

with chains and decoratively scrolled brackets. The canopy has metal letters identifying the building (some are missing) reading: “__eton_al_” [Breton Hall]. There is a concrete stoop with wrought iron balustrade in front of the entrance, which has a wide paneled and glazed door with four lights. Wrought iron lanterns flank the entrance. There is a casement window above the entrance at the intermediate level to illuminate a stairway. On either side of the central bay are three wide, multi-light, metal frame casement windows with tile sills on each story. The second story windows are immediately below the eaves. A continuous stucco-clad dormer with three gables is on the roof above. The center gable is lower and narrower than the end gables and has one window, while the end gables have two. The gable faces have narrow vertical vents.

West. The west wall has large multi-light windows on each story flanking two central narrow three-light windows. On the wall midway between the central sets of windows is a wrought iron balustrade. Two sets of wood fire stairs extend from the center of the building at ground level to the second story windows, which have associated wood balconies. The south stairs continue upward to a wood balcony at the center of the upper story, which overhangs the wall below and has brackets at the corners. Two large multi-light windows are at the center of the upper story, and there are small two-light windows toward the outer edges of the gable face. At the apex of the gable is an elliptical window with wood surround with four radiating spokes.

South (Rear). The south wall is of the same design as the north wall, except for some variation in the position of basement windows and a smaller canopy. A central entrance sheltered by a metal canopy above a concrete stoop, a stairway window above the entrance, and three windows on each story on either side of the entrance are found on the south wall. A continuous dormer with three gables is above, as well as a brick and stucco chimney.

East. The east wall is similar in design to the west wall, although the wood fire stairs are of somewhat different configuration.

Garage. There is a long, one-story, multi-car garage with a flat roof and parapet extending above the roof on the north, south, and west. The walls of the garage are stucco. The west wall (facing the main building) has four pedestrian entrances with paneled doors (one entrance is boarded up). There are seven two-light hopper windows. The south wall has no openings. The east wall has eleven sets of double, strap hinged, vertical beadboard garage doors. The north wall has an off-center window.

Structure. Near the south end of the garage is a large stone fireplace/grill structure with center hearth lined with tile and tile areas flanking the hearth.

22. Architectural Style/Building Type: No Style

23. Landscaping or Special Setting Features:

The building is located on a level corner lot landscaped with grass, trees, and bushes. On the north are a concrete public sidewalk and a wide concrete walk leading to the entrance from the street. There are bushes next to the building. There is a grass parking lawn with trees. A tall evergreen tree and a lamppost are at the northwest corner. There are evergreen bushes next to the building on the west. A lamppost is at the southwest corner of the west lawn, adjacent to a narrow concrete sidewalk leading to the south entrance and the garage. Flowers and bushes are planted next to the building on the south. On the south is a wide side yard with a tree in the center, and further south is a parking lot.

24. Associated Buildings, Features, or Objects:

Long one-story rectangular garage on alley (see #21).

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate **Actual** 1900

Source of Information: Mountain Sunshine, Dec. 1900, Jan.-Feb. 1901, 20

26. Architect: Frederick J. Sterner

Source of Information: Mountain Sunshine, Vol. 2, Winter 1900-01

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Allen, Benjamin C. and Maria W.

Source of Information: Mountain Sunshine, Dec. 1900, Jan.-Feb. 1901, 20

29. Construction History (include description and dates of major additions, alterations, or demolitions):

The Sanborn maps for this property showed considerable change between 1907 and 1963. The 1907 map showed a two-and-a-half-story dwelling with a one story projection on the rear (east wall), a full-width open porch on the front (west wall), a bay window and a small one-story open porch on the south wall, and a similar porch on the north wall. A 1902 photograph shows these porches, different windows, and four small dormers on the south. On the alley was a large one-and-a-half story barn, also visible in the 1902 photograph. The 1963 map shows the building (labeled as apartments) as a two-and-a-half-story plain rectangle of similar size to the main portion of the house in 1907. The barn was gone, replaced on the alley by a long one-story rectangular garage with a capacity of eleven cars. Newspaper accounts indicate that the house was converted to an apartment building in 1938; the garage was probably erected at the same time. A 1949 aerial photograph shows that the house had been altered to its current appearance (the south dormers are clearly visible) and the garage was present.

