Springs was platted and recorded with the El Paso County Clerk in 1874. It was located on land adjacent to the Denver and Rio Grande Railroad right-of-way in the same general vicinity where growth was occuring in Colorado Springs. The Parrish Addition was the first westward expansion of Palmer's new community.

Beginning in 1886 the previous lack of development activity on the Westside changed dramatically. Over the next fifteen years close to fifty subdivisions and additions were made to the existing municipalities of Colorado City and Colorado Springs. These developments varied tremendously in size. Generally the larger developments occured on the land west and south of Colorado City. The smaller subdivisions and additions were



In the late 1800's local employment opportunities, the Cripple Creek gold discovery and the promotion of the area's healthful climate attracted many people to the Pikes Peak region. A number of new families, like the Reidel's pictured above, settled on the Westside. Source: Pioneers' Musuem.

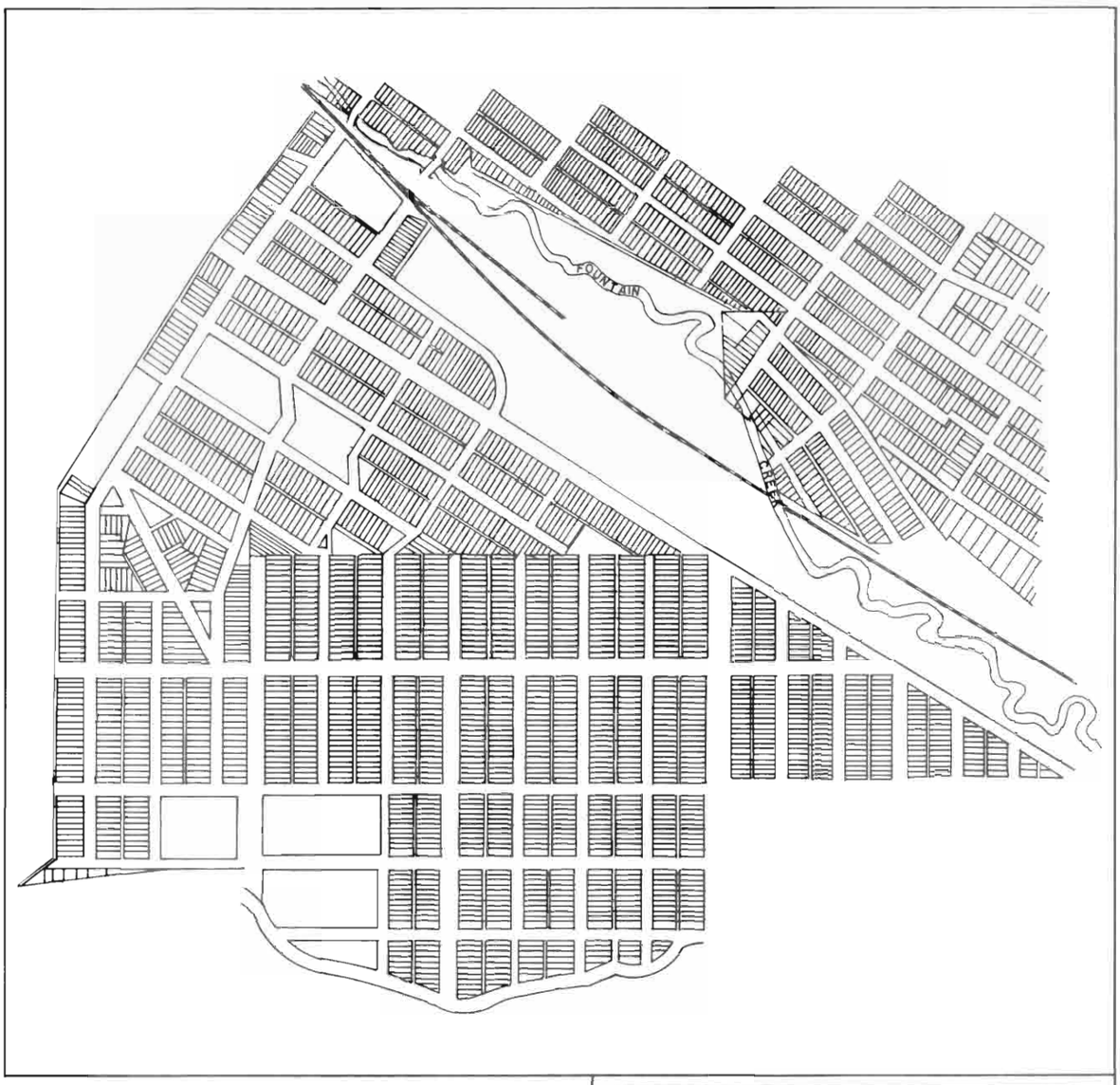
laid out on the Westside's eastern edge near Colorado Springs. However, exceptions to this pattern were numerous.

Within the Westside during the late nineteenth and early twentieth century a number of towns were also established. Like the subdivisions and additions to the existing municipalities, the size of these towns ranged from large to small. They were established in all areas of the Westside but most abutted or were in close proximity to Colorado City. Today it is hard to ascertain why so many separate towns were established in such a small area. Given Colorado City's erratic history and periods of decline, perhaps the organizers of the other towns thought their communities might supersede "Old Town" as Colorado Springs had done. Perhaps it was simply an attempt to escape the laws and taxes of the established municipalities. Whatever the purpose for their establishment, none of the towns except Ramona were incorporated or developed the land uses typically associated with towns. They remained instead as residential developments. Some of them were platted but never built upon before being absorbed by another development. For example, Brookvale and Montclair were recorded and appear on early maps but have disappeared without a trace. Several of the towns, however, had longer or more eventful histories. The towns of La Vergne, West Colorado Springs and East Colorado City had collectively over a half a dozen additions to their original areas before they were annexed by Colorado Springs. Glenview, Ramona and portions of East Colorado City maintained their separate existence until the late 1940's. Today little remains of these towns. They are important, nonetheless, because their presence during the turn of the century contributed to the diversity which characterizes the area today.

By 1914 plans had been recorded for eighty different developments on the Westside. The Fountain Creek Valley had been platted into thousands of lots in a variety of configurations reflecting the terrain and the predilictions of the different developers. On the land adjacent to the streams a typical grid pattern of streets was superimposed upon the land. Principal streets were laid out to roughly parallel Fountain and Monument Creeks. The important cross streets were those providing access across the waterways. In these flat or gently sloped areas lots were arranged in relatively uniform fashion. Lot sizes, however, varied from development to development. In the northern portion of the Westside, where the terrain becomes more varied and steeply sloped, lots were platted to follow the natural land contours. As a consequence, the developments and the lots on the hillsides adjoined the developments along the creek beds at odd angles, partitioning the land in a manner that was somewhat chaotic.

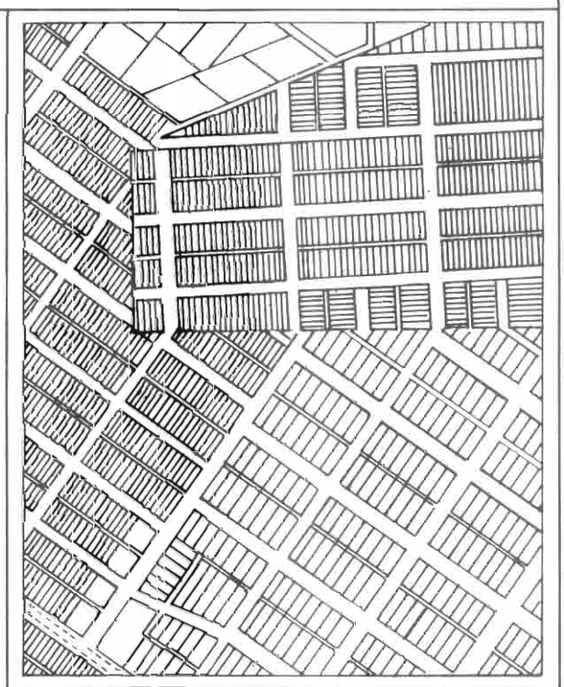
In contrast to the Westside's northern bluffs the hilly terrain of the Midland area was developed in more standard fashion. Ironically, township and range lines show more influence on the area's block and lot configuration than the landforms on which they are situated. In the northern section of the Midland within the various additions developed by Anthony Bott, the streets and lots mirror the pattern found across

In response to the turn of the century population growth of the Pikes Peak region, the Westside was rapidly developed. The development included a variety of towns, subdivisions and additions which ranged in size. Many new houses, large and small, were constructed. Photograph by McClure; Source: Denver Public Library, Western History Department.



Fountain Creek in Colorado City. The similarity in the lot size and alignments of the blocks demonstrates the close relationship of the two areas in this early period of history. The remaining developments within the Midland basically followed township, range and section lines.

The construction of homes within the Westside occured in a fashion even less consistent than the platting. For the most part, blocks were built up very gradually and building occurred sporadically. There were times when construction activity was slow, such as in 1896 and 1897 when less than twenty houses were built in the area.[6] Conversely, there were periods when building activity was high. During the years 1898 and 1900 approximately 1,000 houses were added to the Westside. The new residences were not concentrated in any particular area, instead they were scattered throughout the community. The diffuse and uneven pattern of building related in part to the fact that turn of the century



The pattern of platting within the Westside's Midland area (top) shows the influence of the Township system on the lay-out of early Western communities. In the sloped areas of the Westside (bottom) the lots were often platted at odd angles and the houses arranged in an irregular fashion. Source: El Paso County Clerk and Recorder's Office.

