



430 North Weber Avenue



221/223 East Saint Vrain Street



219 East Saint Vrain Street



429 North Nevada Avenue

## Historical Resource Assessment Report

Four Properties along East St Vrain Street

Colorado Springs, Colorado

November 20, 2025

Prepared for:

Colorado Springs Schools District 11

1115 N El Paso St.

Colorado Springs, CO, 80903

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## Executive Summary

In 2024, Colorado Springs School District 11 embarked on an ambitious plan to re-envision education and transform Palmer High School. A master plan was developed to address the needs of the school, students, staff, community within the downtown context. The final master plan creates a safer and more unified Palmer High School campus by consolidating its currently fragmented layout that require students and staff to cross multiple busy intersections daily to get to athletic classes and programs.<sup>1</sup>

Phase I of the master plan is currently under construction with an addition and renovation to the main academic building. The four residential properties that are the subject of this historic assessment reside on the north edge of the Palmer High School Master Plan boundary and may be affected by Phase II of the master plan in the future. The District has requested this report in order to support future decision-making concerning Phase II of the Palmer High School master plan while recognizing the historic significance of the adjacent North Weber Street–Wasatch Historic Residential District.

RTA Architects has prepared this historic resource assessment report for Colorado Springs School District 11 to evaluate four residential properties owned by the District along East St. Vrain Street adjacent to Palmer High School. These four residential properties were built between 1894 and 1901. Three of the properties are within the southern boundary of the North Weber Street–Wasatch Historic Residential District. This historic district has been listed on the National Historic Register since 1985, at that time having 531 structures within the district boundary including 32 non-contributing sites.<sup>2</sup> This historic residential district characterizes a cohesive representation of middle- and upper-middle class residential development of early Colorado Springs.

The listing of a property or neighborhood on the National Register does not place restrictions on what a non-federal owner may do with their property unless the property is involved in a project that receives Federal assistance.<sup>3</sup> A state or local government may recognize historic properties or districts within their jurisdiction to further protect historic or culturally significant properties that may not be accepting federal assistance. The North Weber Street-Wasatch Historic Residential District is not zoned as a historic district by the City of Colorado Springs. All four of the subject properties are zoned as high density multi-family residential use (R-5).

This report evaluates the historic significance of each of the four subject properties at 430 North Weber Ave, 221/223 East Saint Vrain Street, 219 East Saint Vrain Street and 429 North Nevada Avenue. As a result of this study the subject properties do not appear eligible for historic designation on their own at the federal level. In addition, moving or demolishing these houses would not diminish the historic significance of the North Weber Street–Wasatch Historic Residential District or threaten the removal of the district from the National Register of Historic Places.

## Evaluation Criteria

The properties were evaluated using integrity thresholds and eligibility criteria for listing in the National Register of Historic Places. The field methods and analysis are based on guidance from the National Park Service for evaluating potential historic resources; and an identification of physical features and historic integrity ascertained during the site visit and through building records. This report was prepared using sources related to the history and development of the properties and surrounding areas. The following sources were consulted:

- Building Permits
- El Paso County Assessors Database
- City of Colorado Springs SpringsView
- Local photo and newspaper article databases
- Sanborn Fire Insurance Maps
- Colorado Springs City Directories

To be eligible for listing in the National Register, a resource must possess significance in American history and culture, architecture or archaeology. The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.  
(Criterion D addresses potential archaeological resources which is outside the scope of this study.)

In addition to meeting any or all of the National Register designation criteria listed above, properties nominated must also possess historic integrity. Historic integrity is the ability of a property to convey its significance and is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”<sup>4</sup>

Research, field inspection, and analysis were performed by Christine Costa, AIA. Christine meets the Secretary of the Interior’s Professional Qualifications Standards in Historic Architecture.

<sup>1</sup> RTA Architects and Perkins Eastman, *Palmer High School Master Plan* (May 2025).

<sup>2</sup> Abele, Kaufmann, Urbanowski, and Messinger, *North Weber–Wasatch NRHP Nomination* (1985).

<sup>3</sup> *National Historic Preservation Act* (NHPA), 54 U.S.C. §§ 300101–320303; Exec. Order 11593.

<sup>4</sup> U.S. Dept. of the Interior, NPS, *National Register Bulletin 16* (1997).

## History and Description of Surround Area

The North Weber Street–Wasatch Historic Residential District lies immediately north of the downtown core of Colorado Springs and encompasses a collection of residential properties that reflect the city’s residential growth from the 1880s through the early decades of the twentieth century. The district was designated for its architectural and historical significance as a cohesive representation of middle- and upper-middle-class residential development during Colorado Springs’ formative years. Its period of significance generally spans from the establishment of the earliest homes in the late nineteenth century through the mid-1930s, when the area was largely built out.

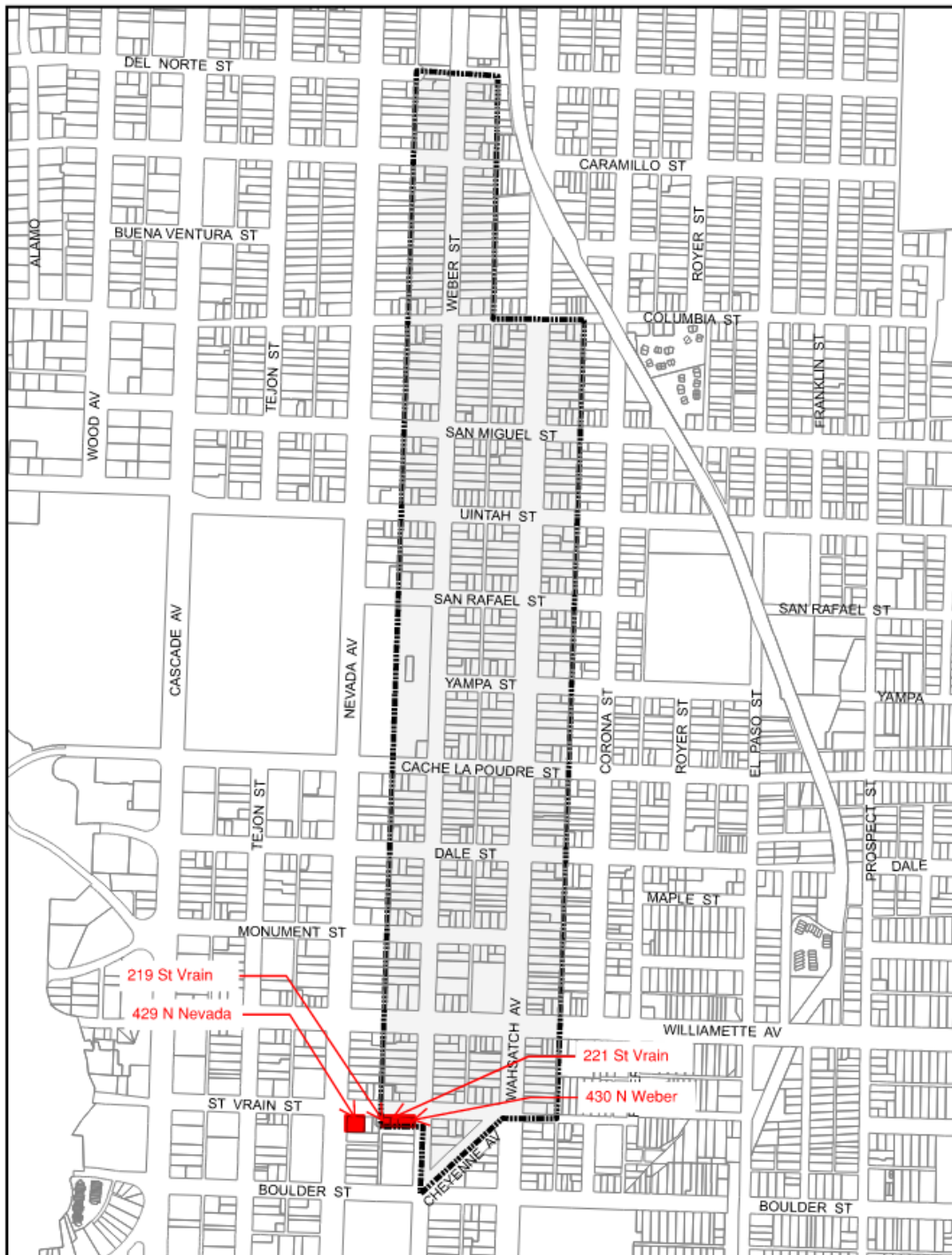
The neighborhood developed as the city prospered from the nearby mining industry and the arrival of the railroad, both of which brought new residents and economic growth. During this time, professionals, merchants, and civic leaders built substantial homes in the area, establishing it as a desirable residential enclave near the city center. The district illustrates the patterns of settlement associated with Colorado Springs’ early urban expansion and demonstrates how residential development spread outward from the commercial and civic core.

Architecturally, the district contains a representative mix of late-nineteenth and early-twentieth-century styles and forms. Prominent examples include Victorian-era Queen Anne and Folk Victorian houses, early twentieth-century Colonial Revival and Tudor Revival designs, and vernacular interpretations of the American Foursquare and Craftsman styles. This range of designs illustrates changing architectural tastes and building practices over several decades and provides a visual record of the neighborhood’s long-term development. Streetscapes are unified by consistent setbacks, mature street trees, and the city’s rectilinear grid plan, while historic outbuildings such as carriage houses and early garages reinforce the district’s residential character.<sup>1</sup>

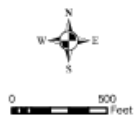
The North Weber Street–Wasatch Historic Residential District was designated because it meets established criteria for both its association with the historical development of Colorado Springs and its architectural significance as a cohesive collection of late-nineteenth and early-twentieth-century residences. It conveys the lifestyle and aspirations of the city’s growing middle and upper-middle classes during a period of civic and economic expansion.

The properties under study are situated along the southern edge of the district, where the historic residential fabric once transitioned gradually toward the commercial core. Today, that transition is more abrupt, with a Palmer High School parking lot directly adjoining the property’s southern lot line.

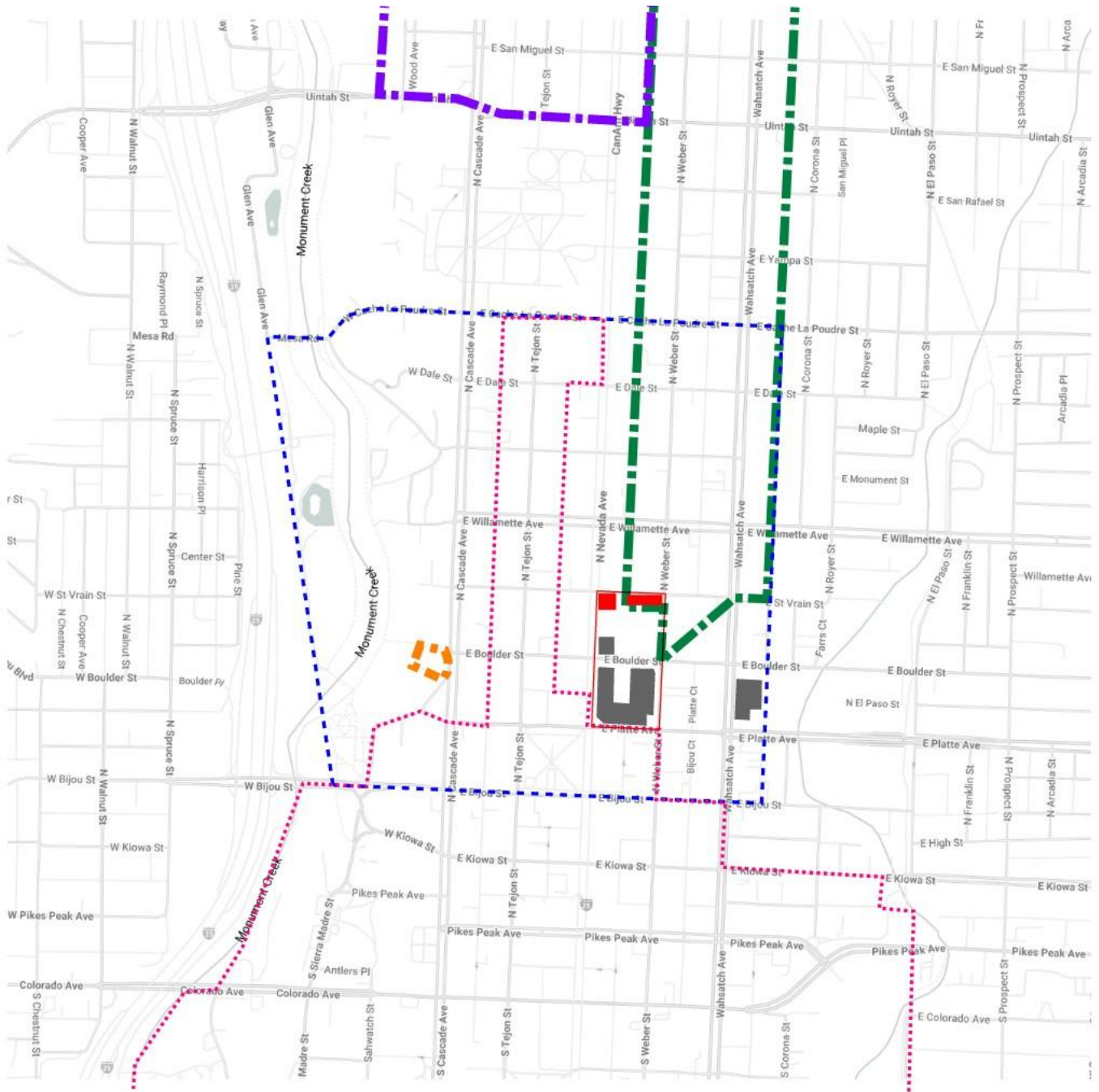
<sup>1</sup> Abele, Kaufmann, Urbanowski, and Messinger, *North Weber–Wasatch NRHP Nomination* (1985).



City of Colorado Springs  
**North Weber Street /  
 Wahsatch Avenue  
 National Register  
 Historic District**



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**COMPILED HISTORIC, NEIGHBORHOOD AND ZONING BOUNDARIES MAP**  
NOT TO SCALE

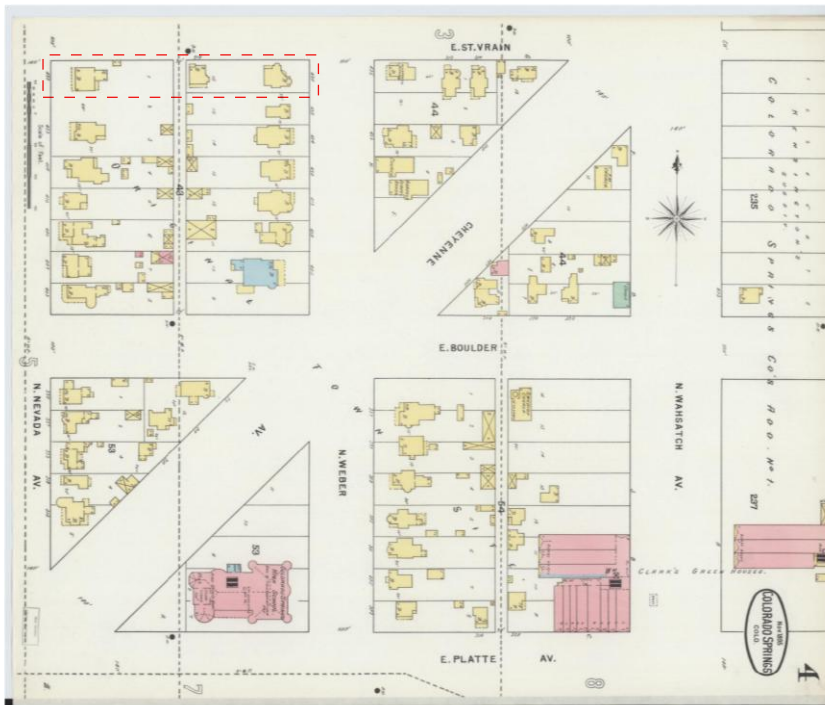


- Subject St Vrain Properties
- Palmer High School structures

- — — — — North Weber-Wasatch National Register Historic District Boundary
- — — — — North End National Register / Local Zoned Historic District Boundary
- — — — — Boulder Crescent National Register Historic District Boundary
- - - - - Historic Uptown Neighborhood Association Boundary
- . . . . . Downtown Colorado Springs Form Based Code Boundary
- — — — — Palmer High School Master Plan Boundary

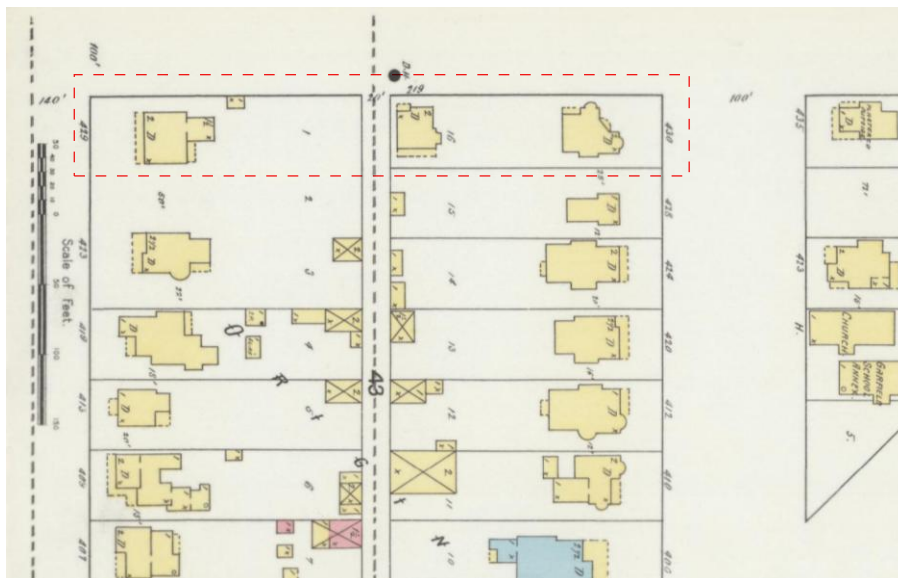
## Historic Maps and Aerial Photographs

- 1895 – Sanborn Fire Insurance Map, Colorado Springs – Area 4 – Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA



1895 – Sanborn Fire Insurance Map – Area 4 – Enlarged to Show St Vrain

Note: 221/223 St Vrain Street has not been constructed at this time and the additions to 429 North Nevada and 430 North Weber have not been constructed.