30. Original Location: Yes

Date of Moves: N/A

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Single Dwelling

32. Intermediate Use(s): Domestic/Multiple Dwelling

33. Current Use(s): Education/Education-Related

34. Site Type(s): Multiple dwelling

35. Historical Background:

Doctor Samuel Le Nord Caldwell in his Century Chest letter of 1901 listed this house as one of the best houses of the day in Colorado Springs: "Returning to Cascade Ave., the house on the S.E. corner of Uintah St. was built by Mr. and Mrs. B.C. Allen, young people from Philadelphia. Mr. Allen is an invalid but an enthusiast for outdoor sports; his wife was an heiress, the daughter of Thomas McKean" of Philadelphia. Maria Wharton McKean was born in 1870 and married Benjamin Curtis Allen in June 1894. At the time of the 1900 Census, the Allens lived further north on Cascade Avenue. Mr. Allen was identified as a banker. He purchased the north half of Lot 1, Block 205, First Addition to Colorado Springs, on 15 June 1900. Mountain Sunshine magazine (Dec. 1900-Jan.-Feb. 1901 issue) listed the Allen residence as "among the most notable" of "fine residences built during 1900" and included a photograph of the dwelling. In August 1900, Facts Magazine, in a listing of the city's residential properties worth \$20,000 or more, reported the value of the Allen house at \$35,000.

Frederick Sterner of Denver was the architect. A Colorado Springs publication noted, "Frederick J. Sterner, architect, refers to the following patrons...B.C. Allen of Colorado Springs." Frederick J. Sterner's architectural practice in Colorado extended about twenty years. He was born in England about 1862 and came to the United States in 1878. By 1882 Sterner was working as a draftsman in the prestigious Denver architectural firm of F.E. Edbrooke & Co. In 1885 he established a partnership with Ernest P. Varian which continued until 1900 and was one of the largest and most prominent firms in Denver. The company designed the 1887 Denver & Rio Grande Railroad Depot in Colorado Springs. After the partnership ended, Sterner worked on William J. Palmer's Glen Eyrie residence and the second Antlers Hotel in Colorado Springs in 1901. In 1905 George Williamson became Sterner's partner and the company was known as Sterner and Williamson, Associated Architects. Williamson gradually took over the business as Sterner's interest was drawn elsewhere. By 1909 Frederick Sterner lived and worked in New York City. He retired and moved to London about 1924 and died in Rome in 1931. This house was erected during Sterner's partnership with Ernest P. Varian; Varian and Sterner also designed the Stewart House at 1228 Wood Avenue.

The 1901 city directory listed the Allens at this address, with no occupations specified. The 1904-05 city directory identified Mr. Allen as the manager of the Grovent Cattle Company. B.C. Allen was among the financial supporters of the Sunny Rest Sanatorium and one of the early members of the Town and Gown Golf Club. Mr. Allen and his wife still lived here at the time of the April 1910 Census, along with their five children and five servants.

In August 1910, the Allens sold the house to Alanson S. Hall; Carolyn Hall Sturgis became owner in December and continued to own the property until 1926. During the 1910-26 period the house was rented out. In 1916, William J.G. and Constance Elmsley resided here; no occupation was shown. The 1920 city directory listed Frank and Ella Robbins living here. Mr. Robbins was identified as a caretaker. The Robbins still lived here in 1924, when Mr.

Robbins' occupation was listed as a rancher. In 1926, the Colorado Investment and Realty Company acquired the property.

By the time of the 1930 Census, the building was a boarding house. Ellen Friedman, a 58-year-old divorcee born in Colorado, rented the house for \$200 a month and had eight lodgers, including an actress, a writer, and a ranch manager. A maid and a Hawaiian-born cook (Kenichi Kuramoto) also resided here to assist in the operation of the facility. C.H. Dudley acquired the building by Sheriff's Deed in 1931.

Philip and Olive B. Jankowitz became owners of the property in 1937. Mr. Jankowitz had been the manager of Cragmoor Sanatorium. The new owners embarked on a complete remodeling and conversion of the building into the Breton Hall Apartments. It is not known why that name was selected. The "Completely New," "Thoroughly Modern," and "Beautiful & Comfortable" facility contained twelve units and opened in June 1938. An advertisement in the Gazette described the features: "The main halls are tiled and each apartment contains a very large living room, kitchen, dinette, bathroom, and one or two bedrooms. All steel windows with plate glass give each room outside exposure. Automatic stoker fired vapor heat keeps apartments comfortable in all weather. Other features are concealed radiators, coved ceilings, moulded cornices in living rooms, all-tiled bathrooms with showers, electric refrigeration, new gas ranges, tile drainboards and splash walls in the kitchens. Storage space and laundry room in basement."