Housing built during the Victorian era was characterized by a diversity of form, style and ornamentation. Victorian builders used assymetric lines, the texture of different materials and fanciful detailing to individualize their construction. Several thousand homes were built on the Westside during this period. Original blueprints, 2106 West Bijou Street; Source: Mrs. Everett Letterly.

construction was done on a much smaller scale than typically occurs today. Only one or two houses were added to any block in any one year. As there was ample land on which to build, houses that were constructed during the same time were often placed at some distance from one another.

Turn of the century Westside housing was built to fit a variety of budgets. Unlike Colorado Springs which was a planned community for people of a particular social and economic class, the Westside evolved slowly and attracted a more heterogeneous population. Within the community were people from all walks of life and a variety of economic means. The builders responded to this diverse demand by constructing a wide assortment of houses. The majority of the homes, however, were constructed for the moderate income families of the railroad and industrial workers. These houses were usually small, one or two stories and made of wood. As they were built during the Victorian era, the houses were constructed in a variety of architectural styles or, even more commonly, in a manner which combined elements from different styles. Few of the Westside homes were designed by architects. Most were assembled by contractors guided by pattern books. As in other Western communities, styles which had taken years to evolve in the East were recreated almost overnight on the Westside. The result was a unique mix of architectural styles.

While most of the housing was relatively inexpensive for its day, it was not without charm and diversity. The Victorian era of building was characterized by floor plans and elevations which were irregular and complex. Interiors were designed to have an atmosphere which has been described as a "hide-and-seek".[7] Machine produced ornamentation made it possible for each builder to customize the homes, giving each an individual appearance. The Victorian structures sharply contrasted with the simple symmetrical houses built during the erea's early settlement period. Consequently, there was diversity in the Westside building styles even during the turn of the century.

In addition to the housing for the middle income groups, builders also catered to those of substantial and limited means. The development of the Near Westside, the area directly west of Monument Creek, illustrates the range of housing quite well. Within the Near Westside, approximately two dozen subdivisions and additions were platted and recorded during the turn of the century. This development activity extended the boundaries of Colorado Springs to, quite appropriately, Limit Street.

Early in Colorado Springs' history Mesa Road was an important thoroughfare for the community. The road traversed the Near Westside, connecting Wood Avenue to the Mesa area and General Palmer's estate, Glen Eyrie. It also joined the carriage routes that led westward to Manitou Springs and the mountains. During the Cripple Creek gold boom the land on the Mesa and adjacent to Mesa Road became a popular place to build for the more prosperous

settlers. A number of estates and larger homes were built in the area. The size, style and landscaping of these residences resembled the homes of Colorado Springs more than the housing found elsewhere on the Westside. The width and layout of the streets on the Near Westside further evidences the close relationship of the two areas during this period. The main north-south thoroughfares of the Near Westside, Spruce and Walnut Streets, are quite wide. They have more similarity to the boulevard-style streets of Colorado Springs such as Cascade or Tejon than they do to streets laid out in the remainder of the Westside. This aspect of the Near Westside shows how much of the area developed as an extension of Colorado Springs and served as the home for people of wealth and social standing.

During this same period, however, other factors influenced the development of the Near Westside. In 1890 an extension of the Colorado Springs electric street car line was completed on Spruce Street. Previously street railways had run through the Westside on Colorado and present day Pikes Peak Avenue. This route accomodated the tourists and health-seekers who visited Colorado Springs for it enabled them to travel to Manitou Springs and other points of interest in that vicinity. The Spruce Street extension of the street railways served a broader purpose. It made cheap public transportation available from the Near Westside to downtown Colorado Springs, Cheyenne Canyon and the Broadmoor. Those who made use of this service included domestic servants of the wealthy and laborers who worked for Colorado Springs businesses. Housing, much of it rental, developed in close proximity to the street car line for this segment of the population. As these workers had limited resources, the homes which they could afford were quite small and often lacked the facilities and amenities of higher priced housing. These simple modest dwellings intermixed with the large substantial homes of the Near Westside created a unique residential pattern unlike any found elsewhere in the community.

The Mesa and the Near Westside were originally settled by a number of families with substantial means. The residence at 1065 Mesa Road was built in 1874 for J.E. Liller who was brought to the area by General Palmer to edit his newspaper, *Out West*. In 1909 the home was purchased by Percy Hagerman, son of the Midland Railway tycoon, J.J. Hagerman, and extensively remodelled, as shown above. Source: Pikes Peak Library, Local History.

Public transportation became available on the Westside in 1887 when horse drawn cars began running from Colorado Springs to Manitou. In 1900 to improve service for the growing population, W.S. Stratton purchased the transit company. He spent $2,000,000 for new cars and heavier tracks along the forty-one mile system. Source: Denver Public Library, Western History Department.

THE ECONOMIC DECLINE AND ANNEXATION OF THE WESTSIDE

In the early 1900's the future of the Westside ostensibly looked good. The commercial center of Colorado City was booming. Along Colorado Avenue several dozen handsome masonry buildings were constructed to house banks, restaurants and a variety of shops and markets. The upper levels of these commercial establishments held living quarters, offices and meeting halls. On the south side of Colorado Avenue saloons had multiplied rapidly. By 1900 it was reported that in Colorado City one could get twenty drinks in a row and never frequent an establishment twice. Above the busy taverns were gaming houses; on the streets surrounding them brothels or "sporting houses" abounded.

In addition to its commercial development, the Westside at the turn of the century boasted of electric lights, a telephone exchange, three different newspapers, almost two dozen religious and social organizations, and a school system which had attained the status of a "first class district." This meant 1,000 students were enrolled in the Westside area schools. In 1901 and 1902 District #1 opened three new schools to provide classroom space for the growing school age population on the Westside. The Whittier, Longfellow and Midland Schools were housed in substantial two-story brick structures. Their design was considered to be among the finest in the Pikes Peak region. In 1910 another attractive three-room brick building, the Arensdale School, was erected in the Red Rock Canyon area on the corner of present day 33rd Street and Pikes Peak Avenue. By fall of 1911 still another school was added to the Westside.

The Buena Vista School was designed according to the school cottage system of building which was popular at this time. The school complex included a central building, a heating plant and four cottages which held classrooms. It was situated on an entire city block which afforded District #1 the opportunity to add additional cottages as the school population increased. This particular design plus the high quality construction of the Westside area schools built during this period attest to the prosperity and the expectations residents had for the Westside. Unfortunately, as in the past, a series of events destroyed the well-being and aspirations for the Westside.

The gold of Cripple Creek brought prosperity and good fortune to the Westside. Gold, or rather lack of it, eventually brought about its decline. In the decade following the initial gold strike the gold production of the Cripple Creek mining district increased rapidly. The peak period of production was in 1899 and 1900 when approximately $20 million dollars worth of gold, valued at $20.67 per ounce, was recovered each year. After that, output was much more uneven. In 1903 the value of the gold production dropped to $13 million per year. After briefly rising in 1905 to $15.7 million, the yields from the mines declined steadily both in terms of the quantity and quality of ore recovered.

The ore reduction mills and railroads which depended upon the mine production declined as the amount of gold ore decreased. Strikes and related problems with union organizing of the Western mining industry also impaired the profitability of local mining and mill operations. By 1913 only one mill on the Westside, the Golden Cycle, was still solvent. The others, unable to profitably process the lower grade ores, were forced out of business. With reduced tonnage to haul from the mining district, the various railroads which serviced Cripple Creek also suffered financially. By 1912 only the Midland Terminal Railroad profitably continued freighting operations. The Short Line had been leased to the Midland Terminal Railroad in 1905 shortly after it had been sold to the Colorado & Southern Railroad to escape receivership. The life of the Florence and Cripple Creek Railroad ended abruptly in 1912 when a flash flood destroyed most of its right-of-ways and bridges. The Midland Railway was still in

During the turn of the century, when Colorado City was a thriving commercial center, many attractive brick buildings were built along Colorado Avenue. On the northeast corner of present day 25th Street the Waycott Opera House was constructed. As Colorado City's cultural center, it housed a large opera stage, a vaudeville theatre, an ice cream store, a meeting hall and a dozen offices. On the opposite corner stood the popular New National Hotel with the First National Bank of Colorado City on its first floor. Photograph from the January 1, 1906 *Evening Telegraph*; Source: Pikes Peak Library, Local History.

existence in 1912, but operating at a loss. In 1918 it passed into the control of the Midland Terminal Railroad. Four years later the Colorado Midland Railway Company was formally dissolved. As the railroad and mill workers were laid off, many moved from the area and the Westside population once again began to decline.

During the early 1900's the Westside's liquor related trade also deteriorated. Even though much of the economic support for Colorado City's existence depended upon the saloons, their notoriety and the associated activities of gambling and prostitution were not approved of by many Westside residents. For as Morris Cafky notes in his book, *Colorado Midland,* " . . . railroaders, forming the largest single element in the (Westside) population, were nearly all respectable family men who demanded a decent community in which to raise their children."[8] Supported by church and temperance groups and the "moral" citizenry of Colorado Springs, a concerted effort began in 1900 to close Colorado City's saloons, brothels and gaming houses. In 1901 gambling was prohibited by law. Next a series of local ordinances were enacted to restrict saloon operations such as the 1906 ordinance which required saloons to close at midnight and all day Sunday. Finally these efforts were successful and in 1913 the sale of liquor was outlawed in Colorado City.