1900 – Sanborn Fire Insurance Map, Colorado Springs – Area 4 - Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA



1900 – Sanborn Fire Insurance Map – Area 4 – Enlarged to Show St Vrain



1907 – Sanborn Fire Insurance Map, Colorado Springs – Area 32 - Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA



1907 – Sanborn Fire Insurance Map – Area 32 – Enlarged to Show St Vrain

Note: 221/223 St Vrain Street is now constructed, and additions have been built onto 429 N Nevada and 430 N Weber.





Image Number 013-A1905– Pikes Peak Library District Digital Collection - Stewarts Commercial Photographers, 1967



Image Number 013-A1897 – Pikes Peak Library District Digital Collection - Stewarts Commercial Photographers, 1967

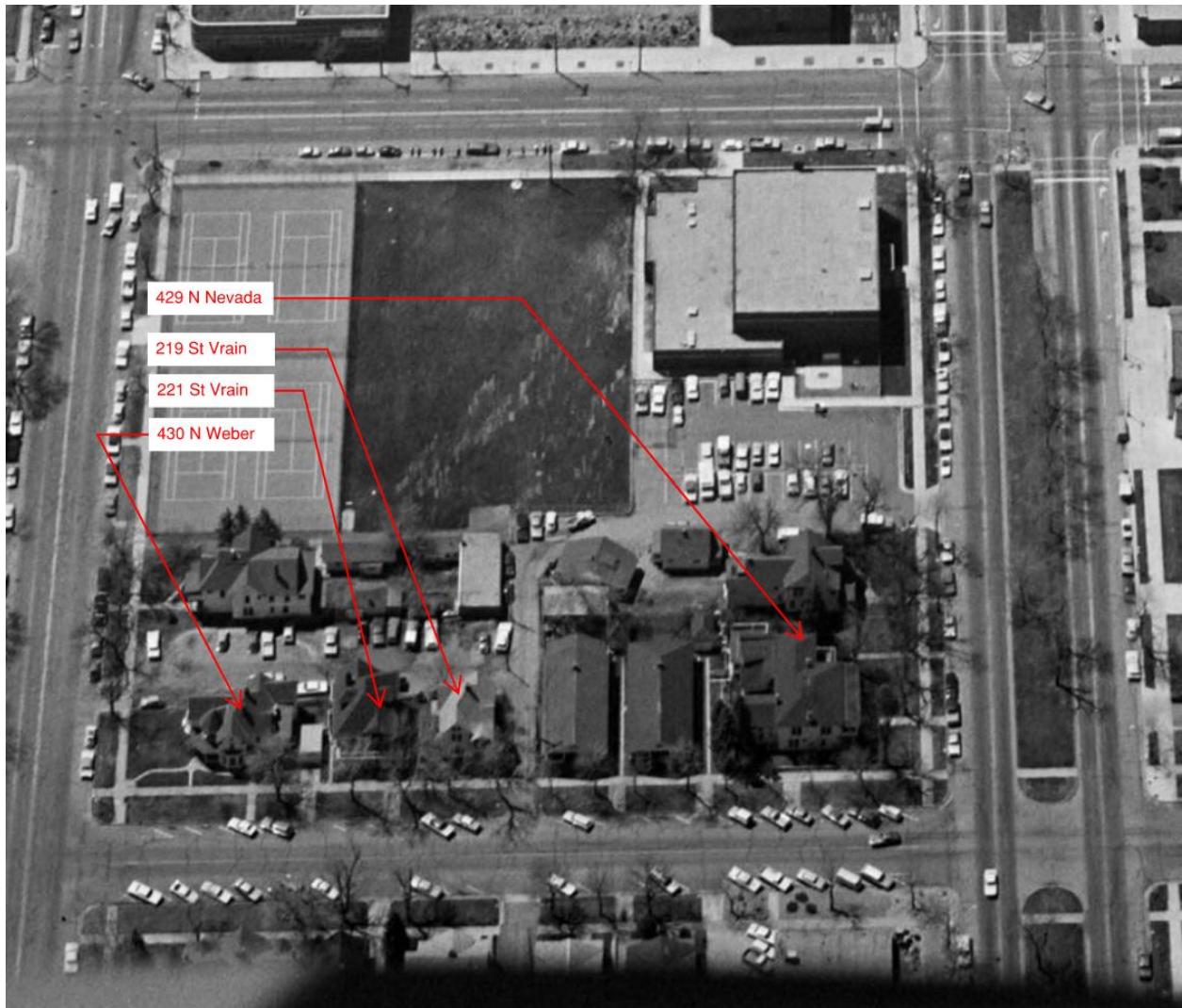


Image Number 013-A3101, cropped to show subject properties,— Pikes Peak Library District Digital Collection - Stewarts Commercial Photographers, 1973



Image Number 013-A3745, cropped to show subject properties,— Pikes Peak Library District Digital Collection - Stewarts Commercial Photographers, 1977

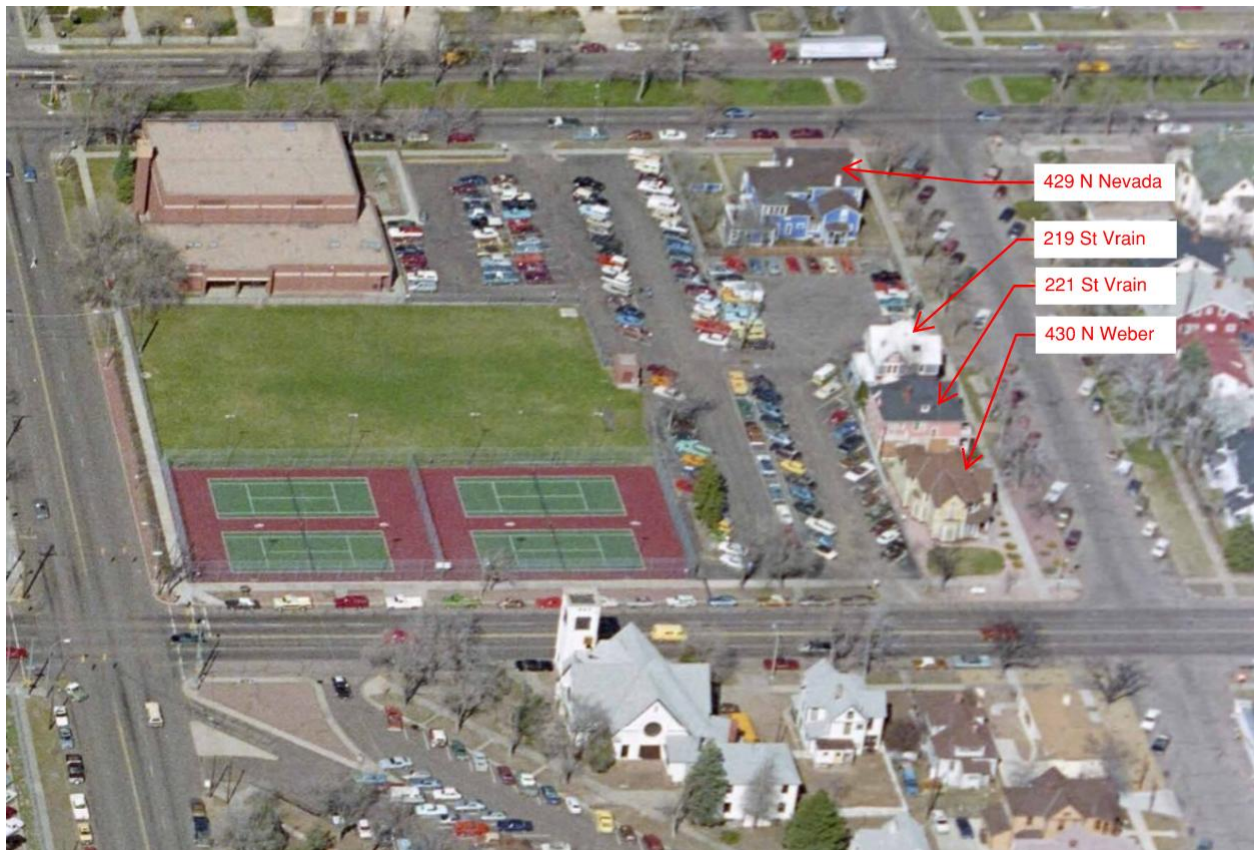
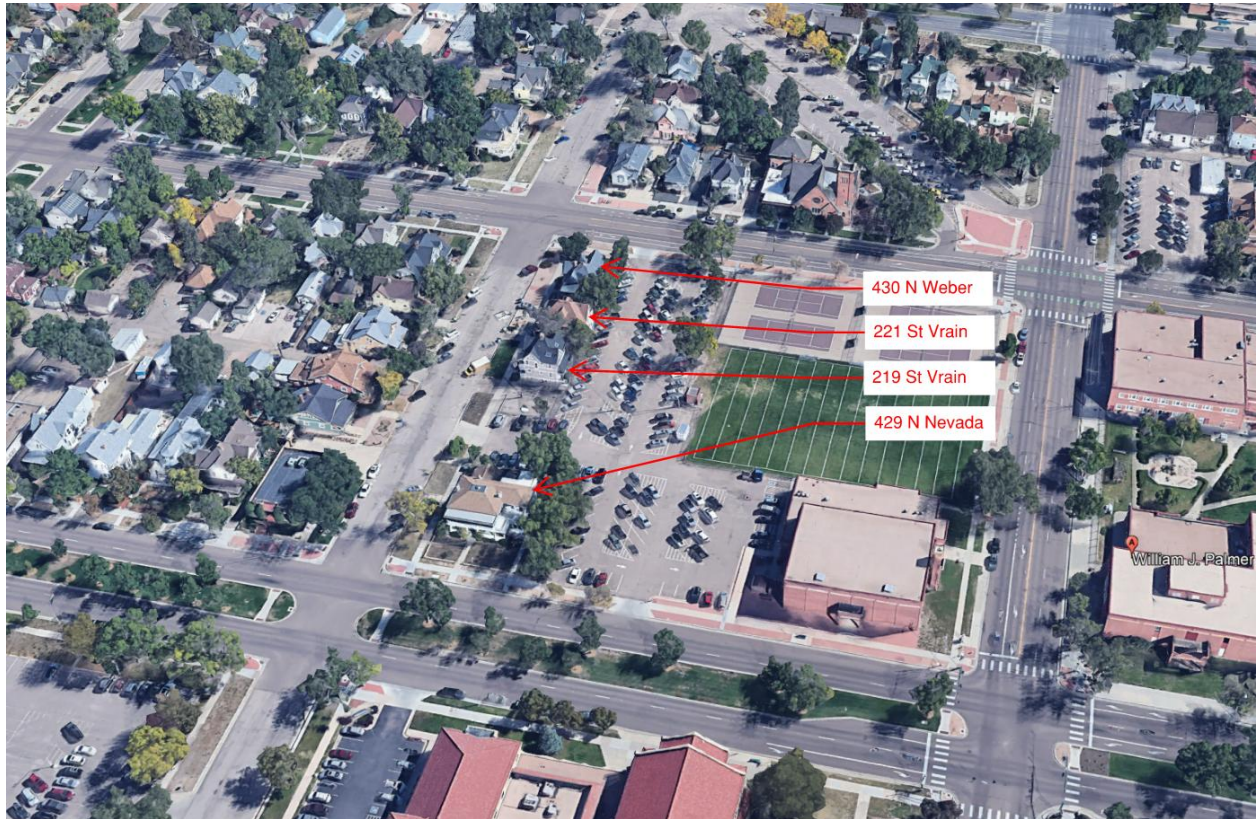


Image Number 013-A5183, cropped to show subject properties,— Pikes Peak Library District Digital Collection - Stewarts Commercial Photographers, 1987



Google Earth View, 2025



Google Earth View, 2025



Google Earth View, 2025



View of properties from St Vrain and North Weber Street looking south west.



View of properties from St Vrain and North Weber Street looking south west.



View of properties from Palmer High School parking lot looking north



### I. Building Description and Data

Property Name: Wayand Residence

Address: 430 North Weber Street, Colorado Springs, CO

Date of Construction: 1894

Architectural Style: Victorian Eclectic (Queen Anne influenced)

Original Use: Single-family residence

Current Use: Multi-family (four units)

Condition: Good to Fair

Integrity: Moderate

### II. Historical Context and Designation

In 1985 the Weber-Wahsatch Historic District was added to the National Register of Historic Places with 430 North Weber identified as a contributing property. Located at the southern boundary edge of the North Weber-Wahsatch Historic District, this house reflects the district's history of middle-class residential development during Colorado Springs' turn-of-the-century growth.<sup>1</sup> The property sits directly adjacent to a paved parking lot to the south serving Palmer High School. While its primary contribution to the district today lies in its visual presence at the corner of North Weber and St. Vrain Street, in many ways, the house itself functions as a physical buffer between the historic neighborhood and the parking lot to the south.

### III. Architectural description

Situated on the corner of North Weber Street and East St. Vrain Street, 430 North Weber is a two-story, wood-frame Victorian Eclectic (Queen Anne-influenced) dwelling on a raised foundation. The asymmetrical main block presents a cross-gabled roof sheathed in composition shingles with wide boxed eaves and a central interior brick chimney. Exterior walls are clad in horizontal wood lap siding with shingle panels (diamond/fish-scale pattern) in the upper wall zones and gable fields. A continuous belt at the second-floor level visually separates the siding and shingles.

The east elevation is anchored by an entry porch that turns the north elevation. The porch has a low hipped roof, plain wood soffits, simple Tuscan posts, and square-section balustrades; the porch deck appears to be a later resurfacing. Centered above the porch at the northeast corner is a distinctive two-story corner bay that opens on the second level to a recessed, semicircular balcony beneath a hexagonal roof capped with a finial, a key Queen Anne feature. Flanking the entry are shallow polygonal bays with shingled aprons and tall window openings. Gable ends carry shingled infill, small attic windows, and modest eave detailing.

Window openings throughout the historic block are tall and vertically proportioned; most appear to be one-over-one double-hung sash set within wide, molded wood casings. Many units are vinyl

replacements installed in original openings. The remaining elevations continue the mix of clapboard and shingle cladding, with additional projecting bays.

The home appears to have had two additions built onto the original structure. One addition appears to have taken place between 1900 and 1907, soon after its original construction. This is seen in the building footprints shown in the Sanborn Fire Insurance Maps and the exterior of this addition closely matches the style of the original structure. A second two story addition at the west elevation appears to have been built sometime after WWII but before 1967 when it was photographed showing the addition in place. This addition has a low shed roof and clapboard siding that does not match the mixed siding of the original structure. Windows in the later addition are single pane aluminum frame sliding windows popular at the turn of the century.

It is unclear when the home was divided into four separate units. The renovation from a single-family home to multi-family units does not detract from the historic significance of the property because of the age of the renovation. Interior character defining features are lacking in this structure. Units have a variety of door types, modern carpet or vinyl flooring and painted trim and moldings throughout. No fireplace remains but most of the interior window and door trim exhibits the square head casing with stacked cap moldings, fluted side jambs, and bull's-eye rosette corner blocks typical of the Queen Anne era.