In August 1944, the Jankowitizes sold Breton Hall to Morton O. Neufeld, the proprietor of Neufeld's Dress Shop, for \$38,000. Mr. Neufeld continued to operate the apartments, although transferring ownership to Neufeld's Inc., in 1949 and the Neufeld Realty Corporation in 1954. The 1963 Sanborn map showed the house as containing apartments; an eleven car garage was present on the alley. The building continued as a private apartment building into the early 1980s. It was acquired by Colorado College in about 1983. The college uses it for faculty, staff, and student housing.

36. Sources of Information:

Samuel Le Nord Caldwell, Century Chest letter, transcription number 52, July 1901, in the files of Colorado College, Tutt Library, Special Collections, Colorado Springs, Colorado; Colorado Springs city directories; U.S. Census, manuscript returns, Colorado Springs, El Paso County, 1900, 1910, 1920, and 1930; Sanborn fire insurance maps, 1907 and 1963; Breton Hall, Information on Colorado College Buildings, Colorado College, Tutt Library, Special Collections, Colorado Springs, Colorado; Colorado Historical Society, previous survey form for 1131 N. Cascade Avenue, 5EP1513, October 1993; "Residences in Colorado Springs," Stevens and Harlan photographers, 1902, in the files of the Pikes Peak Library District, Special Collections, Photograph Archives, Call No. 257-6408-di-72, Colorado Springs, Colorado; Colorado Historical Society, previous survey form, 1131 N. Cascade Avenue, 5EP1513, January 1993; Manly D. Ormes and Eleanor R. Ormes, The Book of Colorado Springs (Colorado Springs, Colorado: Dentan Printing Company, 1933), 254 and 271; Mountain Sunshine, Vol. 2 (Winter 1900-01); Facts Magazine, Homes Edition, 18 August 1900, 13; Journal of the West, 45(2006)3:50; Colorado Springs Gazette, 12 June 1938 and 6 August 1944, 7; Colorado Architects Biographical Sketch, Frederick J. Sterner and Ernest P. Varian, www.coloradohistory.org, accessed September 2008.

VI. SIGNIFICANCE

37. Local Landmark Designation: No Date of Designation: N/A

Designating Authority: N/A

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important to history or prehistory.

Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

39. Area(s) of Significance: --

40. Period of Significance: --

41. Level of Significance: --

42. Statement of Significance:

This house was erected in 1900 by cattleman Benjamin C. Allen and his wife Maria, who lived here for about a

decade. After a period of rental and boardinghouse use, the building was converted in 1938 into the Breton Hall Apartments. The remodeling of the house produced a building of substantially different appearance from the original design by noted architect Frederick J. Sterner. During the Great Depression, a number of large single family houses in Colorado Springs were converted to multiple-family uses, including apartments, rented rooms, and boardinghouses. The Breton Hall Apartments were an example of a high-end conversion that added specific modern interior amenities for tenants and modernized the exterior with metal casement windows, metal entrance canopies, and stucco walls. The building does not appear to be eligible for the National Register due to the physical changes to its exterior resulting from the conversion. A 1993 historic building survey undertaken by Winter & Company also concluded that the building was not eligible to the National Register. The building does possess historic physical integrity from its 1938 remodeling and may have sufficient historical significance to qualify it for local designation.