Although the temperance efforts did succeed in closing down the saloons of Colorado City, they were not completely successful in halting the local liquor sales. A group of enterprising saloon keepers simply moved their operations north of present day 24th Street to a section of East Colorado City. The area was incorporated as the Town of Ramona in July 1913. The new town voted itself "wet" and allowed the sale of liquor until 1916 when the saloons were finally forced to shut down because of state wide Prohibition law.

The annexation of the Westside to Colorado Springs was, for the most part, a gradual process. As noted, much of the Near Westside became part of the city as additions were made during the period 1887—1902. The annexation of the Town of West Colorado Springs in March 1890 followed by the 1902 annexation of the Town of La Vergne brought most of the Westside east of 19th Street within the Colorado Springs City limits. With the decline of the railroads and the ore processing industry plus the prohibition of liquor, the economic base of Colorado City was destroyed. Unable to sustain itself as a separate municipality, Colorado City and vicinity was annexed in June 1917. The annexed area encompassed the land roughly south of Uintah, north of Fountain Creek between the Manitou Springs City Limit and 20th Street, plus a small portion of the Midland area.

While more well known for its notorious inhabitants, the Westside was also home for many decent, law-abiding citizens. Source: Pioneers' Museum.

To construct Interstate Highway—25 through Colorado Springs, the eastern border of the Near Westside was cleared in the late 1950's. Many older homes and large, mature trees were destroyed in the process. Photograph by M. Wood.

The Twenties, Thirties and Forties were quiet times for the Westside. In contrast to its somewhat raucous past, the area simply became a quiet, well-kept residential area, home for hard-working people of modest means. There was limited demand for housing on the Westside during these decades; so building activity diminished considerably. In contrast to the preceeding twenty-five years when several thousands houses were constructed, between 1915 and 1940, only a few hundred were built in the entire Westside. Many of these were small cottages built behind the existing homes. They were used to house tourists, recuperating invalids or simply to provide extra income as rental units. Like the earlier buildings, the Westside homes of the 20th century were usually small in size. The architectural styles popular during this era included the West Coast Bungalow, the Mediterranean style and simplified versions of various types of Period Revival architecture. Also, as in the past, the new construction was not concentrated in one area but occured on vacant lots which were scattered throughout the Westside.

After World War I most commercial activity on the Westside was geared to tourism. Like the gold-seekers and pioneers before them, travellers on motoring vacations traversed the Westside to the mountains and routes westward. However, in the 1950's and 1960's, the State and Federal Highway System was completed through the Pikes Peak region. Interstate 25 and the U.S. Highway 24 Bypass channeled most of the traffic around the Westside. Struggling businesses in the commercial heart of Old Town and along Colorado Avenue became isolated. Cut off from the tourists and customers upon which they depended, many businesses were forced to close. Unable to pay for the necessary maintenance, owners of the commercial buildings allowed them to deteriorate.

In the Fifties and Sixties the signs of deterioration were also increasingly prevalent in the residential areas of the Westside. Much of the neighborhood population was growing old. The elderly and the growing number of low income families could not afford the upkeep needed for the aging housing stock. Attracted by the low prices, speculators and absentee landlords began to acquire housing in the area and convert it to rental property. As home ownership declined, more and more houses were allowed to run down. Like other declining areas, marginal businesses were drawn to the Westside as the more successful businesses and public agencies relocated in other areas of the city. Commercial and industrial uses began to expand into areas heretofore residential. The demise of the Westside as a residential neighborhood seemed inevitable.

THE WESTSIDE REVITALIZED

In the 1970's the City of Colorado Springs became concerned with the depressed conditions of the Westside. While the area had its problems, the assets of the area were apparent as well. City officials began working with Westside businesses and neighborhood residents to develop plans and programs to stabilize and preserve the area.

The impetus provided by the public commitment to improve the Westside was bolstered by a growing private interest in the neighborhood during the same time. Much of this interest was related to the rising cost of housing which limited the options available for many, particularly young families or those purchasing their first homes. Within the Westside a wide variety of residences were available at prices which were less expensive than most newer housing, both in terms of purchase prices and taxes. Furthermore, these Westside homes represented greater housing bargains to many, as they provided more space, architectural interest or substantial construction than the comparably priced new suburban housing.

In other instances, the Westside housing bargains related to the opportunity to use "sweat equity" to acquire a home. Sweat equity refers to the practice where a home buyer purchases a structure in a deteriorated condition and fixes it up himself. By investing his own time and labor, often the most expensive element of rehabilitation, the home buyer pays considerably less or obtains more home than could be afforded otherwise. Another financial consideration was the changing energy situation of the 1970's. During this period many people became unwilling to pay the high transportation costs of commuting. The convenient in-town location of the Westside and the availability of public transportation made the area an attractive alternative to the newer neighborhoods in the outlying areas of the community.

Beyond the economic considerations, there have been many other reasons for the resurgence of interest in the Westside and other older neighborhoods. With changing social attitudes, some have rejected the anonymity and homogeneity of suburban neighborhoods. These people prefer to raise their families in areas like the Westside with a mix of age, racial, occupational and income groups. Still others are interested in living in areas with a history. Tracing family trees and understanding one's roots has become a popular pastime. Hence neighborhoods with a sense of the past are attractive to many because of the insight they provide into the community's heritage and the lives of people in history. Additionally, the feeling of community found within the Westside is something distinctly of the past. With the increasing uniformity of the form and appearance of modern urban areas, there is something appealing about a neighborhood with an identity and character that is distinctly its own.

Given these and many other reasons, the Westside has seen an influx of new residents in the last years. The number of freshly painted homes attest to the interest and commitment that the residents have in preserving the area and its buildings. Once again the Westside is vital and thriving; a neighborhood with a future that looks promising.

[1]Anthony Bott, *"Life and Reminiscences of Anthony Bott,"* (Unpublished manuscript, available at City Planning Department, Colorado Springs, Colorado, no date), p. 8.

[2]On page #7 of Bott's *"Life and Reminiscences,"* he notes: *"After the town began to decline, a number of ranches were taken out of the original townsite. A good part of my farm, all of Mr. A.Z. Sheldon's, all of Robert Finley's and almost all of the land now covered by West Colorado Springs were in the original town site."*

[3]John G. Bock, *"In Red Rock Canyon Land"* (Colorado Springs: R & R Printing and Bookbinding, no date), p. 4.

[4]**Directory of Colorado Springs, Manitou Springs and Colorado City, 1890** (Colorado Springs: S.N. Francis Publisher, 1890), p. 200.

[5]There were probably some settlers of other nationalities on the Westside in 1900. However, these were the only countries identified under the category "Place of Birth" in the 1900 Census listings for the Pikes Peak Region population.

[6]This figure is an approximation. The number was estimated from the number of existing houses which were known to be built during the years 1896—1897.

[7]C. Eric Stoehr, **Bonanza Victorian: Architecture and Society in Colorado Mining Town** (Albuquerque: University of New Mexico Press, 1975), p. 35.

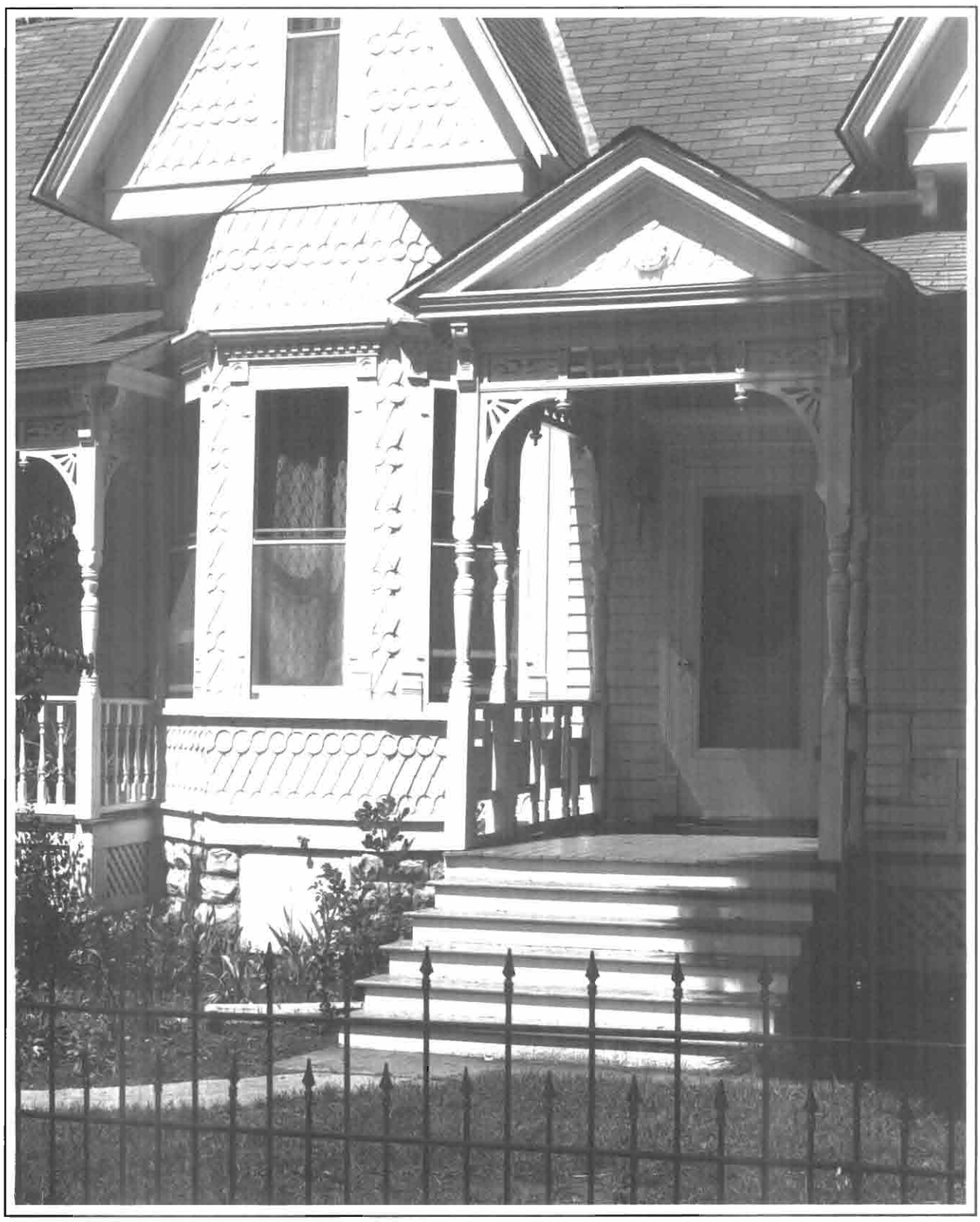
[8]Morris Cafky, **Colorado Midland** (Denver: World Press, 1965), p. 282.