#### **IV. Condition Assessment**

Many of the windows appear to be vinyl replacement windows with a few original wood windows intact in the original structure. The clapboard siding looks to be in good to fair condition with some areas of deterioration but overall stable. It received exterior paint in 2015. The building envelope appears stable and generally in fair-to-good condition. The roof is clad with composition shingles that appear evenly laid with no visible sagging or open seams; flashing and underlayment were not observable and should be verified during routine maintenance. Exterior wood lap siding are largely intact with localized weathering at corners and eaves.

The wraparound one-story porch and the recessed second-story semicircular balcony remain in place with posts, rails, and soffits intact. Window and door openings retain their historic proportions. Sash are a mix of original one-over-one wood units, aluminum frame slider units and vinyl replacements. Boxed eaves, bargeboards, and shingled trim are present and generally sound, with isolated minor deterioration at exposed edges. Continuous gutters and downspouts are installed on most elevations. Overall, the primary structure and envelope convey good serviceability with a manageable backlog of typical wood-frame maintenance. In order to fully identify repair costs for maintenance of the structure and its mechanical, plumbing and electrical systems, a building inspection is recommended by a licensed building inspector.

#### **V. Significance Evaluation**

Significance: The property is evaluated against National Register of Historic Places eligibility criteria:

Criterion A: (associated with events or patterns of development)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development "...A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well." <sup>2</sup>

430 North Weber Street was constructed during a period of widespread residential development as described in the North Weber-Wahsatch Historic District nomination form. An individual example of residential development in this historic district, 430 North Weber Street on its own does not have an important association with the development patterns in the area, but rather was a part of the general residential development of the area that characterizes the neighborhood. The home reflects trends in residential development for the time, however, it does not represent an important association with the

development patterns in and of itself. It did not have an important impact on local, state or national history and therefore does not meet the established eligibility standards for listing under Criterion A.

**Criterion B: (association with an important person)**

According to the guidance from the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.<sup>2</sup>

Lawrence C. Wayand, the first resident of 430 North Weber, appears to have been a locally active broker/promoter in the Cripple Creek era, but not a figure whose accomplishments are broadly recognized as individually significant at the local, state, or national level. Moreover, we do not yet have documentary proof of a strong, sustained association between his peak professional achievements and this specific property. Therefore, 430 North Weber Street is not eligible for listing under Criterion B.

**Criterion C: (architectural merit or work of a master architect)**

According to guidance from the National Park Service, to be eligible under Criterion C, a building must clearly contain enough of the "distinctive characteristics" to be considered a true representative of the style or type. Buildings eligible for artistic merit must embody the distinctive characteristics or a type, period, or method of construction, and they must possess high artistic value. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.<sup>2</sup>

430 North Weber Street is a late-19th-century Victorian Eclectic (Queen Anne–influenced) dwelling that displays period-typical features executed in a vernacular manner with largely stock millwork and detailing. While the primary elevations retain good legibility, alterations such as the mid-century west addition, mixed replacement windows, porch resurfacing, and interior subdivision to four units diminish the overall unity of design and workmanship expected of a high-style exemplar. No documentation has been found linking the house to a master architect or builder, and the design does not demonstrate the level of originality or integrated ornament that would convey high artistic value. Therefore, 430 North Weber Street is not eligible for listing under Criterion C.

**Criterion D: Archaeology**

Not assessed; Archaeology is outside the scope of this study.

**VI. Conclusion**

430 North Weber Street is a late-nineteenth-century Victorian Eclectic dwelling that retains the principal character-defining features of its period. The building's exterior reads clearly from the public right-of-way and appears stable and in fair-to-good condition. Integrity is weakened by a two-story west addition from the mid-twentieth century, scattered window and door replacements, and the interior subdivision into four rental units, which diminish unity of design and workmanship at the plan level. Taken together, the property is best understood as a contributing resource to the North Weber Street–Wasatch Historic Residential District rather than an individually eligible listing in the National Register. Given the size of the Historic District and the property's isolation across St. Vrain Street from the main concentration of historic resources, its removal from the boundary would not jeopardize the district's listing on the National Register of Historic Places.

<sup>1</sup> Abele, Kaufmann, Urbanowski, and Messinger, *North Weber–Wasatch NRHP Nomination* (1985).

<sup>2</sup> U.S. Dept. of the Interior, NPS, *National Register Bulletin 15* (1995).

## VII. Photographs of Resource



*Image Number 360-303, Pikes Peak Library District Digital Collection - Haverkorn, Dwight, 2007*  
**North façade in 2007**



*Image Number 360-304, Pikes Peak Library District Digital Collection - Haverkorn, Dwight, 2007*  
**North façade in 2007**

The following images were taken in July 2025 for this report.



**North/East façade**



**East façade**



**North façade - addition to the west estimated to have been constructed post WWII to 1967 based on aluminum single pane sliding windows and presence of addition in 1967 photography**



**West façade - showing detached garage, 1900s and mid-century additions**



**South West façade – showing 1900s two story addition to the original structure**



**South façade from Palmer High School parking lot**



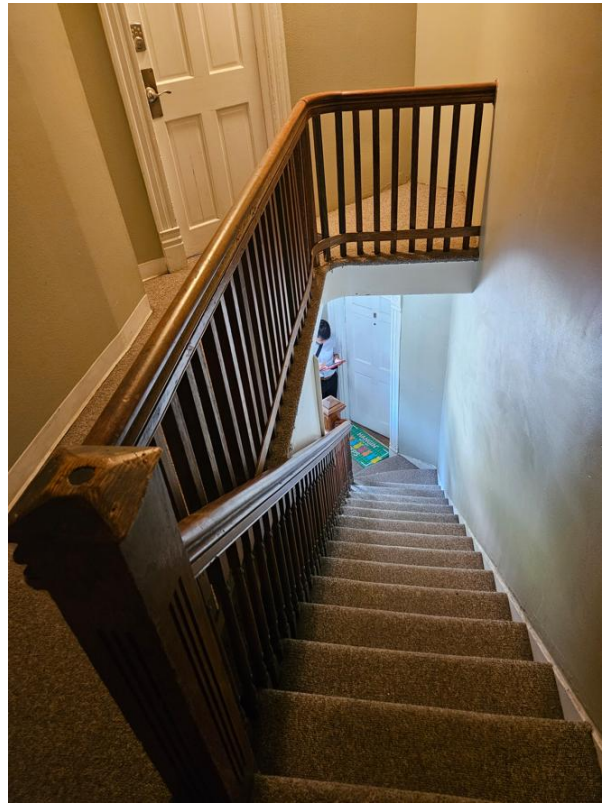
**North façade detail**



**Turret, finial and chimney detail**



**Entry Hall & Stair / Unit Access**



**1<sup>st</sup> floor Unit interior**



**2<sup>nd</sup> floor unit interior**

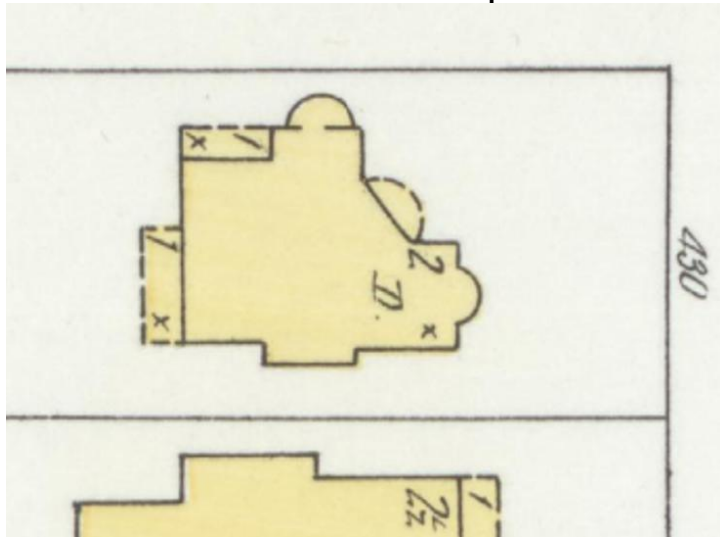


**Vinyl replacement windows**

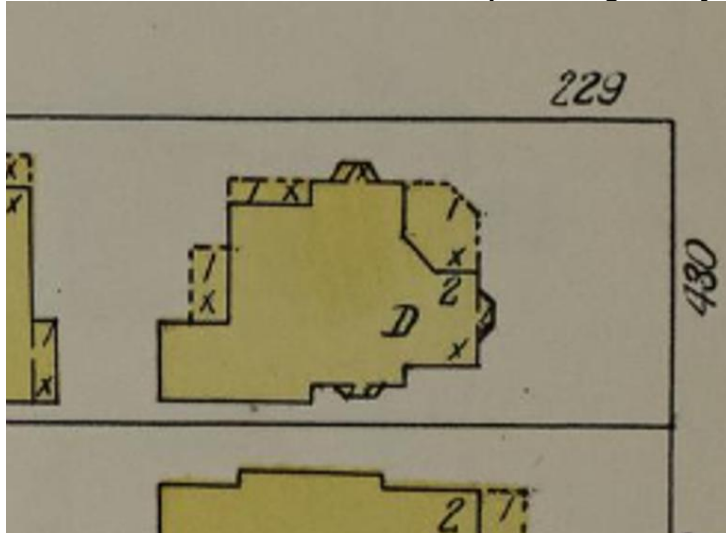


**Aluminum windows at mid-century addition**

**From 1895 Sanborn Fire Insurance Map:**



**From 1907 Sanborn Fire Insurance Map showing 2 story building addition at south west corner:**



**Google Earth view showing current building footprint with mid-century addition and detached garage on west side:**





### I. Building Description and Data

Property Name: Korsmeyer Residence  
 Address: 221/223 East St Vrain Street, Colorado Springs, CO  
 Date of Construction: 1901 (county assessor shows this as 1905)  
 Architectural Style: American Foursquare with Colonial Revival and Queen Anne influences  
 Original Use: Single-family residence  
 Current Use: Multi-family residence (five units)  
 Condition: Fair  
 Integrity: Compromised

### II. Historical Context and Designation

In 1985 the Weber-Wahsatch Historic District was added to the National Register of Historic Places with 221 St Vrain identified as a contributing property. Located at the southern boundary edge of the Weber-Wahsatch Historic District, this house reflects the district's history of middle-class residential development during Colorado Springs' turn-of-the-century growth. Façade alterations in 2015 have compromised its historic integrity and reduced its ability to contribute fully to the district's character. The property sits directly adjacent to a paved parking lot to the south serving Palmer High School. While its primary contribution to the district today lies in its visual presence along St. Vrain Street, in many ways, the house itself functions as a physical buffer between the historic neighborhood and the parking lot to the south.

### III. Architectural description

This two-story, wood-frame residence was constructed in 1901 in the American Foursquare form with strong Late Victorian and Colonial Revival influences. The house displays the characteristic square massing, two-story height, and hipped roof with a projecting front-facing gable. The exterior is clad in horizontal wood lap siding with corner boards, resting on a raised foundation. The steeply pitched hipped roof features a dominant projecting off-set gable on the façade, containing a pair of small windows topped by diamond-pane transoms, decorative elements that reflect Victorian-era detailing. The north façade has a central front porch stair layout flanked by evenly spaced windows and doors, consistent with Colonial Revival influences. Because of the asymmetrical gable at the main façade it may also be categorized as Victorian Eclectic. This is a catch-all term for a period of transition when architects and builders were drawing from many different styles. 49% of the contributing structures within the North Weber-Wahsatch Historic District are considered Victorian Eclectic while 11% are American Foursquare.<sup>1</sup>

Prior to 2015 the house featured a full-width, two-story front porch with turned wood posts and balustrades. The porches were accessible to the first and second stories and emphasized the home's verticality and balanced composition. Due to the removal and replacement of the front porch in 2015 the property's historic integrity has been compromised and its ability to contribute to the historic district is diminished.

It is unclear when the home was divided into five separate units but it is likely to have happened prior to 1940 due to the presence of 5 panel interior doors and extensive molding and trim throughout the units. Many areas of the units have original wood floors of pine, douglas fir and oak. The renovation from a single-family home to multi-family units does not detract from the historic significance of the property because of the age of the renovation.

The fireplace remains in the west side lower unit and appears to have the original "Victorian mottled tile" surround and iron hearth insert popular across the United States at the turn of the century. Some tiles are missing or cracked and the painted mantle does not appear to be of the Victorian era.

Most of the windows are original wood double hung sash windows in fair to poor condition with an aluminum storm window/screen attached to the outside. The decorative diamond-pane windows are original and occur at the north and south gable ends as well as above the main living room window and stairwell window. The south gable end diamond window glass has been painted over. Vinyl siding has replaced the clapboard siding at the lower level on the south and east facades and at the replaced porch elements

The 1907 Sanborn Fire Insurance Map describes the footprint of the house and its porch areas as they exist today. It does not appear that any significant modifications were done to the exterior until 2015. In 2015 a permit was issued by Pikes Peak Regional Building Department for the removal and replacement of the historic two-story front porch and second floor east balcony. It was replaced with a non-historic single-story porch construction featuring 6x6 square posts, modern railings, and a simplified shed-style roof. At that time, the second-story porch door was also removed, and the opening was infilled. The 2<sup>nd</sup> floor balcony railing at the south east corner of the house was also replaced with a new non-historic railing. These alterations significantly reduced the architectural integrity.

#### **IV. Condition Assessment**

Most windows appear to be the original wood double-hung sash; many show deteriorated sills and lower rails, open joints, failing glazing putty, and deferred coatings. Aluminum storm panels are mounted to the exterior; several fit poorly and likely trap moisture at the woodwork. The brick chimney is in poor condition with extensive mortar loss at the upper courses. Clapboard siding and wood trim exhibit cupping, impact damage, and open joints, and exterior paint failure suggests coatings were applied over compromised substrates rather than after proper wood repair. Gutters and downspouts are present but vegetation, flat grading, and an uncovered basement areaway concentrate water at the walls. Foundation masonry visible at the areaway is weathered and in need of repointing. In order to fully identify repair costs for maintenance of the structure and its mechanical, plumbing and electrical systems, a building inspection is recommended by a licensed building inspector.

#### **V. Significance Evaluation**

Significance: The property is evaluated against National Register of Historic Places eligibility criteria:

Criterion A: (associated with events or patterns of development)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development...*A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well.*<sup>2</sup>

221/223 East St Vrain Street was constructed during a period of widespread residential development as described in the Weber-Wahsatch Historic District nomination form. An individual example of residential development in the WWHS, 221/223 East St Vrain Street on its own does not have an important association with the development patterns in the area, but rather was a part of the general residential development of the area that characterizes the neighborhood. 221,223 East St Vrain Street reflects trends in residential development for the time, however, it does not represent an important association

with the development patterns in and of itself. It did not have an important impact on local, state or national history and therefore does not meet the established eligibility standards for listing under Criterion A.

**Criterion B: (association with an important person)**

According to the guidance from the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.<sup>2</sup>

There are records of Adele Korsmeyer living at this residence but this person would not be characterized as a significant person to the history of Colorado Springs. This research did not find any other persons living at this residence that have significance in local, state or national history. Therefore, 221,223 East St Vrain Street is not eligible for listing under Criterion B.

**Criterion C: (architectural merit or work of a master architect)**

According to guidance from the National Park Service, to be eligible under Criterion C, a building must clearly contain enough of the "distinctive characteristics" to be considered a true representative of the style or type. Buildings eligible for artistic merit must embody the distinctive characteristics or a type, period, or method of construction, and they must possess high artistic value. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.<sup>2</sup>

The architect for 221/223 East St Vrain Street is unknown. This property was not identified as architecturally significant in Weber-Wahsatch Historic District nomination form, only listed as a contributing property based on its age and condition at the time. Because of the renovations it is also no longer an excellent example of American Foursquare or Victorian Eclectic design. Therefore, 221,223 East St Vrain Street is not eligible for listing under Criterion C.

**Criterion D: Archaeology**

Not assessed; Archaeology is outside the scope of this study.

**VI. Conclusion**

The Korsmeyer Residence at 221/223 East St Vrain remains a recognizable historic house that contributes visually to the Weber-Wahsatch Historic District streetscape, but alterations and deterioration have compromised its integrity. On its own, it would not be eligible for National Register listing. Its significance today lies in its contextual presence at the district's southern boundary, where it serves as both a historic resource and a physical buffer between the neighborhood and adjacent non-historic development. Given the size of the Historic District and the property's isolation across St. Vrain Street from the main concentration of historic resources, its removal from the boundary would not jeopardize the district's listing on the National Register of Historic Places.