43. Assessment of Historic Physical Integrity Related to Significance:

The building currently reflects its appearance following its 1938 conversion into an apartment house. The house no longer possesses historic physical integrity dating to the Allen period, and, therefore, is not an example of the work of architect Frederick J. Sterner.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. Unknown

This project recorded two resources on the Colorado College campus. The campus has not been systematically surveyed or evaluated for historic district eligibility since the 1990s.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: N/A

VIII. RECORDING INFORMATION

47. Photographic Reference(s): DIG14-DIG22

Negatives Filed At: Colorado College Facilities Services

Photographer: T.H. Simmons

48. Report Title: Colorado College, Colorado Springs, Colorado: Survey of Three Buildings, 2008 (Memo)

49. Date(s): August 2008

50. Recorder(s): R.L. Simmons/T.H. Simmons

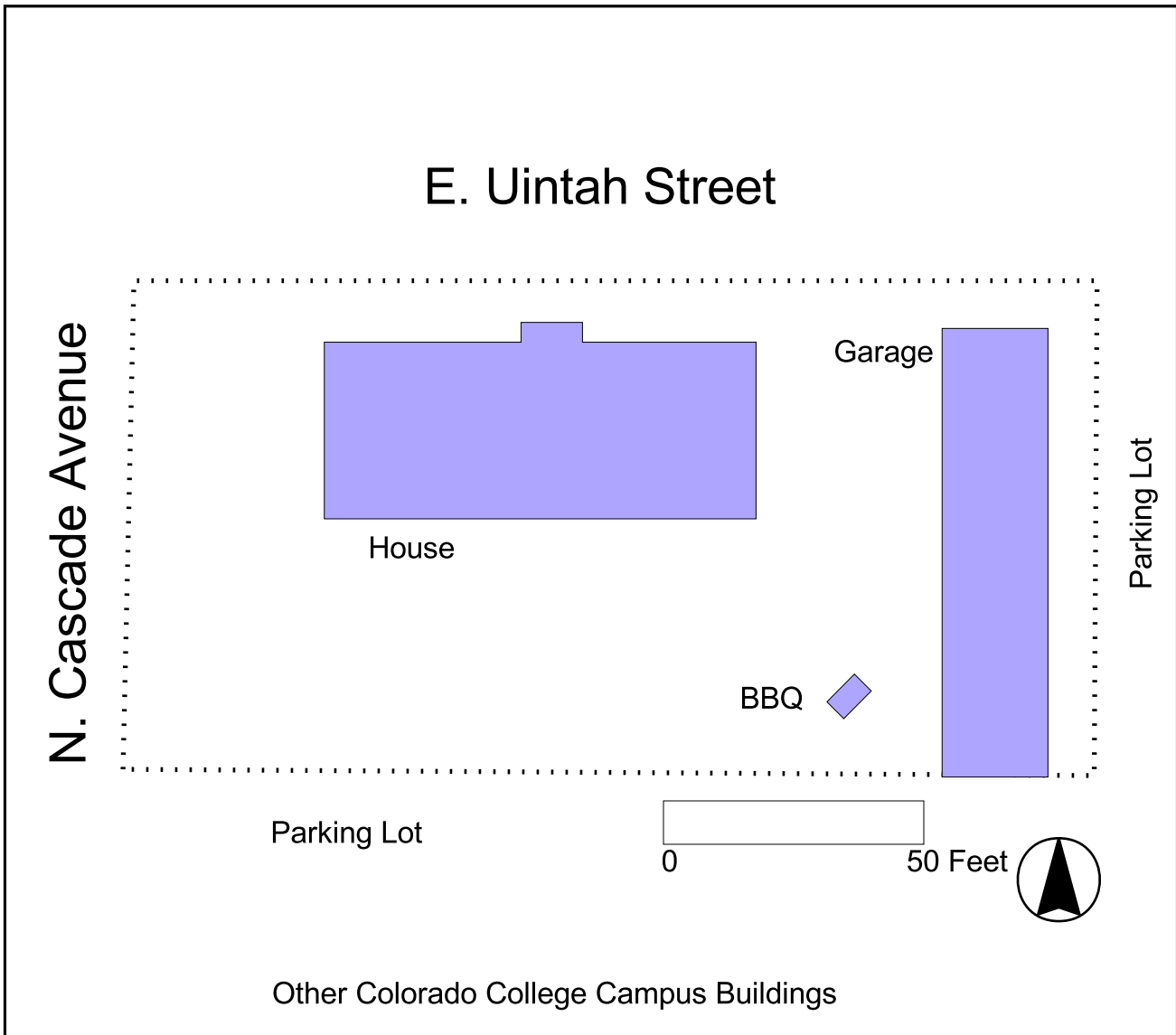
51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave., Denver, CO 80211