Note: This map was prepared to supplement the information provided in the text on the Westside's development and its historic and architectural resources. While it shows the location of many of the neighborhood's historic sites and structures, it does not include them all. Additionally, the map does not represent any particular period in the Westside's past. Instead it shows features from many different eras. Some of these features no longer exist today.

Note: This map was prepared to supplement the information provided in the text on the Westside's development and its historic and architectural resources. While it shows the location of many of the neighborhood's historic sites and structures, it does not include them all. Additionally, the map does not represent any particular period in the Westside's past. Instead it shows features from many different eras. Some of these features no longer exist today.

THE MESA
El Paso Canal
Colorado Springs Rapid Transit
Thorndale Park
ado City
ommercial
Center
Bancroft Park
Church of the Brethren
Mesa
Reservoirs
Emmanuel Presbyterian Church
Longfellow School
West Junior High School
Buena Vista School
Sacred Heart Catholic Church
EL Paso Canal
olorado Midland Railway Yard
Second Presbytarian Church
Pikes Peak Baptist Church
First Church of the Nazarene
Denver Rio Grande Railroad
Fountain Creek
Cucharras Park
Telluride / Golden Cycle Mill
Colorado Midland Railroad
Colorado Springs Rapid Transit
District Railway
Portland Mill

THE WESTSIDE INTENSIVE SURVEY



Photograph Preceding Page

The Husted House, located at 3001 West Kiowa Street, is one of the Westside's significant historic and architectural resources. Photograph by M. Wood.

The relationship of buildings to one another and the surroundings can provide important clues about their historic use or a neighborhood's history. For example, houses used by tubercular invalids, like the two 1919 cottages shown above, were often built at some distance from neighboring structures. Photograph by M. Wood.

SURVEY METHODOLOGY

In January of 1980 the City of Colorado Springs and the State Historical Society of Colorado entered into a contract to jointly sponsor a cultural resource survey in Colorado Springs. As part of the work, an intensive survey was planned for the Westside neighborhood. An intensive survey is a building by building study of an area to produce a comprehensive list of its historic and architectural resources. It is distinguished from other survey approaches in that it provides detailed information on the resources including their location, a description of their physical appearance with photographs and a discussion of their significance to the community.

A preliminary step of the survey was to define the study area. The boundaries for the Westside Intensive Survey were drawn to coincide with the City's work within the area, so that the survey findings could be used to support its work to stabilize and preserve the neighborhood. These boundaries also follow both the natural features which define the neighborhood and the limits of the historic community (see Westside Intensive Survey Map).

In an historic inventory it is important to first understand the general development of an area before focusing on individual blocks or buildings. Consequently, the initial phase of the survey was devoted to background research to become familiar with the broad outlines of the Westside's history. To gain an overall perspective of the area and ascertain topics for research, a reconnaissance tour of the neighborhood was made and the following characteristics noted:

- the natural setting and topography in general and in relationship to the built environment;
- the types of structures and open spaces;
- the pattern and relationship of current and historical land uses;
- the transportation network and its associated development and building types;
- the location of identifiable cultural groups;
- the continuity or discontinuity of architectural styles.

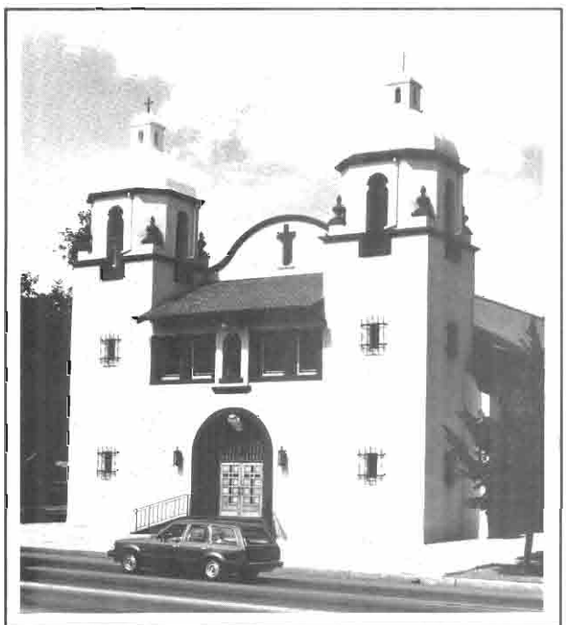
To reconstruct the evolution of the Westside, a review was made of the literature that describes the settlement and growth of the Pikes Peak Region. Sources consulted were general state, regional and local histories; histories relating to relevant

themes such as the railroads, mining and western industrial development; histories of the minority communities within the state and region; memoirs and diaries of early settlers; promotional brochures, pamphlets, bulletins and reports from early Westside businesses, community service organizations and religious groups; city directories; census data and other public records and documents; historic newspapers and magazines plus other historic and architectural surveys of the city and state.

In addition to the written materials consulted, historic maps and photographs from the Pioneers' Museum, Penrose Public Library, El Paso County Clerk and Recorder's Office, Denver Public Library, Colorado Historical Society and several private collections were reviewed. The historical plats and other maps provided information on the sequence and pattern of the development and growth of the Westside. Early photographs provided insight into the original form of the community, its building types and the architectural styles that were popular during different periods. To supplement this information, interviews were also conducted with a number of Westside residents and other individuals knowledgeable about the community's history.

The next phase of the Westside Intensive Survey was the identification of the important resources in the area. Criteria similar to those used to evaluate properties for inclusion on the National Register of Historic Places were used in this process. To be listed on the National Register, a resource must be fifty years or older and related to at least one of the following areas of significance:

- historically associated with events which are significant to the locale, region, state or nation;
- historically associated with individuals or groups which are significant to the locale, region, state or nation;
- embodies the distinctive characteristics of an architectural type, period, or method of construction;
- represents the work of a significant local or regional craftsman, builder or architect;
- possesses high artistic value;
- has potential to yield information important to history.



The Sacred Heart Catholic Church is significant as a representation of the work of Thomas MacLaren, an important local architect. Photograph by M. Wood.