<sup>1</sup> Abele, Kaufmann, Urbanowski, and Messinger, *North Weber–Wasatch NRHP Nomination* (1985).

<sup>2</sup> U.S. Dept. of the Interior, NPS, *National Register Bulletin 15* (1995).

## VII. Photographs of Resource



*Image Number 360-323, Pikes Peak Library District Digital Collection - Haverkorn, Dwight, 2007*  
**North façade prior to 2015 porch replacement**

**The following images were taken in July 2025 for this report:**



**North primary façade**



**South façade - showing vinyl siding at lower level**



**West façade**



**East façade – partial showing vinyl siding and replacement porch detail**



**East façade – partial showing vinyl siding below with clapboard siding above**



**South Façade chimney and siding/trim condition detail**



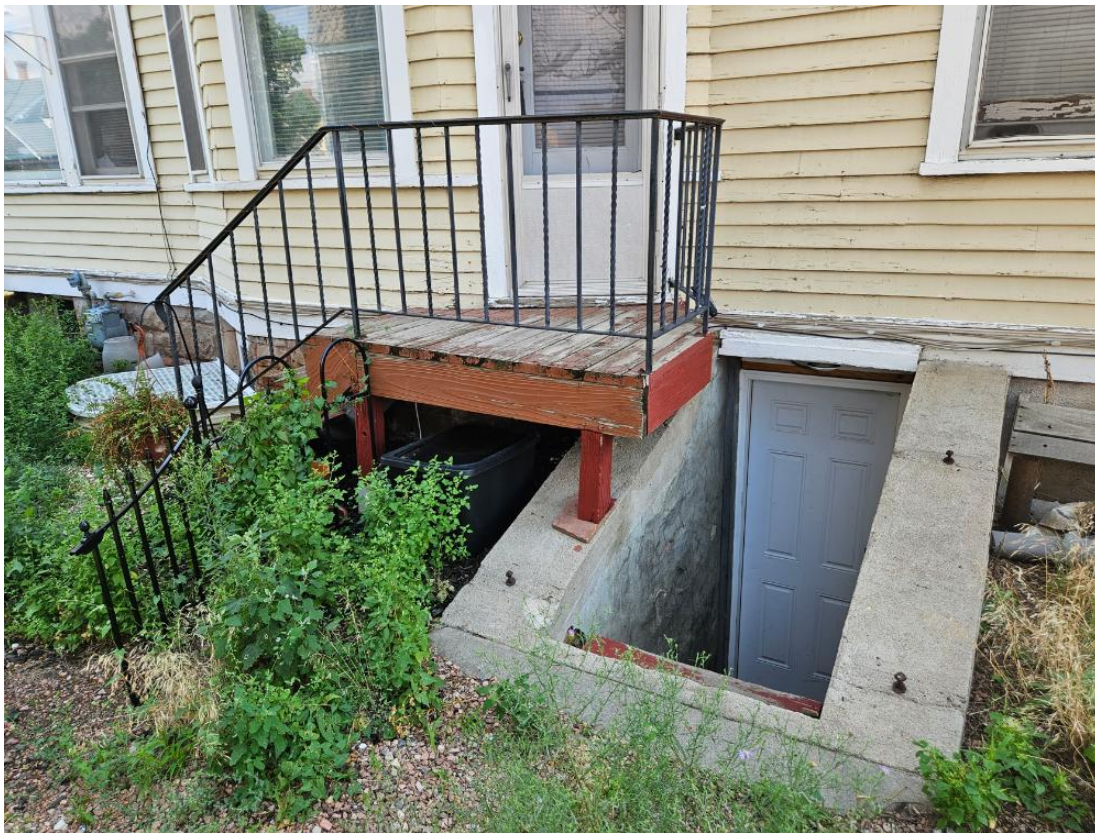
**Replacement Porch Detail at North Entrance**



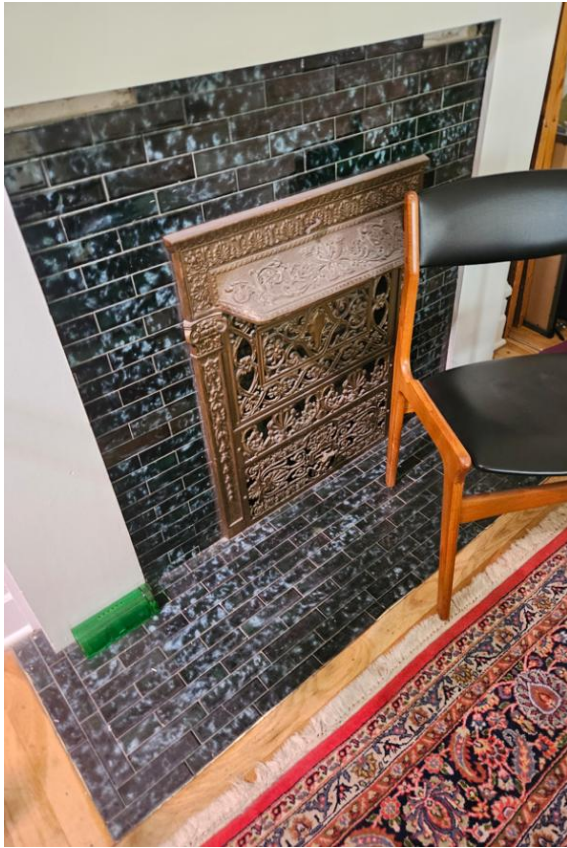
**Window Detail at North Façade**



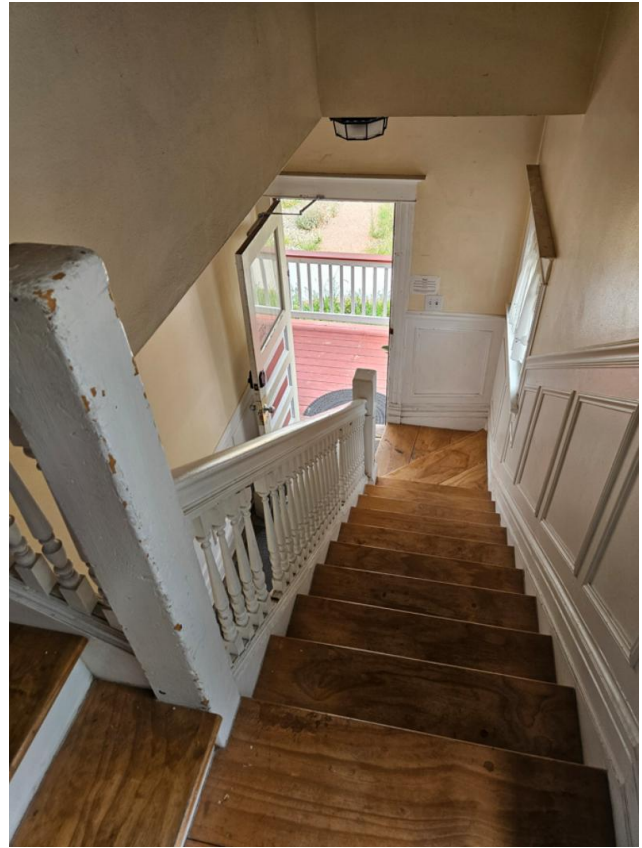
**Window condition detail showing aluminum storm windows**



**West access to basement**



**Fireplace in lower west unit with victorian mottled tile and iron hearth.**



**Stairwell access to upper level units**



**Upper unit showing 5-panel doors**





### I. Building Description and Data

Property Name: Johnson Residence

Address: 219 East St Vrain Street, Colorado Springs, CO

Date of Construction: 1894

Architectural Style: Victorian Eclectic (Queen Anne influenced)

Original Use: Single-family residence

Current Use: Commercial Office

Condition: Good to Fair

Integrity: High

### II. Historical Context and Designation

In 1985 the North Weber-Wahsatch Historic District was added to the National Register of Historic Places with 219 E. St Vrain identified as a contributing property. Located at the southern boundary edge of the Weber-Wahsatch Historic District, this house reflects the district's history of middle-class residential development during Colorado Springs' turn-of-the-century growth.<sup>1</sup> The property sits directly adjacent to a paved parking lot to the south serving Palmer High School. While its primary contribution to the district today lies in its visual presence along St. Vrain Street, in many ways, the house itself functions as a physical buffer between the historic neighborhood and the parking lot to the south.

### III. Architectural description

219 East St. Vrain Street is a two-and-one-half-story wood-frame residence constructed in a cross-gabled form with Late Victorian influences. The house rests on a raised stone foundation and is clad in horizontal lap siding at the first and second stories, with wood shingles in the gable ends for textural contrast. The steeply pitched cross-gable roof is covered in asphalt shingles and features a central brick chimney.

The primary (north) façade presents an asymmetrical composition dominated by a projecting front-facing gable. Within the gable, paired windows with simple surrounds are set beneath decorative bargeboards. A smaller projecting gable at the east end shelters a second-story porch with turned wood balusters and square posts, which is accessed through a door from the upper floor. Below, the first-story entry porch features a matching railing and supports, reached by a straight-run stair. The east elevation shows regularly spaced one-over-one double-hung sash windows. The gable end features another paired window beneath decorative shingles, consistent with the primary façade. Decorative spindlework remains in the porch frieze and balustrade. The south (rear) elevation shows a one-story shed-roofed enclosed with a continuous band of windows. This looks to be a later addition but review of the Sandborn Fire Insurance Maps shows a one story structure at this location from 1895 suggesting at least that there was a porch structure if not an enclosed area at this location from its original construction.

The house retains its late-19th-century single-family plan, now used as office suites. A central stair hall organizes the first floor, with principal rooms to the east and west and service spaces toward the rear. The stair rises from the first-floor hall to a mid-landing and turns to the second floor, where a short hall distributes to individual rooms. Room sizes, doorway locations, and circulation patterns appear consistent with the original arrangement.

Interior walls are smooth plaster or gypsum with a continuous wood picture rail near the ceiling in the main first floor rooms. Floors are narrow-strip hardwood throughout most spaces. Baseboards are tall with molded caps. Historic stained wood trim is a defining feature: door and window casings are wide, many with fluted jambs, plinth blocks, and decorative corner blocks. Each first-floor room has a distinct floral motif carved into its door-casing corner blocks, which remain intact. A fireplace survives in the front room with a stained wood mantel, fluted pilasters, and a surround of green glazed ceramic tile with a floral relief pattern. The tile hearth includes a border of smaller mottled tiles. The stair configuration, treads, and balustrade appear original.

The exterior of 219 East St. Vrain Street appears to retain a high degree of historic integrity. The house maintains its original form, massing, roof configuration, and architectural detailing. Character-defining features such as the cross-gabled roof, shingle cladding in the gable ends, decorative bargeboards, stone foundation, wood lap siding, original window openings, and both levels of the front porch remain intact. No exterior additions or significant alterations were observed. The majority of the windows appear to be original one-over-one wood sash, although some units may have been replaced in-kind. The single story kitchen on the south façade has newer replacement windows. Modern skylights have been added to the roof plane which provide a significant amount of daylight into the other wise dark 3<sup>rd</sup> floor level.

#### **IV. Condition Assessment**

Despite its conversion to offices, the interior retains a high degree of historic integrity in plan, materials, and workmanship. Character-defining features include the central stair, hardwood floors, tall baseboards, continuous picture rail, decorative door and window surrounds, and the tiled fireplace. The distinct floral corner blocks in each first-floor room are notable workmanship features and contribute to the house's architectural character. Non-historic lighting and low-impact office improvements have not obscured or removed significant fabric

The house is in fair to good condition overall. The siding and trim show evidence of repainting, and while the muted paint palette is not typical of the more vibrant color schemes often associated with Queen Anne-style residences, this does not compromise the property's integrity. Roof, masonry, and porch elements appear sound, though minor deferred maintenance is evident in some areas. In order to fully identify repair costs for maintenance of the structure and its mechanical, plumbing and electrical systems, a building inspection is recommended by a licensed building inspector.

#### **V. Significance Evaluation**

The property is evaluated against National Register of Historic Places eligibility criteria:

Criterion A: (associated with events or patterns of development)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development...*A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well.*<sup>2</sup>

219 East St Vrain Street was constructed during a period of widespread residential development as described in the Weber-Wahsatch Historic District nomination form. An individual example of residential development in the WWHS, 219 St Vrain Street on its own does not have an important association with the development patterns in the area, but rather was a part of the general residential development of the area that characterizes the neighborhood. 219 St Vrain Street reflects trends in residential development

for the time, however, it does not represent an important association with the development patterns in and of itself. It did not have an important impact on local, state or national history and therefore does not meet the established eligibility standards for listing under Criterion A.

**Criterion B: (association with an important person)**

According to the guidance from the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.<sup>2</sup>

There are records of various individuals residing at this address when referencing historic newspapers, city directories and obituaries such as the original builder/occupant Johnson family, Frank E. Johnson, Mrs. M.E. Johnson, and then in 1910 records of an Alexander Korsmeyer living at this residence. Criterion B requires a strong association with the person's productive period of significance. Frank E. Johnson's most notable achievements (1905–1913+) post-date his likely residency here, and later occupants are not shown to be historically significant. Therefore, 219 East St Vrain Street is not eligible for listing under Criterion B.

**Criterion C: (architectural merit or work of a master architect)**

According to guidance from the National Park Service, to be eligible under Criterion C, a building must clearly contain enough of the "distinctive characteristics" to be considered a true representative of the style or type. Buildings eligible for artistic merit must embody the distinctive characteristics or a type, period, or method of construction, and they must possess high artistic value. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.<sup>2</sup>

The architect for 219 St Vrain Street is unknown. The house is best understood as a vernacular late-19th-century dwelling with modest Victorian embellishment. It does not clearly contain enough of the distinctive characteristics of the Queen Anne style (or another single, clearly defined type) to be considered a true representative, nor does it possess high artistic value. It may still contribute to the district for its period of construction and general massing, but it does not rise to the level of individual significance under Criterion C.

**Criterion D: Archaeology**

Not assessed; Archaeology is outside the scope of this study.

**VI. Conclusion**

While 219 East St. Vrain Street retains a high degree of historic integrity, its significance appears primarily contextual rather than individual. The dwelling reads as a modest late-nineteenth-century vernacular house with limited Queen Anne influence, and its design does not demonstrate the level of originality, integrated ornament, or high artistic value expected of an exemplary work. Research has not identified compelling associations with people or events of demonstrable importance. Accordingly, the resource is best recognized as a contributing element to the surrounding historic district rather than an individually eligible property. Given the size of the Historic District and the property's isolation across St. Vrain Street from the main concentration of historic resources, its removal from the boundary would not jeopardize North Weber Street–Wasatch Historic Residential District listing on the National Register of Historic Places.

<sup>1</sup> Abele, Kaufmann, Urbanowski, and Messinger, *North Weber–Wasatch NRHP Nomination* (1985).

<sup>2</sup> U.S. Dept. of the Interior, NPS, *National Register Bulletin 15* (1995).