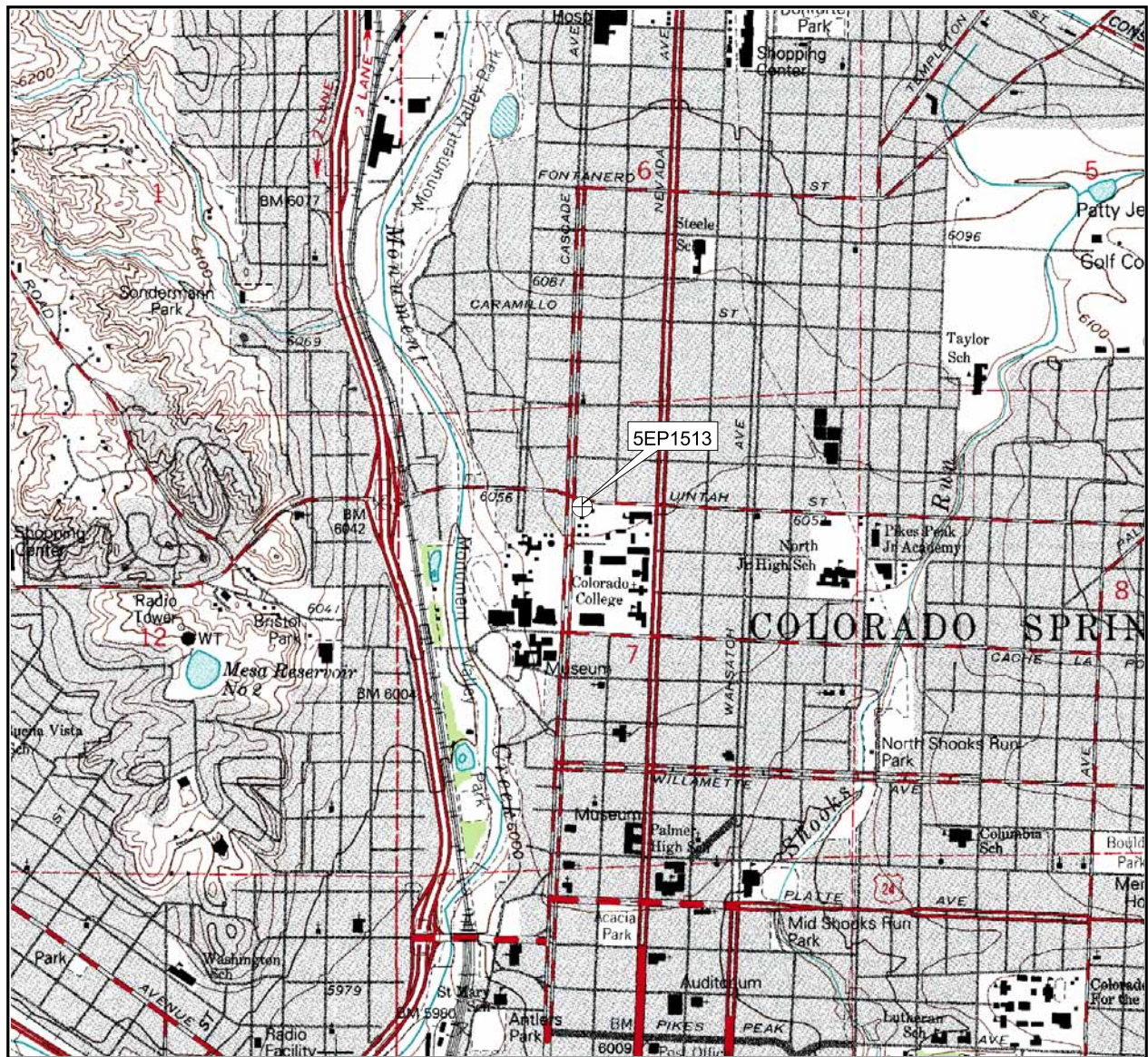
53. Phone Number(s): (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

**Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395**



Sketch Map. Based on extract of 1963 Sanborn fire insurance map. Dotted line shows the extent of the original parcel.



1131 N. Cascade Ave.

500 0 500 1000 Feet



SOURCES/NOTES: Extract of U.S. Geological Survey 7.5 minute quadrangle map: "Colorado Springs, Colo." (1961, revised 1994). A crosshair indicates the location of the surveyed resource.