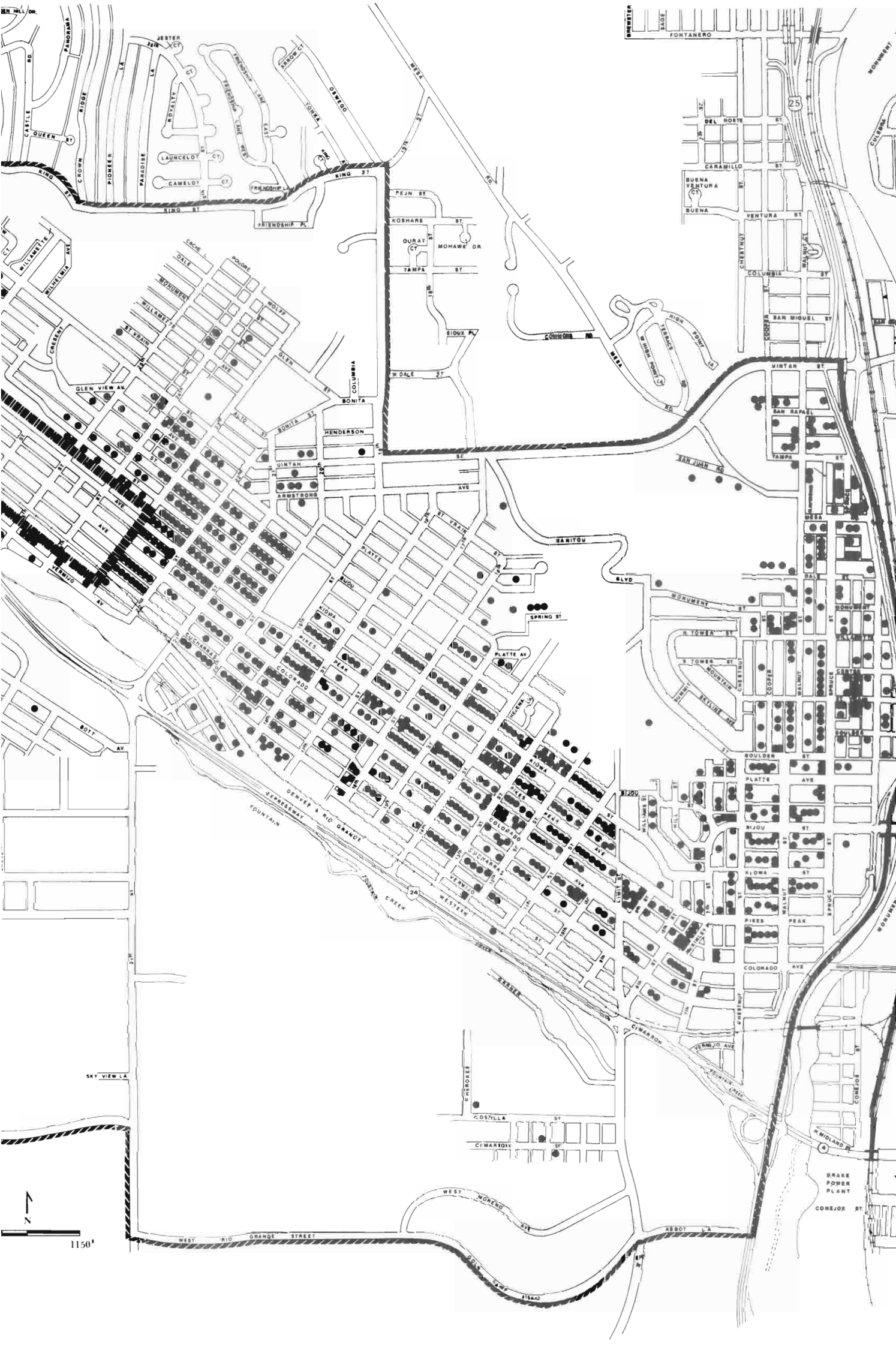
Additionally, the resource must possess integrity of location, design, setting, materials, workmanship, feeling and association.

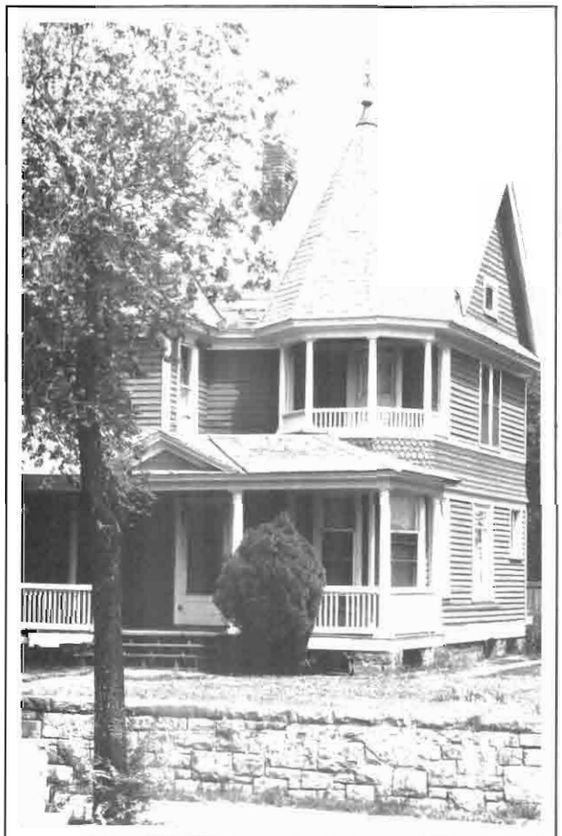
From the background research, it was learned that the Westside's development was historically associated with the early exploration and settlement of the state, the westward expansion of the railroads, the Colorado mining boom and the regional development of the health and tourism industries. Therefore, it was anticipated that the survey fieldwork would identify resources historically associated with these events. Additionally, the initial reconnaissance tours of the area and the research showed that many of the Westside resources were residences which were potentially significant as representative examples of early architectural types, periods and methods of construction.

To determine the location of these historic and architectural resources, El Paso County Tax Assessor maps of the survey area were obtained. These maps show addresses, property boundaries and tax schedule numbers. A computer printout from the County Tax Assessor records also was prepared which gave the number of buildings on each parcel, their dates of construction, the property's legal description and its owner. The buildings with pre-1940 construction dates were then mapped which identified the location of all potentially significant resources for field examination.

- Resources that contribute to the historic or architectural significance of the neighborhood.
- Intensive Survey Area Boundary
- Old Colorado City 1976 Survey Area

Source: El Paso County Clerk and Recorder


JESTER
CASTLE RD
QUEEN ST
PANORAMA
RIDGE
CROWN
PIONEER
PARADISE
ROYALTY
LAUNCELOT CT
CAMELOT CT
FRIENDSHIP LANE WEST
FRIENDSHIP LANE EAST
FRIENDSHIP PL
ARROW CT
TONKA
OSWEGO
KING ST
MESA
PEJIN ST
KOSHARE ST
OURAY CT
MOHAWK DR
TAMPA ST
SIOUX PL
W DALE ST
COLORADO BLVD
HIGH POINT TERRACE
W HIGH POINT
MESA RD
FONTANERO
BREWSTER
BADGE
DEL NORTE ST
CARAMILLO ST
BUENA VENTURA CT
BUENA VENTURA ST
CHESTNUT
WALNUT PL
COLUMBIA ST
SAN MIGUEL ST
COOPER
MINTAN ST
SAN RAFAEL
TAMPA ST
SAN JUAN RD
MESA
DALE
MONUMENT ST
WILLAMETTE
WILHELMINA AVE
CRESCENT
EAGLE
DALE
MONUMENT
WILLAMETTE
ST VRAIN
WOLFE
GLEN
GLEN VIEW AV
COLUMBIA
BONITA
HENDERSON
UINTAH
ARMSTRONG
AVE
ST VRAIN
PLATTE
BIJOU
SPRING ST
PLATTE AV
KIOWA
PIKES PEAK
COLORADO
CUCHARRAS
VERMIJO
BOTT AV
DENVER & RIO GRANDE
EXPRESSWAY
FOUNTAIN
FOUNTAIN CREEK
WESTERN
ARCHER
CIMARRON
VERMIJO AVE
FOUNTAIN CREEK
SKY VIEW LA
CHEROKEE
COSTILLA ST
CIMARRON ST
W MIDLAND
DRAKE POWER PLANT
CONEJOS ST
WEST MORENO AVE
WEST RIO GRANDE STREET
ABBOT LA
MANITOU BLVD
MONUMENT ST
H TOWER ST
S TOWER ST
MOUNTAIN
CHESTNUT
COOPER
WALNUT
SPRUCE
CENTER
SUMMIT
BELLINE AVE
BOULDER ST
PLATTE AVE
BIJOU ST
KIOWA ST
PIKES PEAK
COLORADO AVE
CHESTNUT
WILLOW
HILL
CONEJOS
N
1150'



One and two story wooden houses, built during the Victorian era, are the most common form of historic structure in the Westside neighborhood. Photograph by M. Wood.