## VII. Photographs of Resource



*Image Number 360-319, Pikes Peak Library District Digital Collection - Haverkorn, Dwight, 2007*  
**North façade in 2007.**

**The following images were taken in July 2025 for this report:**



**North primary façade**



**South façade**



**West façade**



**East façade**



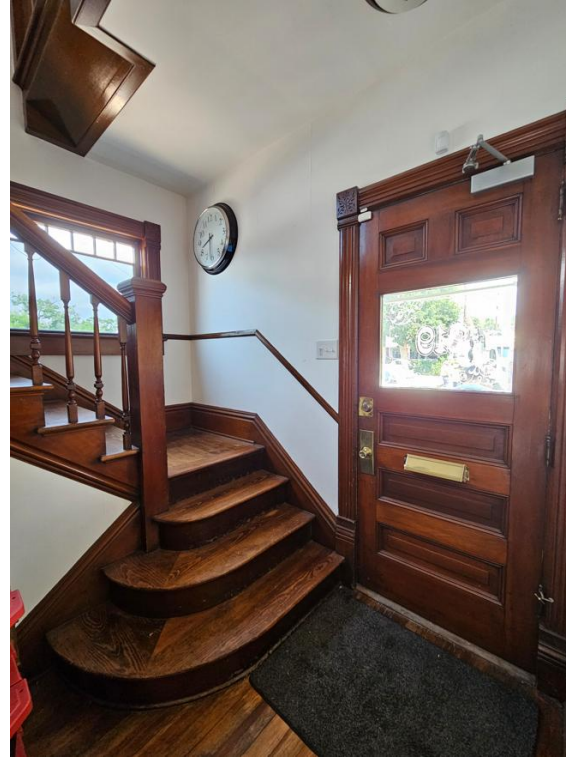
**East facade**



**Detail at upper north balcony**



**Interior front entrance and stair**



**Fireplace Detail in front room**





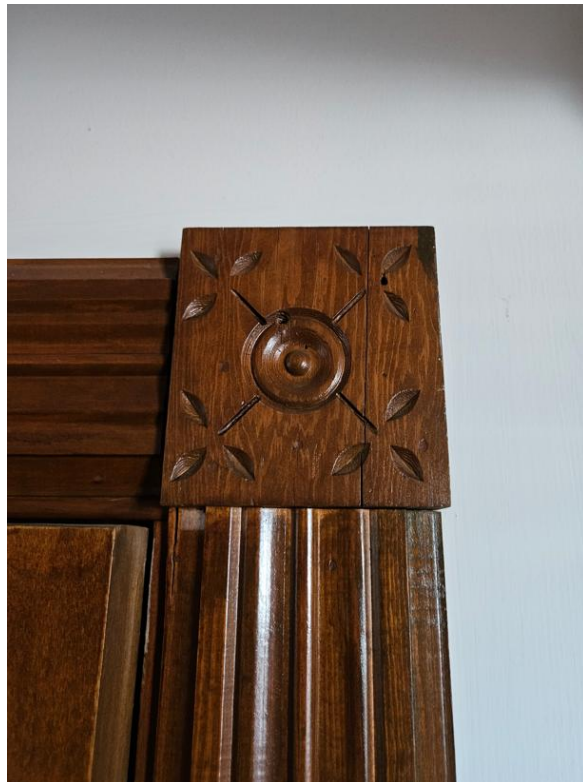
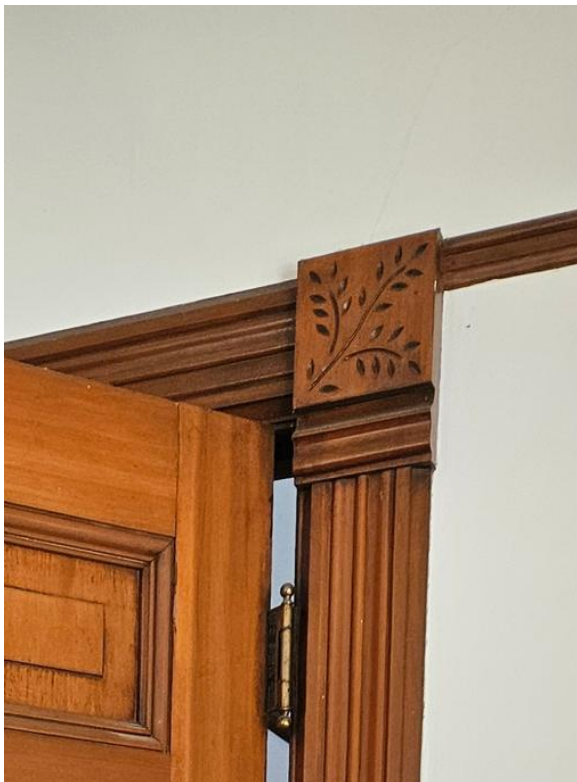
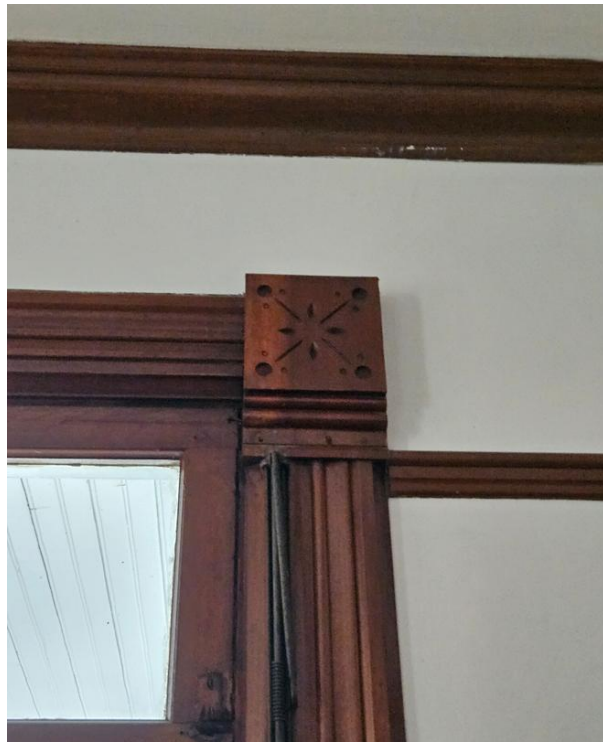
**Interior built-in casework details**



**Second Level circulation space**



**Third floor room**



**Examples of the unique corner blocks in each lower level room**



## I. Building Description and Data

Property Name: -

Address: 429 North Nevada Avenue, Colorado Springs, CO

Date of Construction: 1894

Architectural Style: Victorian Eclectic (Italianate influenced)

Original Use: Single-family residence

Current Use: Multi-family (eight units)

Condition: Good to Fair

Integrity: Moderate

## II. Historical Context and Designation

This turn of the century home sits outside of surrounding historic neighborhood boundaries and is not listed as a historic property on the State or National Register of Historic Places. It is not within the North Weber Street–Wahsatch Avenue Historic District. The 1896 Colorado Springs directory lists Louis Giddings, co-founder of Giddings Brothers department store, residing at this address as well as Harry G Cornish, a bookkeeper for Continental Oil Co, and Betty Anderson, listed as a “domestic”.<sup>1</sup>

Another home in Colorado Springs is already known as the Louis A. Giddings house at 1404 N. Nevada Ave., Colorado Springs. It was built in 1901 and designed by well-known architect Thomas MacLaren. The 1903 Colorado Springs Directory lists Colonel John H. Bacon and his wife Mary A. as residents of 429 North Nevada Ave, as well as William H Bacon and his wife Lou S. John H. Bacon was a civil war veteran and served a brief stint as Colorado Springs mayor in 1880. He had a tragic end to his life but the family continued to reside at this address and they may have been responsible for the transformation of this large home into multi-family units.<sup>2</sup> This 8-unit residence is now bound by the Palmer High School parking lot to the south and east with Nevada Ave and St Vrain to the west and north.

## III. Architectural description

429 North Nevada Avenue is a large two-story wood-frame dwelling with Victorian Eclectic character and strong Classical/Italianate detailing. The principal block is rectangular with a low hipped roof and broad overhanging eaves. Two chimneys rise near the ridge that would have flanked the original symmetrical Italianate massing of the house and the third chimney is located at the back of the house near the original kitchen. The eaves carry an ornate cornice consisting of a paneled frieze with bead and drop trim and regularly spaced paired scroll brackets at the corners and along the elevations. Exterior walls are clad in horizontal wood lap siding and the house rests on a masonry foundation of stone and concrete which has been painted.

The primary west façade is organized by a full-width, one-story porch with a flat roof and entablature supported by round Tuscan columns set over a wood balustrade and lattice skirt. Porch ceilings appear to be narrow beadboard. Above the main porch the second story has been enclosed as a full-width sleeping porch, a common early-twentieth-century modification; the enclosure sits behind the original porch

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roofline and follows the historic rhythm of bays. Window openings across the historic massing are tall and vertically proportioned, typically one-over-one double-hung sash set within molded wood casings. Many windows retain their historic top hinged storm/screen windows.

The south elevation is more articulated, with a projecting two-story wing addition that repeats the bracketed cornice and incorporates flat roof decks with decorative close-spindle balustrades. One-story sun-porch enclosures occupy portions of the first floor at the south and east sides, and a secondary porch with Tuscan columns and entablature faces the side yard. The north elevation is longer and planar with evenly spaced window bays. At the back on the east elevation there are small one-story ells, enclosed porches, and service entries that step back from the main block.

Character-defining features that convey the property's historic character include the low hipped roof with broad eaves, the bracketed and paneled cornice with bead and drop detail, horizontal lap siding, the full-width classical front porch with round columns and beadboard ceiling, the pattern and proportions of original window openings, and the presence of early sleeping-porch and sun-porch enclosures.

The home had a large addition built onto the original structure between 1900 and 1907 not long after its original construction. This is seen in the building footprints shown in the Sanborn Fire Insurance Maps and the exterior of this addition closely matches the style of the original structure. The 1907 map does not show the single story flat roof porch at the south end of the house but this also appears to be an early addition. Along Nevada Ave there are two defined openings in the historic stone wall, one leading to the main porch and front door of the original volume, the other leading to this single story porch that has been enclosed. It appears that this home was separated into at least two separate living units early, and later was separated into 8 units, possibly in the 1940s due to the presence of 5 panel interior doors and extensive molding and trim throughout the units. Many areas of the units have original wood floors of pine, douglas fir and oak. The renovation from a single-family home to multi-family units does not detract from the historic significance of the property because of the age of the renovation and because it reflects the post war housing shortage in the area that affected many of the large homes in the area.

Four fireplaces remain intact in the structure and most appear to have the original "Victorian mottled tile" surround and iron hearth insert popular across the United States at the turn of the century. Some tiles are missing or cracked. The fireplace that is located within the early addition of the house has a brick surround rather than a Victorian tile and wood mantle.

#### IV. Condition Assessment

429 North Nevada appears stable and in fair-to-good condition for its age. The low-hipped composition roof reads even, with localized staining and patched metal where it meets lower roofs that warrant flashing verification. The painted brick chimneys show spalling and mortar loss; repointing and a cap are recommended. Broad bracketed eaves and the paneled cornice are intact with scattered paint failure at returns and drip edges. Horizontal lap siding is generally sound and plumb, with weathered paint and minor open joints at lower courses and window heads, especially on secondary elevations.

Window and door openings retain historic proportions with a mix of original 1/1 wood sash and later units; several show deferred maintenance (failed glazing putty, worn paint at sills). The **second-level decorative railings** at the south and west decks, character-defining features, exhibit widespread paint failure, open joints, checking of top caps, and localized decay at rail ends and baluster feet; several sections lean slightly, and the flat decks show evidence of ponding. Interior ceiling blistering below flat roof areas suggest moisture migration from these areas. In order to fully identify repair costs for maintenance of the structure and its mechanical, plumbing and electrical systems, a building inspection is recommended by a licensed building inspector.

#### V. Significance Evaluation

Significance: The property is evaluated against National Register of Historic Places eligibility criteria:

Criterion A: (associated with events or patterns of development)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development...*A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. Mere association with historic events or trends is not*

*enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well.*<sup>3</sup>

429 North Nevada Street was constructed during a period of widespread residential development as described in the North Weber-Wahsatch Historic District nomination form, although not included in the district boundary. An individual example of residential development in this historic district, 430 North Weber Street on its own does not have an important association with the development patterns in the area, but rather was a part of the general residential development of the area that characterizes the neighborhood. The home reflects trends in residential development for the time, however, it does not represent an important association with the development patterns in and of itself. It did not have an important impact on local, state or national history and therefore does not meet the established eligibility standards for listing under Criterion A.

Criterion B: (association with an important person)

According to the guidance from the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.<sup>3</sup>

Records indicate that Louis A. Giddings had this home built but he was not a figure whose accomplishments are broadly recognized as individually significant at the local, state, or national level. Moreover, we do not yet have documentary proof of a strong, sustained association between his peak professional achievements and this specific property. We know that Colonel John H Bacon lived and died at this residence but this was during a time period after his many life accomplishments and his short term as Mayor of Colorado Springs. Therefore, 429 North Nevada is not eligible for listing under Criterion B.

Criterion C: (architectural merit or work of a master architect)

According to guidance from the National Park Service, to be eligible under Criterion C, a building must clearly contain enough of the "distinctive characteristics" to be considered a true representative of the style or type. Buildings eligible for artistic merit must embody the distinctive characteristics or a type, period, or method of construction, and they must possess high artistic value. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.<sup>3</sup>

Although 429 North Nevada Avenue retains notable late-19th/early-20th-century features, broad bracketed eaves, classical porch work, and historic siding, the building reads as a large vernacular residence with eclectic Victorian/Classical detailing rather than a high-style exemplar. Integrity of design and materials is reduced by major alterations, including the full-width second-story porch enclosure, the large asymmetrical addition to the south of the main building, scattered replacement sash, exposed utilities, and deteriorated/modified balcony railings; interior subdivision for apartments has likely altered the plan and finish continuity. No documentary evidence ties the property to a master architect or indicates high artistic value. As a result, the house does not clearly embody the distinctive characteristics of a single style or method of construction to the degree required for individual listing under Criterion C (though it may contribute to a broader historic context). Therefore, 429 North Nevada is not eligible for listing under Criterion C.

Criterion D: Archaeology

Not assessed; Archaeology is outside the scope of this study.

## **VI. Conclusion**

429 North Nevada Avenue is a large, late-nineteenth/early-twentieth-century dwelling with Victorian Eclectic character and strong Classical/Italianate detailing. From the public right-of-way it retains the key features that convey its period and the exterior generally reads fair to good in condition. Integrity is moderated by early and later alterations as well as deterioration of the second-level decorative railings.

No evidence links the building to a master architect or to design qualities that would convey high artistic value, and research to date has not identified compelling person or event associations. Taken together, the property's significance is primarily contextual to the Nevada Avenue corridor and does not rise to the threshold for individual listing in the National Register of Historic Places.

<sup>1</sup> Gazette Publishing Co., *Directory of Colorado Springs...* 1896.

<sup>2</sup> "Suffering Drove Him to Suicide," *Colorado Springs Gazette*, Jan. 18, 1904, 1.

<sup>3</sup> U.S. Dept. of the Interior, NPS, *National Register Bulletin 15* (1995).

**VII. Reference Photos – The following images were taken in July 2025 for this report.**



**South/West façade – note original low stone wall present along Nevada and St. Vrain**



**North façade along St Vrain.**



**East façade from parking lot.**



**Partial South Façade showing cornice bracket detail and deteriorating railings**



**South single story porch detail at early addition**



**View of “sleeping porch” enclosed shortly after construction**



**South east corner at early addition**



**Main front porch**



**Condition detail at north facade**



**Condition detail at original kitchen chimney (1 of 3 chimneys)**



**Fireplace in south Lower Unit**



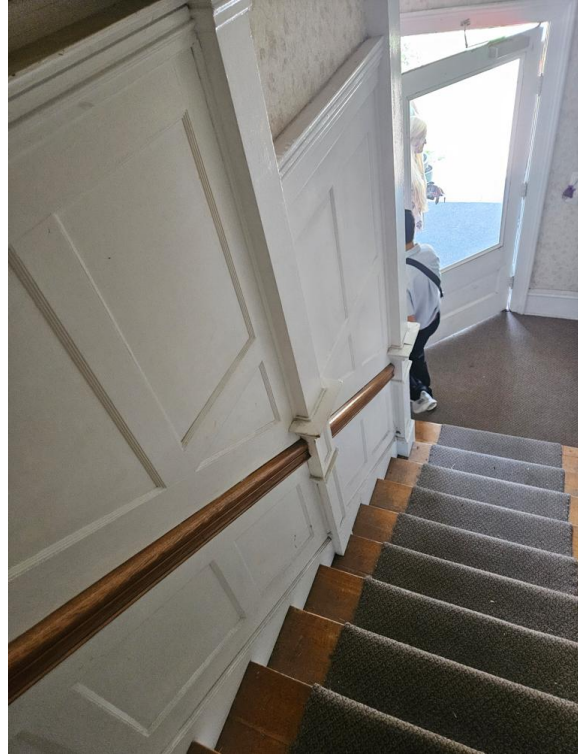
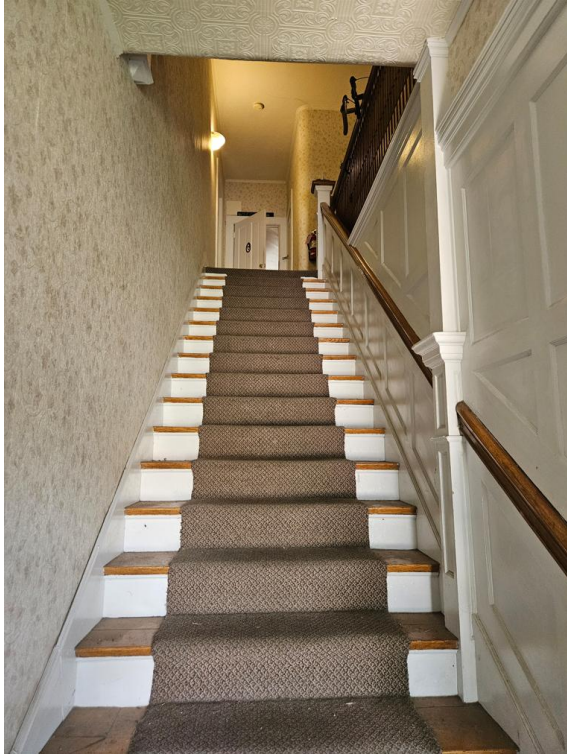
**Fireplace in north Lower Unit**