SURVEY FINDINGS

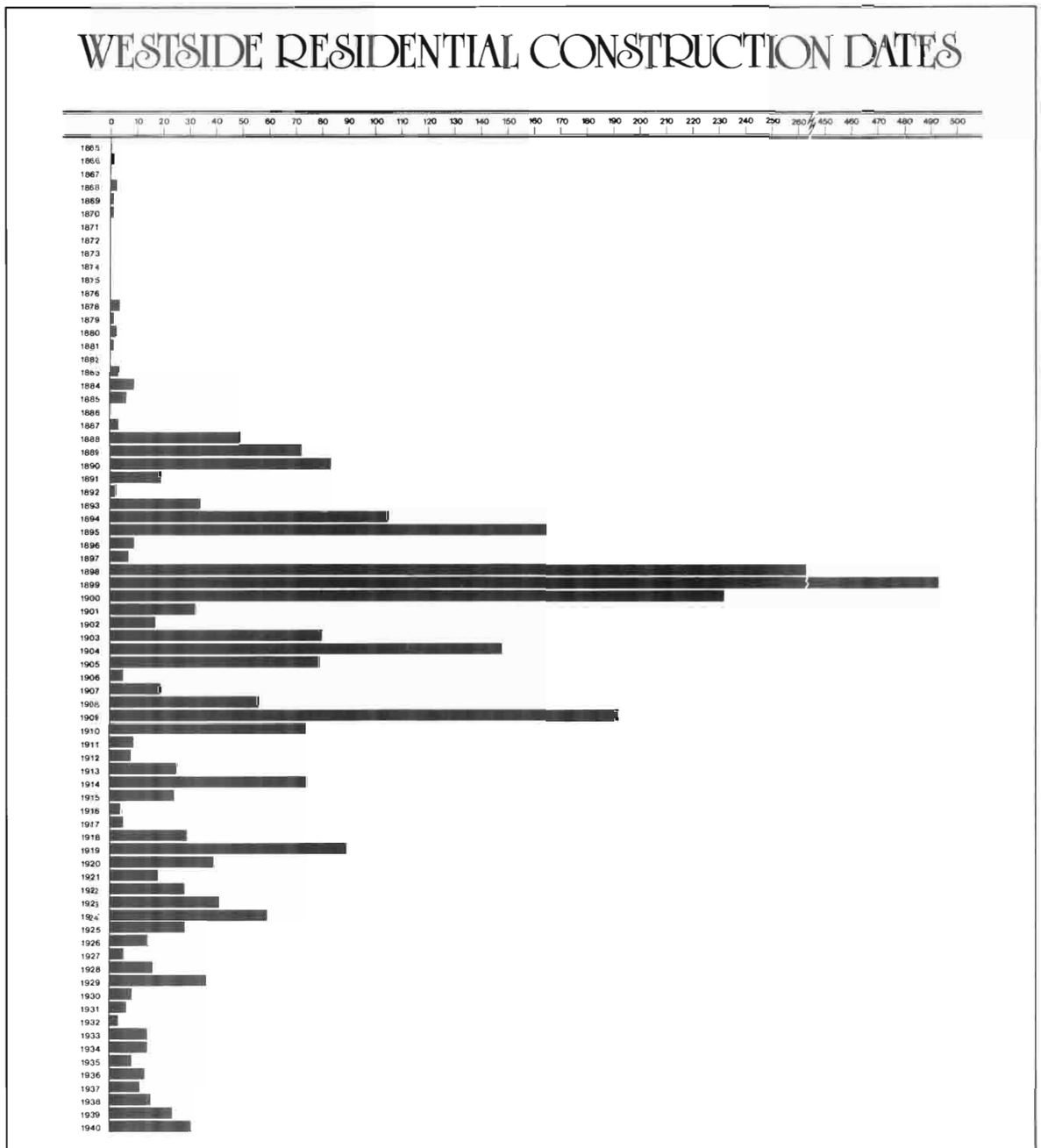
Of the 6,500 structures that make up the Westside, approximately 3,200 were built prior to 1940. The fieldwork and integrity assessments identified approximately 950 buildings that contribute to the historic and architectural significance of the neighborhood (see Westside Intensive Survey Map). These resources are not concentrated in any specific section of the neighborhood but are found, for the most part, throughout the Westside. Because of the mix of old and new construction and the alteration of a large number of historic structures, no one particular area could be singled out as containing the best examples or the largest proportion of the Westside's significant resources. The Midland area and the northern and western portions of the neighborhood have the lowest percentage of significant structures per block. In the areas with higher concentrations, between thirty and seventy-five percent of each block is composed of resources with architectural or historic significance.

As predicted from the background research, the majority of the Westside resources identified as significant were deemed important because of their representation of historic residential architectural styles and early methods of construction. These resources represent a number of architectural periods and a wide range of styles and influences (see Westside Residential Construction Dates Graph). Due to a century of building and rebuilding and the traditional practice of scattered development, no area, or even a single block, is distinguished by a continuity of architectural styles or development within a specific historical period.

Single-family dwellings, constructed during the period 1885 to 1910 when the Westside served as a major railroad and gold processing center, are the most prevalent type of historic building found within the neighborhood. These "Frame Victorians" make up approximately fifty percent of the total number of significant structures within the survey area. This category of structures does not describe a specific architectural style; rather it is generally representative of the Victorian era and illustrative of the different building influences and the range of styles popular at the turn of the century.

Diversity, individuality and eclecticism are hallmarks of the Victorian age of construction. In part, these features were a consequence of the industrialization of building technology in the late nineteenth century. During that time many building components became mass produced, providing builders with a plethora of architectural forms representing a wide assortment of historic and contemporary styles. Tools became mechanized allowing for greater creativity in the carpentry and finishing work of construction. The rapid expansion of the railroads during this same period distributed these manufactured building parts along with a variety of construction materials and even entire house kits to communities across the country. Additionally, the availability of pattern books, trade periodicals and mail order design services provided local contractors and architects with a profusion of plans, drawings, and specifications from which to work.

Given these influences, it is not surprising that the Westside Frame Victorians are distinguished by their



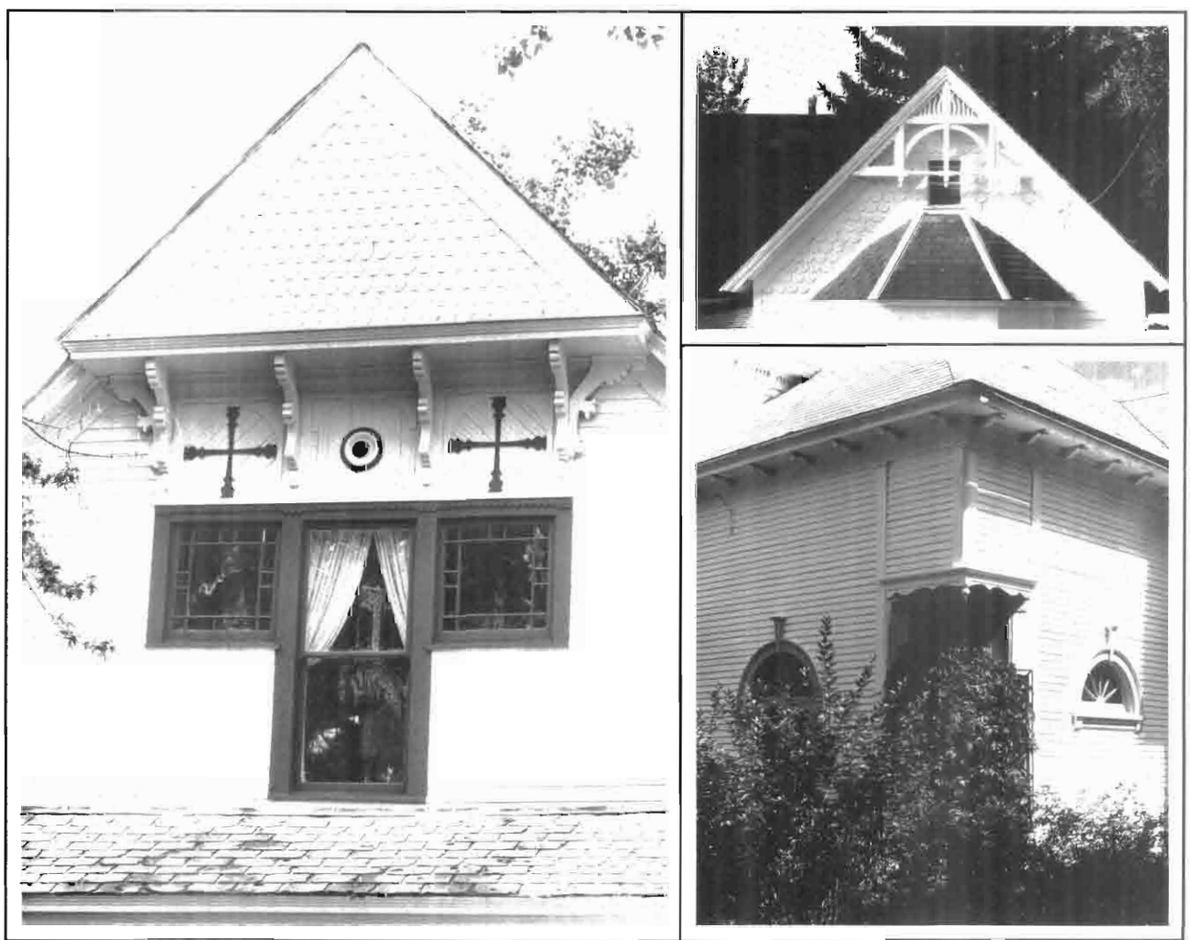
Westside housing dates from many different historical periods and represents a variety of architectural styles.

diversity rather than by a common appearance. The wooden buildings range in size from one story cottages to large two and a half-story houses. Floor plans were laid out in a variety of configurations and individualized by projecting bays or wings, the placement of porches and the inclusion of towers, turrets, and other fanciful architectural elements. To cap the irregular building masses, roofs were constructed with multiple gables or hips or a combination of both.

Detail work on the building facade is another characteristic of the Westside Frame Victorians. This decoration is one of the reasons for the significance of the neighborhood's architecture as it provides direct evidence of the technological innovations in the building industry during the late nineteenth and early twentieth century. Ornamental wooden shingles are the most common form of detailing on Westside homes. They appear, most often, in patterns along the gables of houses. The band-saw, perfected in the late 1860's, enabled the manufacture of these shingles in many shapes and sizes. The band-saw, jigsaw and other motor-powered saws were also responsible for the different types of brackets, gable peak trim, decorative verge boards and mouldings which decorate the exteriors of the Victorian homes. The development of the lathe made possible the manufacture of a

wide assortment of inexpensive millwork. It was used in the production of the spindles, balusters and columns found on the porches of the Westside Frame Victorians. Like the shingles, this turned woodwork is also one of the most common forms of ornamentation found in the neighborhood. The frequency with which it is found attests to its widespread popularity and availability at the turn of the century.

During the Victorian era the forms of many earlier architectural traditions regained popularity almost simultaneously. The result was the development of a number of revival styles representing classical, medieval and other exotic influences. Additionally, new architectural forms developed as elements from major styles or different periods were combined, refined, or reinterpreted. On the Westside, as in other Western frontier communities, reinterpretation was particularly common. Settlers and builders came to the area familiar with the architecture prevalent in their homes in the Midwest or East. As they attempted to recreate these styles or specific aspects of them with the materials and technology available locally, unique building forms developed. For example, a number of homes on the Westside were constructed in the symmetrical shapes and simple lines associated with the Greek Revival style. Paradoxically, these same houses have textured exteriors of shingles and clapboard and decorative wood trim, features that are characteristic of the Queen Anne style. Conversely, many are homes were built with the asymmetrical lines and picturesque form typical of the Victorian Gothic or Queen Anne style of architecture but contain no ornamentation, the most distinctive element of these styles. It is this eclectic mix of form and detailing which makes it difficult to classify the Westside Frame Victorians as representing any particular style. Instead they are important architectural resources because they reflect practices of the past and the richness and diversity of the Victorian era of building.



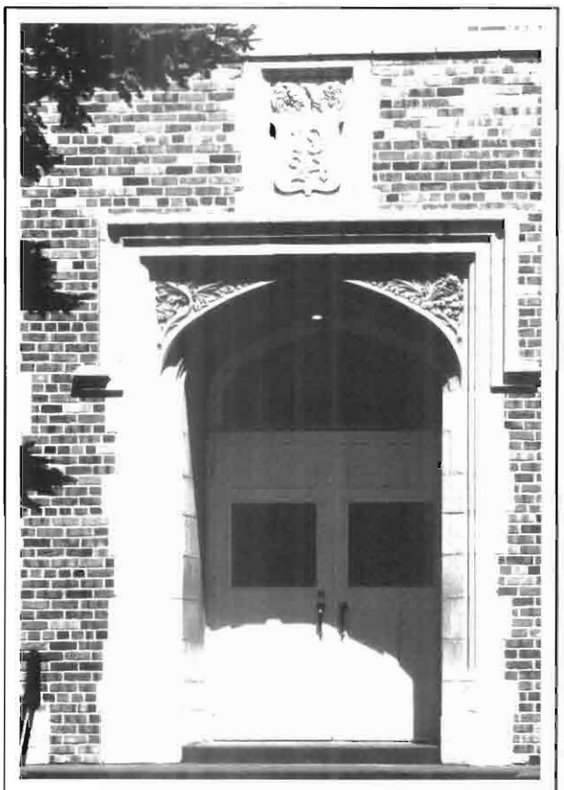
Ornamentation is a distinctive feature of the Westside Frame Victorians. At the turn of the century, house gables were often decorated with shingles and carved brackets (left) or turned woodwork (upper right). Windows were constructed in a dazzling variety of shapes and sizes and set off with ornamental mouldings and other embellishments (lower right). Photographs by M. Wood.

The Westside schools are important historic resources of the neighborhood. Most of the early school buildings, like the Buena Vista School shown above, were designed by architects and constructed of high quality materials. Photograph by M. Wood.

With the discovery of gold at Cripple Creek and the influx of new families to the area, the school age population climbed. In 1901—02, with an enrollment of over 1000 students, District No. 1 commissioned the construction of three new schools, the Whittier, Midland and Longfellow Schools. Substantial two-story brick buildings, their handsome design and the high quality masonry work that went into their construction attest to the prosperity of the Westside during this time. The buildings are still used today for educational purposes. However, only the Midland School appears as it did at the time it was built. In recognition of its representation of Victorian craftsmanship and construction techniques and its historical association with the Cripple Creek gold boom, the Midland School was listed on the National Register of Historic Places in September of 1980.

As a sizable portion of the Westside was developed as part of Colorado Springs, several of the neighborhood's historic schools were constructed by School District No. 11. Of these, the Buena Vista School is one of the few that remain. In 1900 the Colorado Springs School Board purchased a city block in the Town of West Colorado Springs. The Lincoln Annex, a small, frame, two-room school house, was moved there from Colorado Springs. When the need for larger accomodations became apparent, District No. 11 officials commissioned the construction of a "Cottage System of School Buildings" for the site. This system, popular in many other cities at this time, called for a central building plus a number of one room cottages that served as classrooms. As enrollment increased cottages could be added as needed. With the anticipated growth of the area this plan seemed ideal. The School Board officials retained architect L.A. Pease to build this system and moved the Lincoln School Annex to its present day location on the 800 block of West Pikes Peak Avenue. A cottage system complex consisting of a central building and five cottages was constructed at a cost of over $55,000. Opened in the fall of 1911 the Buena Vista School is still used by District No. 11 today. Over the years alterations and additions have been made to the buildings which have modified the initial cottage system plan. Its original lay-out is still discernible, however, when viewed from the rear of the block.

In 1923 School District No. 11 embarked upon an ambitious project to expand the capacity of the community's schools. As part of this undertaking which cost close to two million dollars to complete, a junior high school was constructed on the Westside on the 1900 block of West Pikes Peak Avenue. Similar to the schools built on the Westside during the Cripple Creek gold boom, the design and appearance of the building tells much



West Junior High, designed by MacLaren and Hetherington, is a handsome brick structure with decorative stone trim. Photograph by M. Wood.

about the community during this period of its history. West Junior High was planned by the firm of MacLaren and Hetherington prominent local architects. Built of brick and embellished with cut stone trim and decorative stone panels, it is evident that the school's construction was well financed and guided by professionals. The construction materials and form of the building reflects the influence of English architecture. This style was popular locally as many residents came to Colorado Springs from the British Isles. It was a favorite theme for educational architecture during the early twentieth century in other communities as well. Completed in 1924, West Junior High School is still used as a junior high today.

Like the early Westside schools, the historic churches in the area contribute substantially to the neighborhood's character and identity. Additionally, the form and style of the church buildings often mirror the philosophy or practices of the groups that constructed them. Their numbers, location and the various affiliations that the ecclesiastical structures represent tell a great deal about the Westside's population and its history. Additionally, as objects of community pride, church buildings often exemplify high quality construction methods and the design or work of a master craftsman or architect.

A notable example of this latter case is the Sacred Heart Catholic Church located at 2026 West Colorado Avenue. The church, constructed in 1921—22, was designed by Thomas MacLaren. A major influence on the architectural heritage of Colorado Springs, MacLaren was responsible for over one hundred residences and most of the city's public buildings constructed during the period 1900 to 1928. MacLaren patterned the Sacred Heart after the Old Mission Church of San Felipi, Arizona. An excellent example of the Spanish Mission style, the church is distinguished as one of the few Westside buildings constructed in an identifiable architectural style. Its distinctive design, styling and workmanship makes the building an important neighborhood landmark.

There are many other important historic and architectural resources found within the Westside neighborhood. The preceding section is not a comprehensive listing of all the buildings and areas that contribute to the Westside's identity and historic character. Instead the intent of the presentation is to show the many different types of resources that the neighborhood possesses and the varied reasons for their significance. It is hoped that with this sampling there will be an increased awareness of the richness of the neighborhood's history and architecture and a greater interest in its preservation. Additional information about the specific resources mentioned or others in the neighborhood is available at the City of Colorado Springs Planning Department.

The many diverse architectural resources of the Westside give the neighborhood its character and uniqueness. Photograph by M. Wood.

SURVEY DOCUMENTATION

Given the nature and distribution of the Westside's historic and architectural resources, the Westside Intensive Survey findings were recorded as a district for the purposes of the Colorado Cultural Resource Management System. The Colorado Historical Society's *Guidelines for Identification and Designation of Historical, Natural, and Archaeological Resources* defines a district as " . . . an area possessing a concentration of structures united historically or aesthetically by plan, physical development or occupation." It should be noted that a district for survey recording purposes is not the same as a National Register Historic District. After documenting the resources as a district, a separate assessment of its eligibility for nomination to the National Register of Historic Places was made according to the percentage and location of the contributing and non-contributing structures within the district. While limited areas within the Westside were found to have potential for listing on the National Register, the larger neighborhood contained too many non-contributing structures to be eligible. Furthermore, National Register criteria require that districts be associated with specific historical periods, types of development or architectural styles. The Westside is associated with not one, but many historic and architectural themes. Despite this, the Westside is locally significant in its entirety because its buildings reflect different periods of the community's prosperity and decline, a wide assortment of local architectural styles and development practices and historic variations in the area's population. This diversity gives the Westside its distinct character and contributes to the history and identity of the larger community.

To record the district, the survey boundaries were refined to eliminate those blocks which had no historic or architectural resources. Typical examples of the architectural styles, all historical resources and representative streetscapes were photographed and documented. Maps were prepared showing the district boundaries and the location of contributing and non-contributing structures. These materials were reviewed by the members of the Historic Resources Advisory Board to insure the accuracy and sufficiency of the information collected. After the survey findings were certified by the Board as complete, the data were transcribed on Colorado Cultural Resource Inventory forms and forwarded to the Colorado Preservation Office, 1300 Broadway, Denver, Colorado. Locally, the Westside Intensive Survey materials and reports are on file with the City Planning Department and the Local History Division of the Penrose Public Library.

A SELECTED BIBLIOGRAPHY

Adams, Robert H. **White Churches of the Plains.** Boulder, Colorado: Colorado Associated University Press, 1970.