**Fireplace in 2<sup>nd</sup> floor unit**



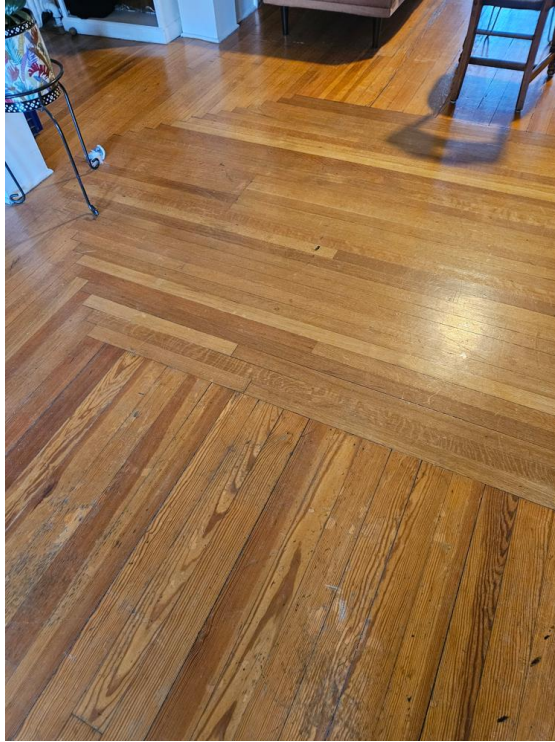
**Fireplace in lower unit that was part of the early addition**



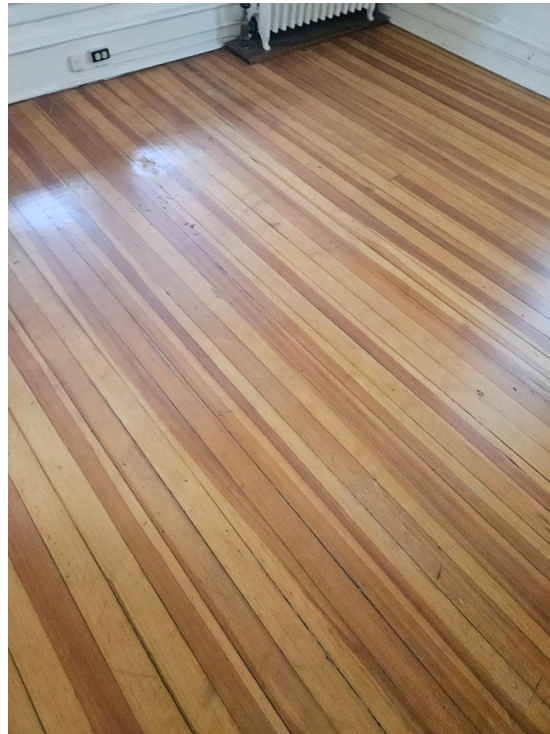
**Main stair leading to upper level units – note encapsulated wood handrail where the main stair had been open to a formal living space.**



**Interior view at 2<sup>nd</sup> level “sleeping porch”**



**Original oak flooring at first floor formal living spaces to the south**

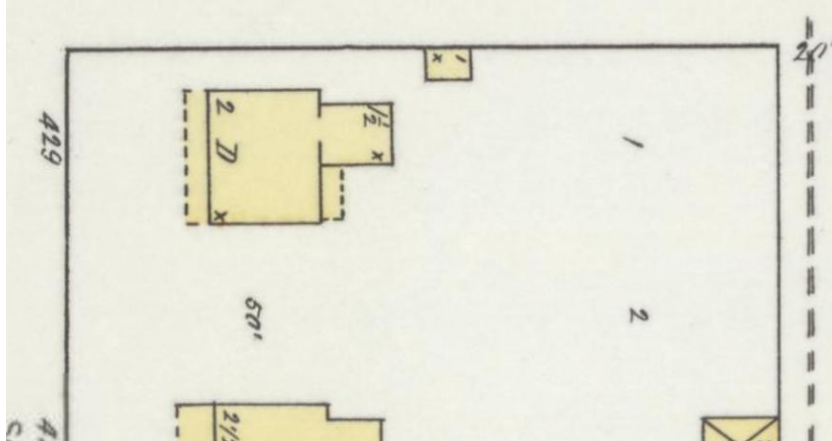


**Douglas fir flooring throughout most of the units**

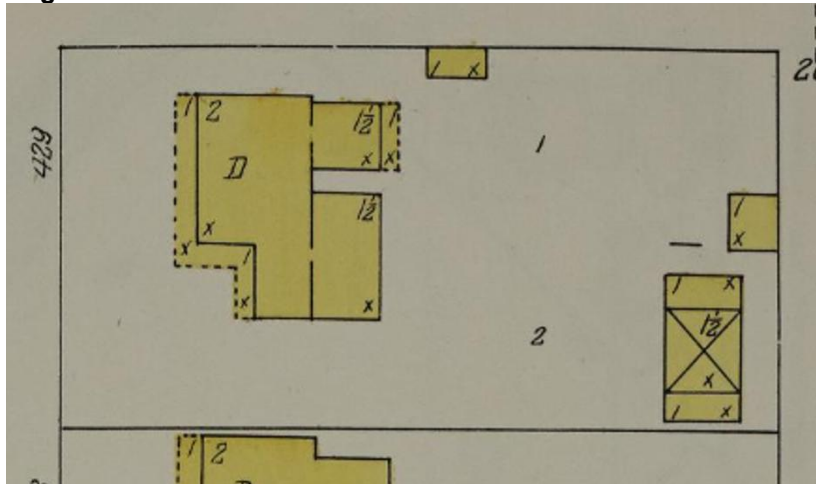


**Built-in casework in upper unit.**

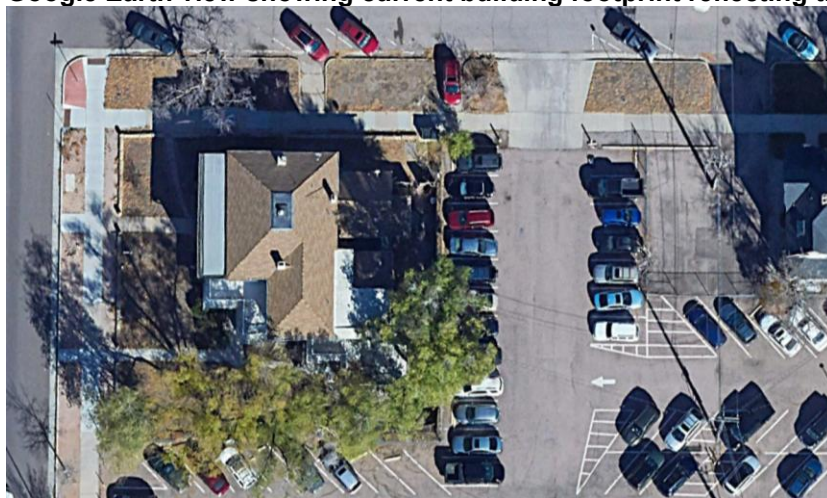
**From 1895 Sanborn Fire Insurance Map:**



**From 1907 Sanborn Fire Insurance Map showing building and porch addition to the south of original structure:**



**Google Earth view showing current building footprint reflecting the 1907 main building footprint.**



Gazette Publishing Company. *Directory of Colorado Springs, Manitou Springs and Colorado City, Colorado, 1896*. Colorado Springs, CO: The Gazette Publishing Company, 1896. Colorado Springs City Directories collection, call no. 384. C722CO 1896. PDF, 183 pp. Digitized 2010.

*National Historic Preservation Act of 1966*, as amended. 54 U.S.C. §§ 300101–320303 (formerly 16 U.S.C. § 470 et seq.); Exec. Order No. 11,593 (1971).

Deborah Abele, Priscilla Kaufmann, Donna Urbanowski, and Jean Messinger, *North Weber Street–Wasatch Historic Residential District: National Register of Historic Places Nomination Form*. January 10, 1985.

RTA Architects, Perkins Eastman. *Palmer High School Master Plan*. May 2025.

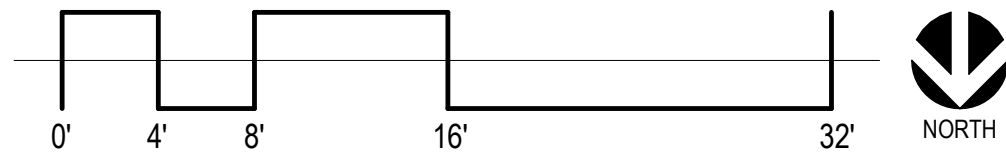
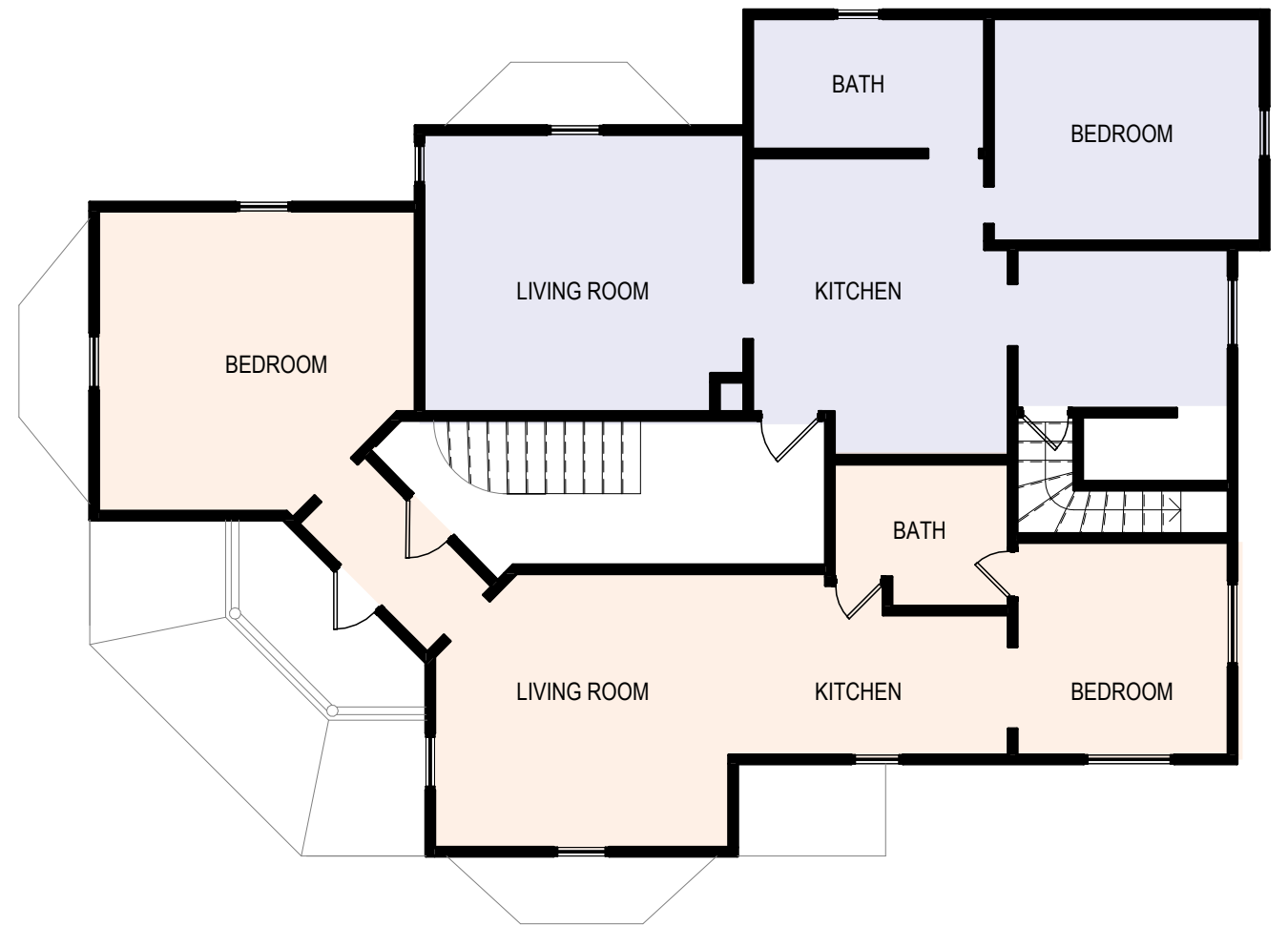
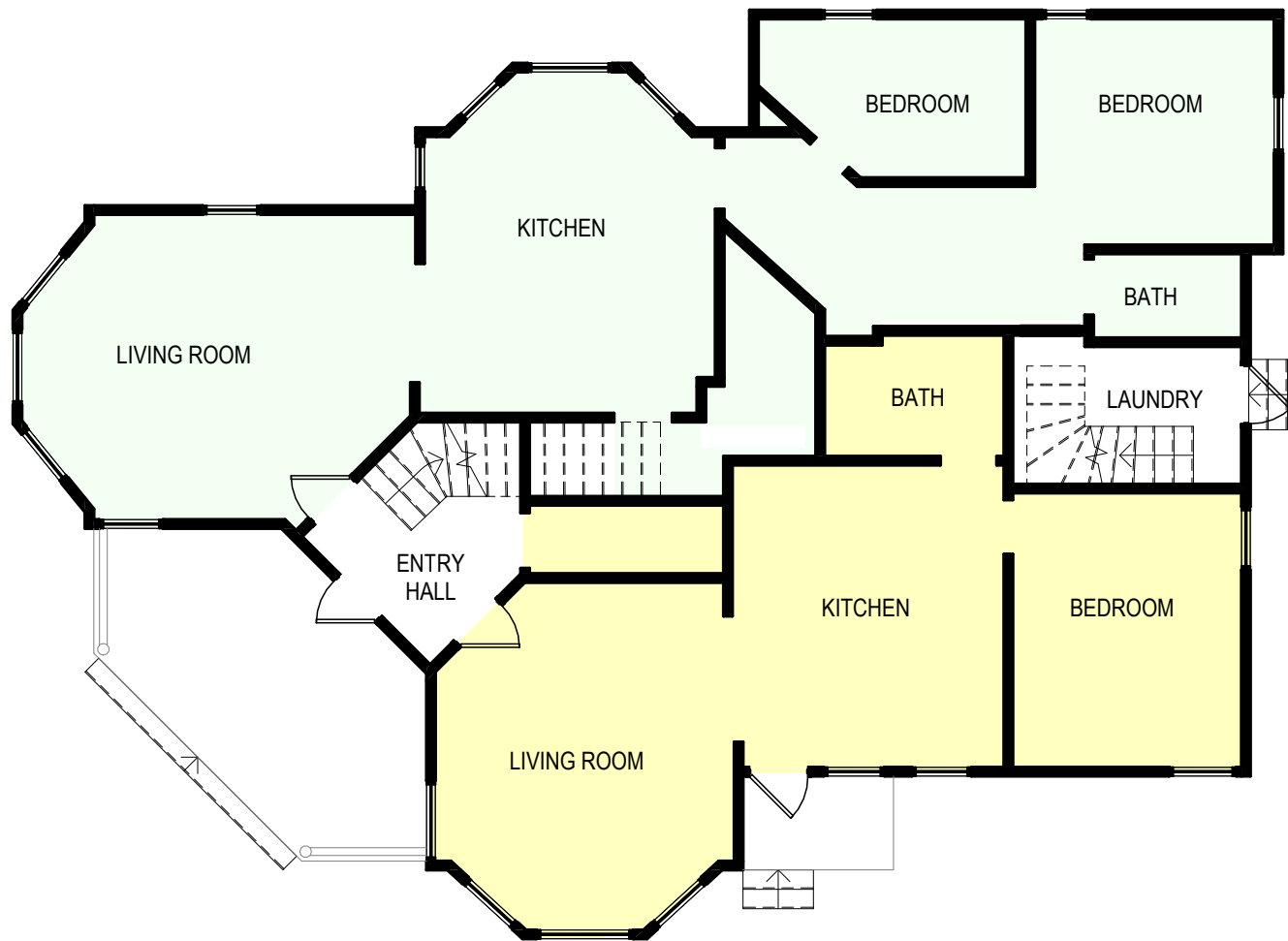
Sanborn Map Company. *Sanborn Fire Insurance Maps of Colorado Springs, El Paso County, Colorado*. New York: Sanborn Map Company (and predecessors), 1895, 1900, 1907. Pikes Peak Library District Digital Collections. <https://digitalcollections.ppld.org/>.

“Suffering Drove Him to Suicide.” *Colorado Springs Gazette*, January 18, 1904, 1.

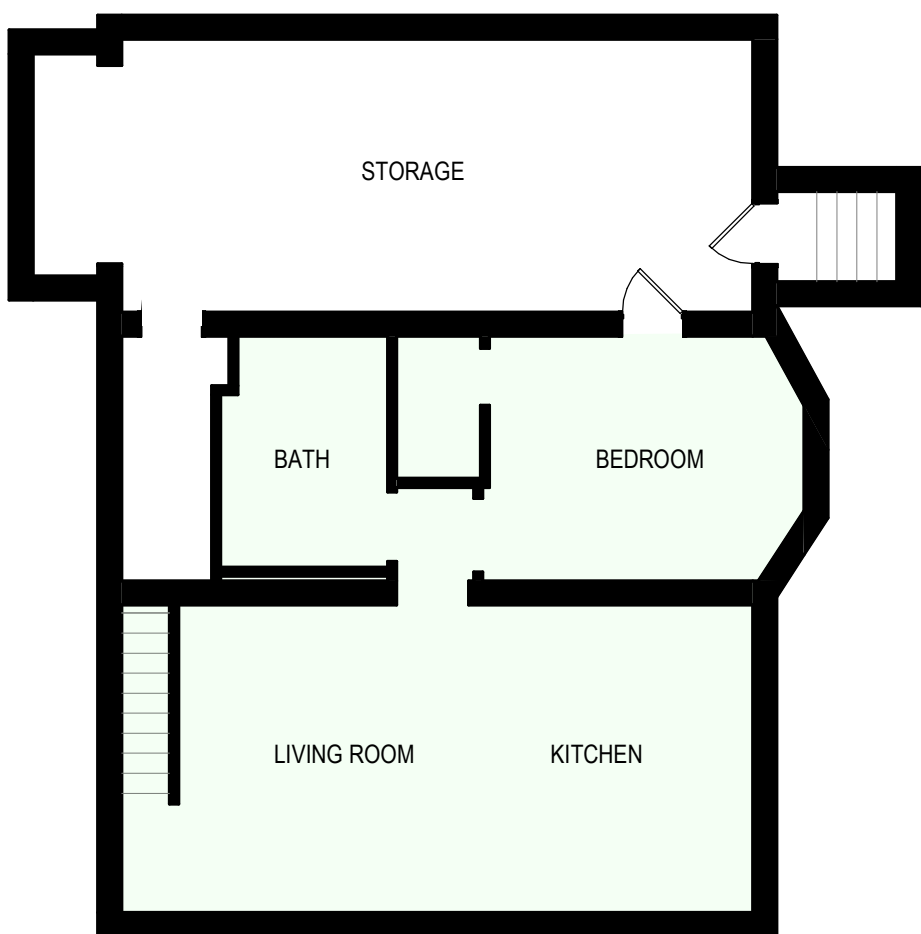
U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, DC: National Park Service, 1995.

U.S. Department of the Interior, National Park Service. *National Register Bulletin 16: How to Complete the National Register Registration Form*. Washington, DC: National Park Service, 1997.