Adams, Robert H. **Architecture and Art of Early Hispanic Colorado.** Boulder, Colorado: Colorado Associated University Press, 1974.

American Life Foundation and Study Institute. **Victorian Architecture: Two Pattern Books by A.J. Bicknell and William T. Comstock.** The Athenaeum Library of Nineteenth Century America. Walkin Glen, New York: American Life Foundation and Study Institute, 1979.

Black, J. Thomas, Allan Borut and Robert Dubinsky. **Private-Market Housing Renovation in Older Urban Areas,** ULI Research Report #26. Washington, D.C.: Urban Land Institute, 1977.

Blumenson, John J.G. **Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600—1945.** Nashville, Tennessee: American Association for State and Local History, 1977.

Bock, John G. **In Red Rock Canyon Land.** Colorado Springs, Colorado: R & R Printing, n.d.

Bott, Anthony. "The Life and Reminiscences of Anthony Bott." Unpublished essay available at the City Planning Department, Colorado Springs, Colorado, n.d.

Bunnell, Gene. "The Interplay of Old and New." **Museum News,** September 1980, pp. 5—17.

Cafky, Morris. **Colorado Midland.** Denver, Colorado: World Press, 1965.

Chamber of Comerce. **History of Colorado City.** Colorado Springs, Colorado, n.d.

Chronic, Hulka. **Roadside Geology of Colorado.** Missoula, Montana: Mountain Press Publishing Company, 1980.

City of Colorado Springs. **Old Colorado City Historic Inventory.** Colorado Springs, Colorado: City Planning Department, 1976.

City of Oakland. **Rehab Right.** Oakland, California: City Planning Department, 1978.

Colorado City Commercial Club. **Colorado City: The Hub of the Pikes Peak Region.** Colorado City, Colorado, 1913.

Colorado City "Go Ahead Club." **Colorado City: Gem of the Foothills.** Colorado City, Colorado, 1906.

Colorado Historical Society and Colorado Land Use Commission. "Standards for Conducting Cultural Resource Surveys: Part I Historic and Architectural Structures and Districts." **Guidelines for Identification and Designation of Historical, Natural and Archaeological Resources.** Denver, Colorado: Colorado Historical Society, n.d.

Colorado Historical Society. **A Guide to Historic Architectural Styles.** Denver, Colorado: Colorado Historical Society, n.d.

Colorado Springs Middle School. **Historical Impression.** Colorado Springs, Colorado: Colorado Springs School, 1980.

Colorado Springs Police Department. **Colorado City: Its Peace Officers, Noted (and Notorious) Characters, etc.** Colorado Springs, Colorado, n.d.

Colorado Writers Project, American Guide Series. **Colorado: A Guide to the Highest State.** New York: Hasting House Publishers, 1941.

Conron, John P. **Sorroco: A Historic Survey.** Albuquerque, New Mexico: University of New Mexico Press, 1980.

Denver Art Museum. **Colorado and the American Renaissance, 1879—1917,** Ed. Marlene Chambers. Denver, Colorado: Denver Art Museum, 1980.

Directory of Colorado Springs, Manitou Springs and Colorado City, 1980. Colorado Springs, Colorado: S.N. Francis Publisher, 1890.

Echevarria, Evelio and Jose Otero, Eds. **Hispanic Colorado, Four Centuries: History and Heritage.** Fort Collins, Colorado: Centennial Publications, 1976.

Ellis, Amanda. **The Colorado Springs Story.** Colorado Springs, Colorado: The Dentan Printing Company, 1954.

Englert, Lorraine Baker. "First Three Plats of Colorado City." A presentation to the Historical Society of the Pikes Peak Region. August 21, 1951. Presentation text available at the City Planning Department, Colorado Springs, Colorado.

Englert, Lorraine Baker and Kenneth. "The Commissioner's Castle: The Story of El Paso County's Ten Courthouses." Unpublished essay available at the City Planning Department, Colorado Springs, Colorado, n.d.

Foster, Dora I. **Colorado Yesterdays.** Colorado Springs, Colorado: Dentan Printing Company, 1961.

Freed, Elaine and David Barber. **Historic Sites and Structures of El Paso County, Colorado.** Colorado Springs, Colorado: El Paso County Land Use Department, 1977.

Freed, Elaine. "A Brief History of El Paso County." Unpublished article available at City Planning Department, Colorado Springs, Colorado, n.d.

Hafen, LeRoy R. **Colorado and Its People: A Narrative and Topical History of the Centennial State, 4 vols.** New York: Lewis Historical Publishing Company, 1948.

Hall, Frank. **History of the State of Colorado, 4 vols.** Chicago, Illinois: The Blakely Printing Company, 1889—1895.

Hammet, Ralph W. **Architecture in the United States: A Survey of Architectural Styles Since 1776.** New York: John Wiley and Sons, 1976.

Hagerman, Percy. Personal Letter, January 15, 1936. Available in Local History Collection, Penrose Public Library.

Henderson, Bill. "Parting the Curtain." A presentation to the Eastside Rotary Club on the History of Colorado City, presentation text available at City Planning Department, Colorado Springs, Colorado, n.d.

Historical Society of the Pikes Peak Region. **The Pikes Peak Region: A Sesquicentennial History.** Ed. Harvey L. Carter. Colorado Springs, Colorado: Dentan Printing Company, 1956.

Howbert, Irving. **Memories of a Lifetime in the Pikes Peak Region.** New York: The Knickerbocker Press, 1926.

Hughes, David. **A Brief History of Reviving Old Colorado City.** Vol. I: **Tales of Old Colorado City.** Colorado Springs, Colorado: By the Author, 6 North 24th Street, 1978.

Kitch, John and Kitch, Betsy. **Woodmen Valley: Stage Stop to Suburb.** Palmer Lake, Colorado: Filter Press, 1970.

Landmarks Council of the Pikes Peak Region. **Pilgrimage into the Past.** Eds. Mary E. Burgess and Ruth Shaw. Colorado Springs, Colorado: Penrose Public Library, 1978.

Larson, H. Kay Brander. **Valley of the Fountain.** Fountain, Colorado: The Shopper Press, 1969.

Lipsey, John J. "Hagerman Builds the Midland." **The Denver Westerners Monthly Roundup,** December 1954, pp. 8—20.

Lipsey, John J. "How Hagerman Sold the Colorado Midland in 1890." **The Denver Westerners Monthly Roundup,** May 1956, pp. 6—15.

Maas, John. **The Victorian Home in America.** New York: Hawthorn Books, 1972.

Mavis, John. **Des Moines' Heritage: A Survey of Significant Architecture.** Des Moines, Iowa: Des Moines Plan and Zoning Commission, 1976.

McKee, Harley J. **Amateur's Guide to Terms Commonly Used in Describing Historic Buildings.** New York: Society for Preservation of Landmarks in Western New York, 1967; Revised 1970.

Oni's, Jose' de, Ed. **The Hispanic Contribution to the State of Colorado.** Boulder, Colorado: Westview Press, Inc., 1976.

Ormes, Manly Dayton and Eleanor R. Ormes. **The Book of Colorado Springs.** Colorado Springs, Colorado: Dentan Printing Company, 1976.

Panek, Roger T. **American Architectural Styles: 1600—1940.** Dover, Massachusetts: Architectural Styles, 1976.

Poppeliers, John S., Allen Chambers and Nancy B. Schwartz. **What Style Is It?** Washington, D.C.: Preservation Press, 1977.

Pueblo Area Council of Governments. **Urban Conservation, Historic Preservation, Pueblo.** Pueblo, Colorado: Pueblo Regional Planning Commission, n.d.

Rifkind, Carole. **A Field Guide to American Architecture.** New York: New American Library, 1980.

Sargent and Rohrabacher. **Fortunes of a Decade.** Colorado Springs, Colorado: **Evening Telegraph,** 1900; reprint Colorado Springs, Colorado: Old Time Publisher's Company, 1979.

Seely, Harold and Smith, Dorothy E. **A History of the El Paso County Pioneers Association.** Colorado Springs, Colorado: Pioneers Museum, 1976.

Seibel, Harriet. **A History of the Colorado Springs Schools, District No. 11.** Colorado Springs, Colorado: Century One Press, 1975.

Sprague, Marshall. **Newport in the Rockies: The Life and Good Times of Colorado Springs.** Chicago, Illinois: Swallow Press, 1961.

Sprague, Marshall. **Colorado: A Bicentennial History.** New York: W.W. Norton and Company, Inc., 1976.

Stoehr, C. Eric. **Bonanza Victorian: Architecture and Society in Colorado Mining Towns.** Albuquerque, New Mexico: University of New Mexico Press, 1975.

Stone, Wilbur Fiske, Ed. **History of Colorado, 4 vols.** Chicago, Illinois: S.J. Clarke Publishing Company, 1918.

Taylor, Ralph C. **Colorado, South of the Border.** Denver, Colorado: Sage Books, 1963.

Town of Colorado City, Colorado. **Ordinances of the Town of Colorado City.** (1896).

Whiffen, Marcus. **American Architecture Since 1780: A Guide to the Styles.** Cambridge, Massachusetts: M.I.T. Press, 1969.

West Colorado Springs Commercial Club. **Old Colorado City.** Colorado Springs, Colorado, n.d.