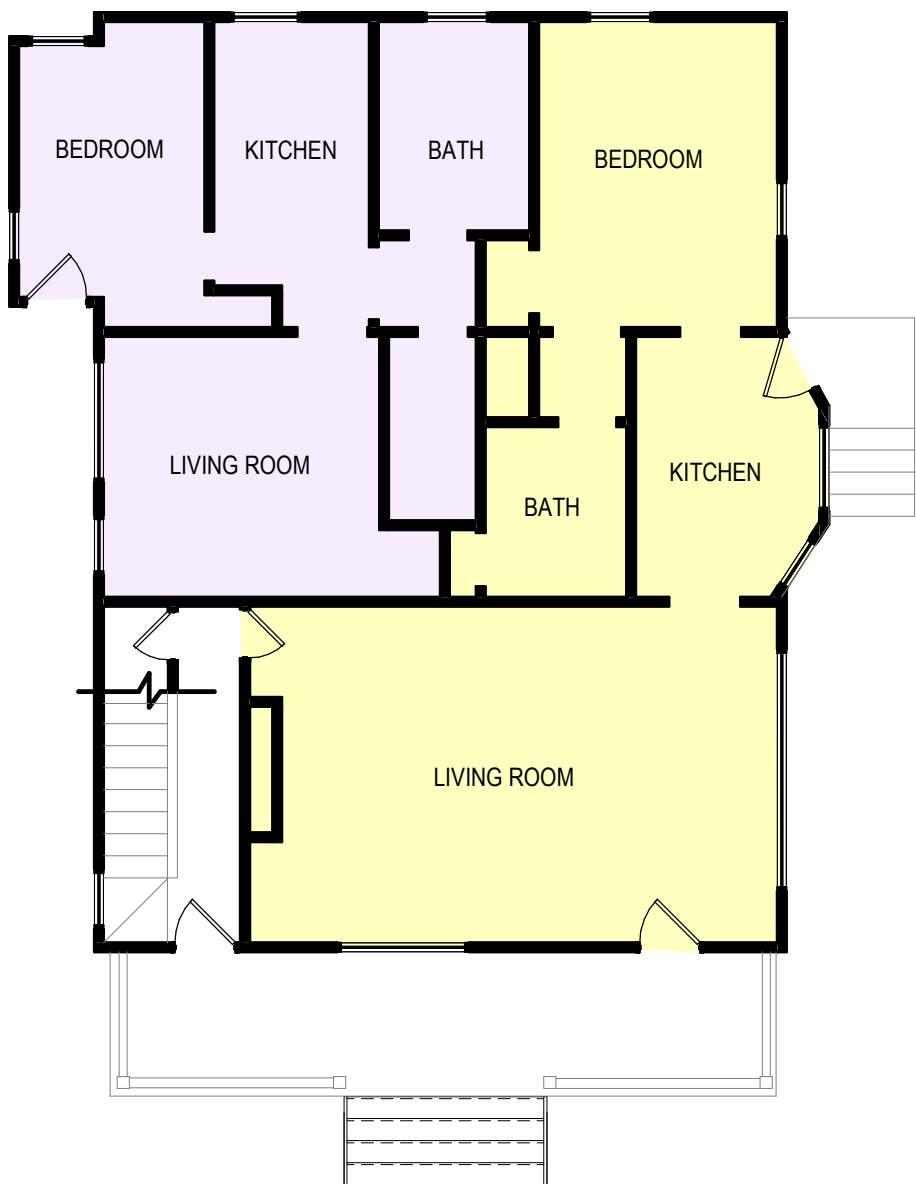




# 430 Weber - Floor Plans



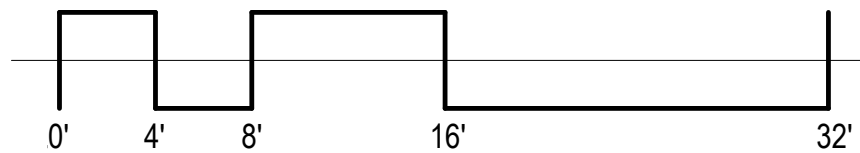
**BASEMENT**



**FIRST FLOOR**

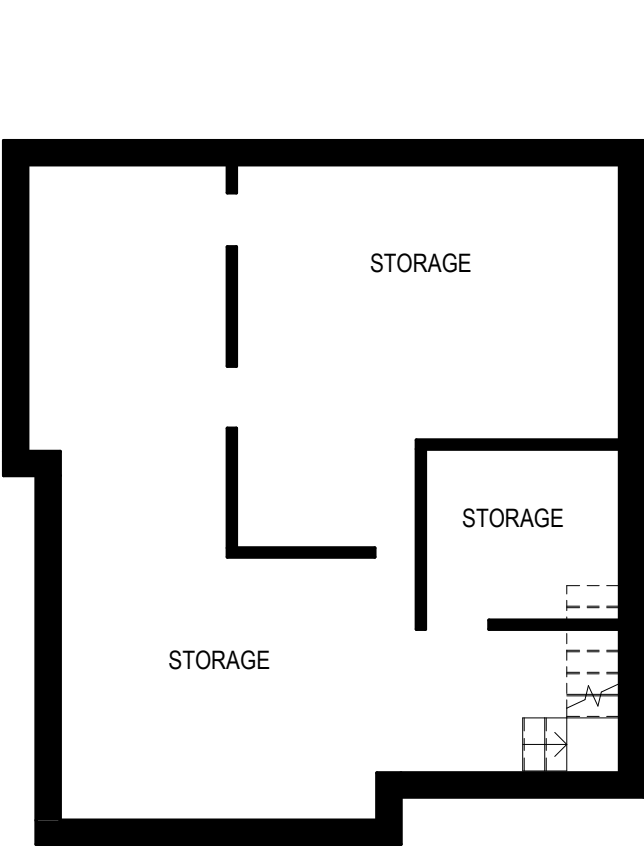


**SECOND FLOOR**

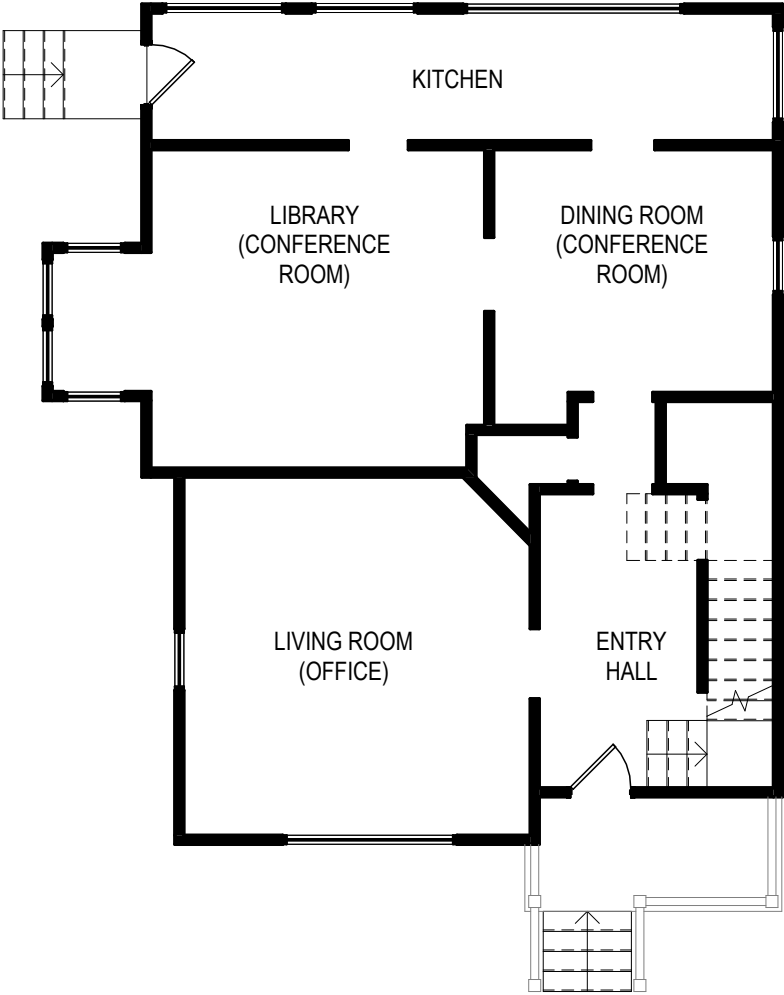


# 221 St Vrain - Floor Plans

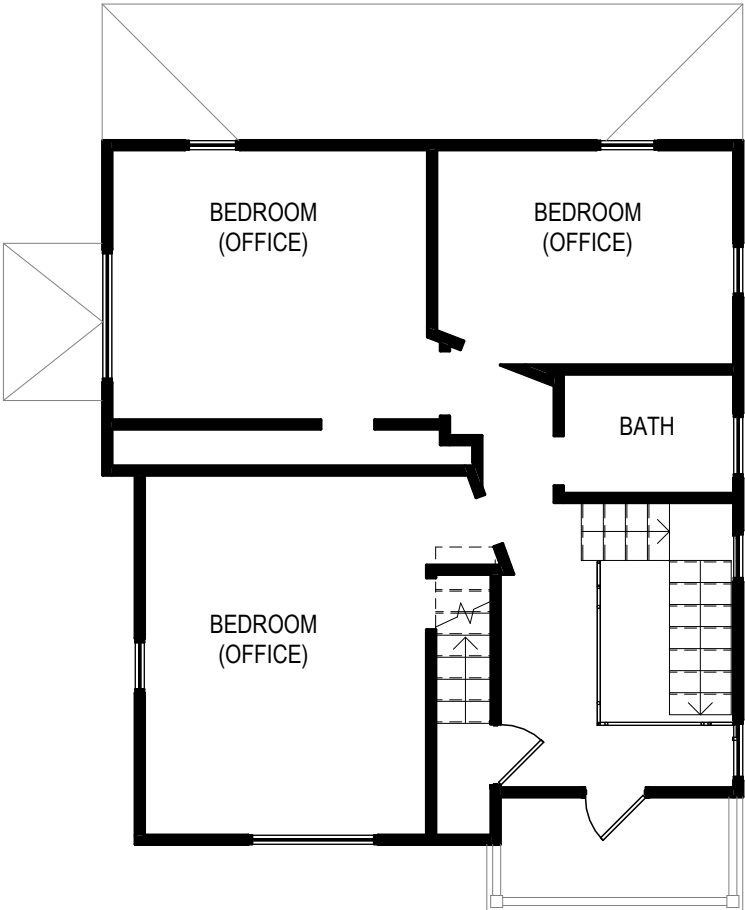
Project Name



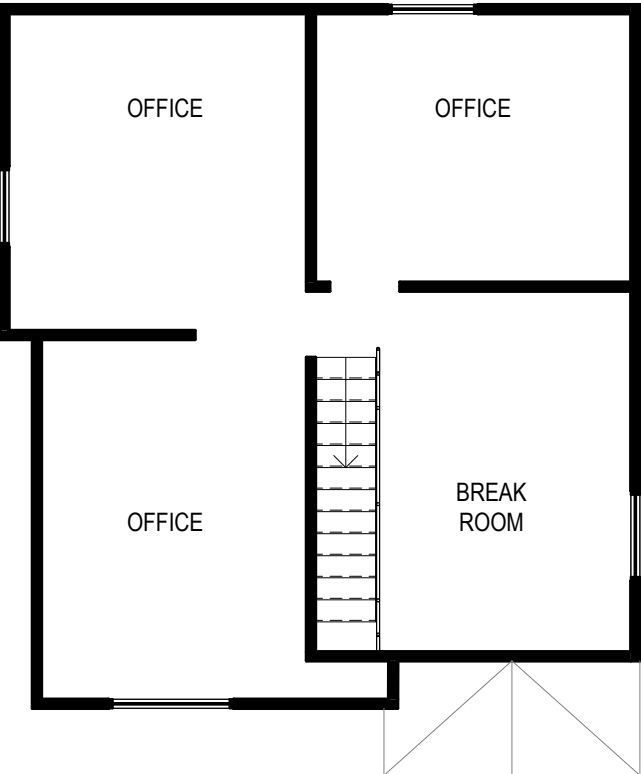
**BASEMENT**



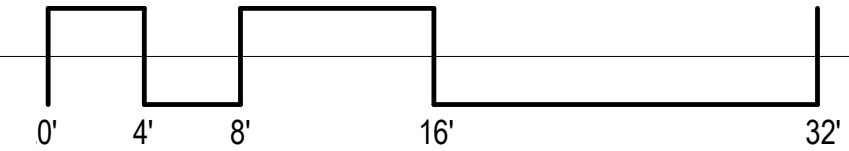
**FIRST FLOOR**



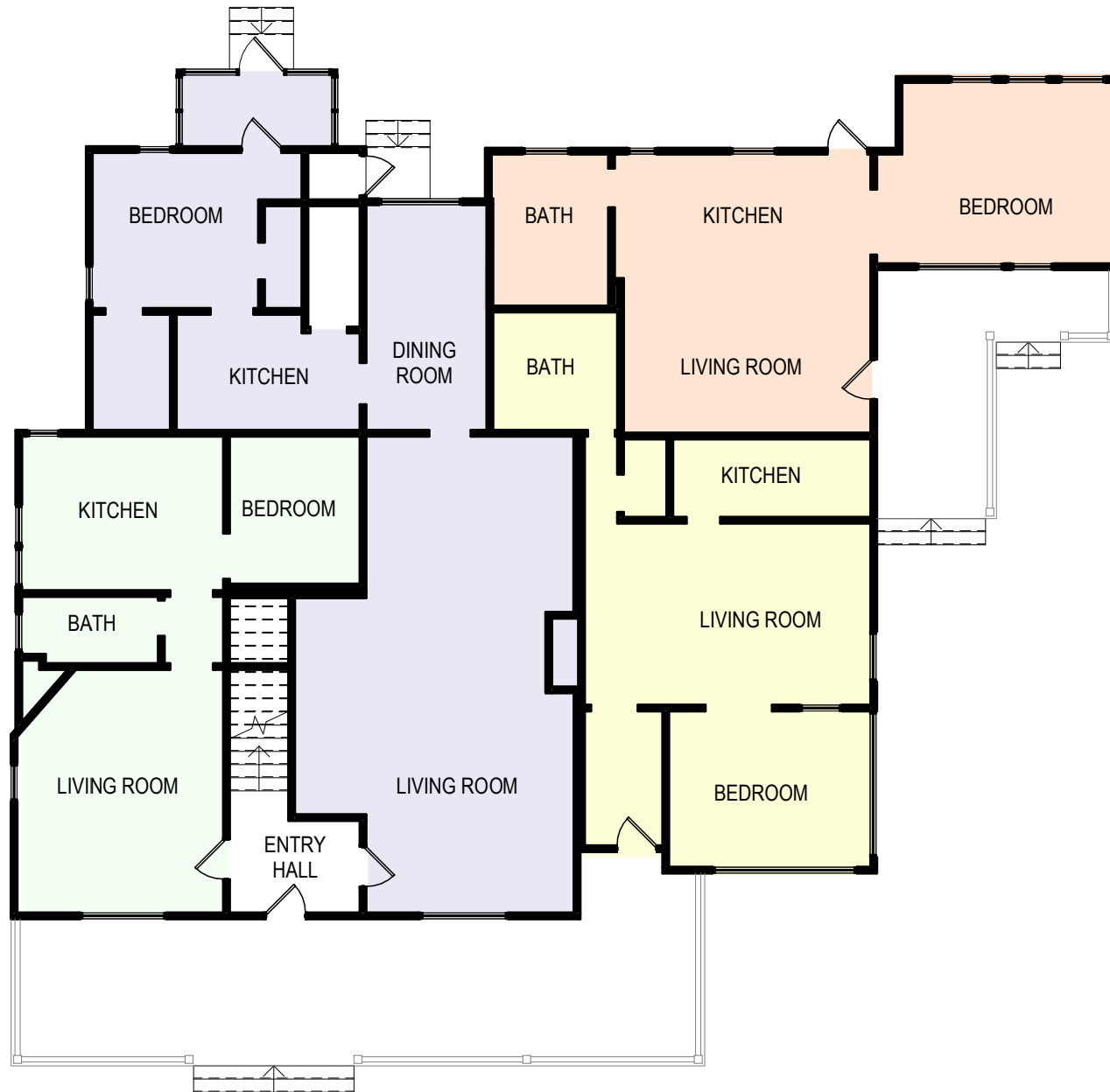
**SECOND FLOOR**



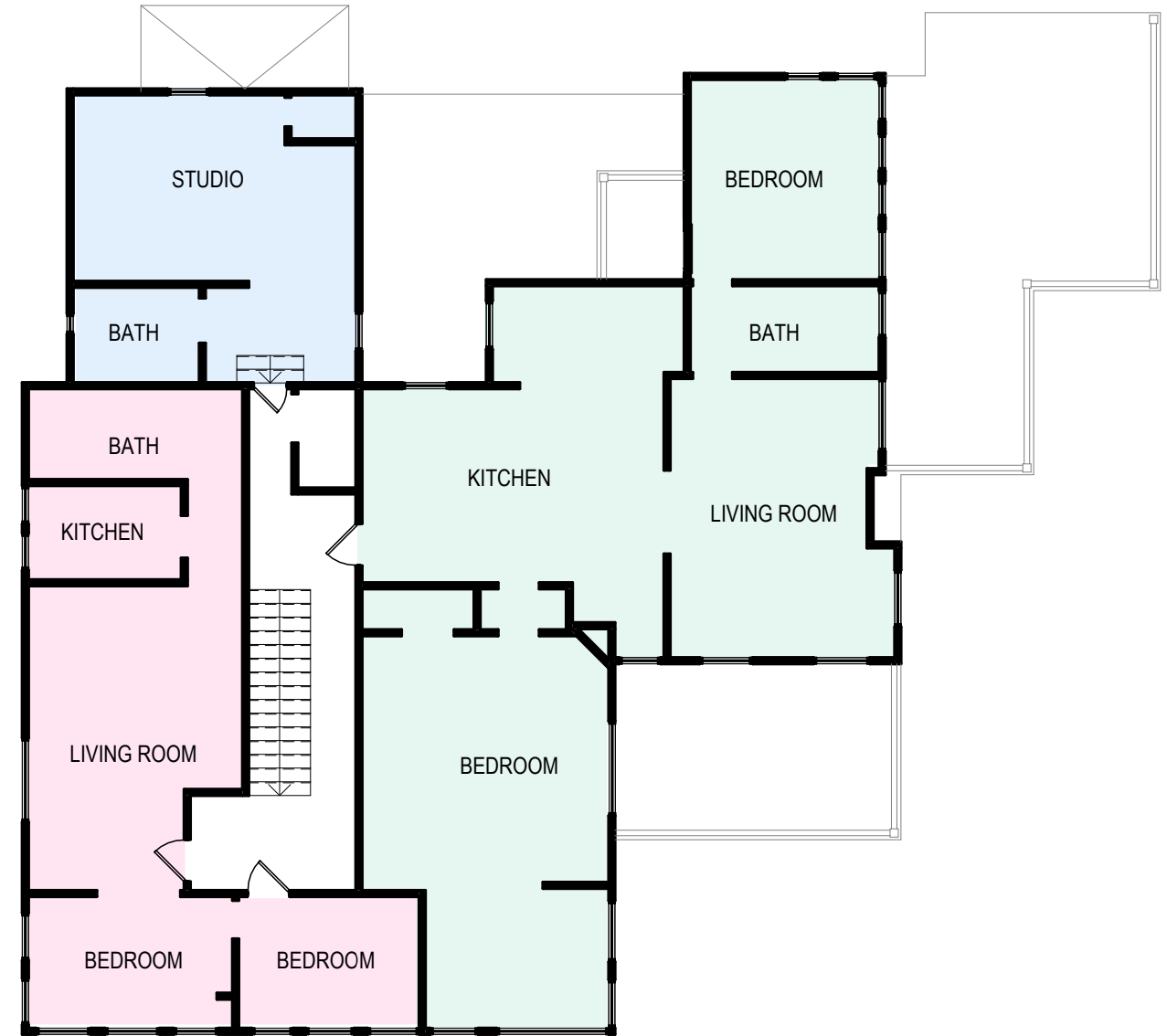
**THIRD FLOOR**



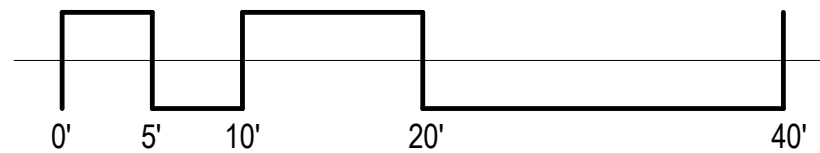
# 219 St Vrain - Floor Plans



**FIRST FLOOR**



**SECOND FLOOR**



# 429 Nevada - Floor Plans

## Building Permit Chronology on record with Pikes Peak Regional Building Department (no records are on file for 219 E St Vrain)

For: 221 E. ST VRAIN ST, CO. Valuation Between: \$100 and \$10,100.

Show Additional Filters

View on GIS Map

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| Permit #               | Plan I... | Address                                            | Issue Date | Contractor                                         | Fee        | Valuation  | Status     | Dept       | Code                | Project Description                                          |
|------------------------|-----------|----------------------------------------------------|------------|----------------------------------------------------|------------|------------|------------|------------|---------------------|--------------------------------------------------------------|
| ▼ Contains             |           | ▼ Contains                                         | ▼ Contains | ▼ Contains                                         | ▼ Contains | ▼ Contains | ▼ Contains | ▼ Contains | ▼ Contains          | ▼ Contains                                                   |
| <a href="#">J90842</a> |           | 221 E. ST VRAIN ST,<br>COLORADO SPRINGS, CO, 80903 | 11/2/2015  | <a href="#">CARDINAL ELECTRIC LLC</a>              | \$100      | \$300      | Final      | Electrical | <a href="#">437</a> | REPLACE PORCH<br><a href="#">Permit Info</a>                 |
| <a href="#">J90842</a> |           | 221 E. ST VRAIN ST,<br>COLORADO SPRINGS, CO, 80903 | 11/2/2015  | <a href="#">FIRST GENERAL SERVICES FRONT RANGE</a> | \$136      | \$8,688    | Final      | Building   | <a href="#">437</a> | REPLACE PORCH<br><a href="#">Permit Info</a>                 |
| <a href="#">J52737</a> |           | 221 E. ST VRAIN ST,<br>COLORADO SPRINGS, CO, 80903 | 1/27/2015  | <a href="#">REROOF AMERICA CONTRACTORS CO, LLC</a> | \$135      | \$10,000   | Final      | Building   | <a href="#">434</a> | REROOF<br><a href="#">Permit Info</a>                        |
| <a href="#">I13099</a> |           | 221 E. ST VRAIN ST,<br>COLORADO SPRINGS, CO, 80903 | 2/15/2013  | DOWNTOWN ELECTRIC COMPANY                          | \$50       | \$247      | Final      | Electrical | <a href="#">437</a> | REPLACE WATER HEATER AND VENT<br><a href="#">Permit Info</a> |
| <a href="#">I13099</a> |           | 221 E. ST VRAIN ST,<br>COLORADO SPRINGS, CO, 80903 | 6/12/2012  | <a href="#">NEAL'S MECHANICAL, INC</a>             | \$50       | \$100      | Final      | Mechanical | <a href="#">437</a> | REPLACE WATER HEATER AND VENT<br><a href="#">Permit Info</a> |
| <a href="#">I13099</a> |           | 221 E. ST VRAIN ST,<br>COLORADO SPRINGS, CO, 80903 | 4/13/2012  | <a href="#">COLORADO PLUMBING</a>                  | \$50       | \$200      | Final      | Plumbing   | <a href="#">437</a> | REPLACE WATER HEATER AND VENT<br><a href="#">Permit Info</a> |
| <a href="#">I13099</a> |           | 221 E. ST VRAIN ST,<br>COLORADO SPRINGS, CO, 80903 | 3/22/2012  | <a href="#">NEAL'S MECHANICAL, INC</a>             | \$100      | \$1,150    | Final      | Mechanical | <a href="#">437</a> | REPLACE WATER HEATER AND VENT<br><a href="#">Permit Info</a> |
| <a href="#">D13088</a> |           | 221 E. ST VRAIN ST,<br>COLORADO SPRINGS, CO, 80903 | 10/9/1997  | <a href="#">TRAFTON ROOFING INC</a>                | \$20       | \$1,500    | Final      | Building   | <a href="#">434</a> | REROOF*<br><a href="#">Permit Info</a>                       |
| <a href="#">A64976</a> |           | 221 E. ST VRAIN ST,<br>COLORADO SPRINGS, CO        | 8/8/1985   | <a href="#">BOCHNAK MECHANICAL, INC</a>            | \$10       | \$300      | Final      | Mechanical | <a href="#">434</a> | <a href="#">Permit Info</a>                                  |

For: 429 N. NEVADA AVE, COLORADO SPRINGS, CO. Valuation Between: \$950 and \$10,950.

| Show Additional Filters |          |                                                      |            |                                                              |       |           |        |            |                     | View on GIS Map                                                                   | Export to Excel |
|-------------------------|----------|------------------------------------------------------|------------|--------------------------------------------------------------|-------|-----------|--------|------------|---------------------|-----------------------------------------------------------------------------------|-----------------|
| Permit #                | Plan ... | Address                                              | Issue Date | Contractor                                                   | Fee   | Valuation | Status | Dept       | Code                | Project Description                                                               |                 |
| ▼                       |          | ▼                                                    | ▼          | ▼                                                            | ▼     | ▼         | ▼      | ▼          | ▼                   | ▼                                                                                 |                 |
| <a href="#">J28459</a>  |          | 429 N. NEVADA AVE,<br>COLORADO SPRINGS,<br>CO, 80903 | 7/24/2014  | <a href="#">PRECISION<br/>ENTERPRISES LTD</a>                | \$135 | \$4,000   | Final  | Building   | <a href="#">434</a> | REROOF JUST ASPHALT ONLY<br><a href="#">Permit Info</a>                           |                 |
| <a href="#">I30223</a>  |          | 429 N. NEVADA AVE,<br>COLORADO SPRINGS,<br>CO, 80903 | 7/19/2012  | <a href="#">PRECISION<br/>ENTERPRISES LTD</a>                | \$135 | \$4,000   | Final  | Building   | <a href="#">434</a> | REROOF<br><a href="#">Permit Info</a>                                             |                 |
| <a href="#">G54038</a>  |          | 429 N. NEVADA AVE,<br>COLORADO SPRINGS,<br>CO, 80903 | 2/19/2008  | NEWELL PLBG &<br>HEATING, INC.                               | \$40  | \$2,000   | Final  | Mechanical | <a href="#">434</a> | WATER HEATER REPLACEMENT<br><a href="#">Permit Info</a>                           |                 |
| <a href="#">G37805</a>  |          | 429 N. NEVADA AVE,<br>COLORADO SPRINGS,<br>CO, 80903 | 9/5/2007   | <a href="#">CELCO ELECTRIC</a>                               | \$78  | \$950     | Final  | Electrical | <a href="#">434</a> | 200 AMP PANEL<br><a href="#">Permit Info</a>                                      |                 |
| <a href="#">D92492</a>  |          | 429 N. NEVADA AVE,<br>COLORADO SPRINGS,<br>CO, 80903 | 11/6/2000  | <a href="#">OLSON PLUMBING<br/>&amp; HEATING<br/>COMPANY</a> | \$70  | \$1,500   | Final  | Mechanical | <a href="#">434</a> | WATER HEATER REPLACEMENT<br>AND BOILER REPLACEMENT<br><a href="#">Permit Info</a> |                 |
| <a href="#">B76191</a>  |          | 429 N. NEVADA AVE,<br>COLORADO SPRINGS,<br>CO, 80907 | 9/10/1992  | JOHN SHEDDEN<br>ROOFING                                      | \$25  | \$1,320   | Final  | Building   | <a href="#">434</a> | REROOF-PARTIAL SHINGLES ONLY<br><a href="#">Permit Info</a>                       |                 |

For: 430 N. WEBER ST, COLORADO SPRINGS, CO. Valuation Between: \$1,200 and \$11,200.

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| Permit #                      | Plan ...                                                                          | Address                                            | Issue Date              | Contractor                                            | Fee                           | Valuation                     | Status                        | Dept                          | Code                      | Project Description                                                                                 |
|-------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------|-------------------------|-------------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------|
| <a href="#">▼ Contains...</a> |                                                                                   | <a href="#">▼ Contains...</a>                      | <a href="#">▼ On...</a> | <a href="#">▼ Contains...</a>                         | <a href="#">▼ Contains...</a> | <a href="#">▼ Contains...</a> | <a href="#">▼ Contains...</a> | <a href="#">▼ Contains...</a> | <a href="#">▼ Cont...</a> | <a href="#">▼ Contains...</a>                                                                       |
| <a href="#">J74803</a>        |                                                                                   | 430 N. WEBER ST,<br>COLORADO SPRINGS,<br>CO, 80903 | 7/15/2015               | <a href="#">BULLSEYE<br/>PLUMBING<br/>REPAIR, INC</a> | \$40                          | \$1,200                       | Final                         | Plumbing                      | <a href="#">437</a>       | WATER HEATER SWAP OUT.<br><a href="#">Permit Info</a>                                               |
| <a href="#">J63302</a>        |                                                                                   | 430 N. WEBER ST,<br>COLORADO SPRINGS,<br>CO, 80903 | 4/27/2015               | LEADING-EDGE<br>INC.                                  | \$135                         | \$3,000                       | Final                         | Building                      | <a href="#">434</a>       | REROOF<br><a href="#">Permit Info</a>                                                               |
| <a href="#">G85280</a>        |  | 430 N. WEBER ST,<br>COLORADO SPRINGS,<br>CO, 80903 | 1/16/2009               | <a href="#">D &amp; J QUALITY<br/>ELECTRIC INC</a>    | \$169                         | \$4,500                       | Final                         | Electrical                    | <a href="#">434</a>       | INSTALL 400 AMP SERVICE AND<br>RUN CIRCUITS FOR BASEBOARD<br>HEATING<br><a href="#">Permit Info</a> |
| <a href="#">F64536</a>        |                                                                                   | 430 N. WEBER ST,<br>COLORADO SPRINGS,<br>CO, 80903 | 9/8/2005                | <a href="#">HOMEOWNER</a>                             | \$108                         | \$10,000                      | Final                         | Building                      | <a href="#">434</a>       | REROOF<br><a href="#">Permit Info</a>                                                               |

1 - 4 of 4 records

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[100](#)