

COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form

- | | |
|------------|---|
| Date _____ | Initials _____ |
| _____ | Determined Eligible-NR |
| _____ | Determined Not Eligible-NR |
| _____ | Determined Eligible-SR |
| _____ | Determined Not Eligible-SR |
| _____ | Need Data |
| _____ | Contributes to Eligible NR District |
| _____ | Noncontributing to Eligible NR District |

I. IDENTIFICATION

- | | |
|--|----------------------------------|
| 1. Resource Number: 5EP1542 | Parcel Number: 6407203016 |
| 2. Temporary Resource Number: N/A | SHF/CLG Grant Number: N/A |
| 3. County: El Paso | |
| 4. City: Colorado Springs | |
| 5. Historic Building Name: O'Brien/Hendee House | |
| 6. Current Building Name: Former Colorado College President's House | |
| 7. Building Address: 1210 Wood Avenue | |
| 8. Owner Name and Address: Colorado College, c/o Robert Broughton, Armstrong Hall, Colorado Springs, CO 80903 | |

II. GEOGRAPHIC INFORMATION

- | | | |
|--|-----------------------|-----------------------------------|
| 9. P.M. 6th | Township 14S | Range 66W |
| NE 1/4 SE 1/4 | NW 1/4 NW 1/4 | of Section 7 |
| 10. UTM Reference Zone 13 | Easting 515088 | Northing 4300118 |
| 11. USGS Quad Name: Colorado Springs, Colo. | Year: 1994 | Map Scale: 7.5' |
| 12. Lot (s): 1 through 3 and adj. tracts | Block(s): B | Year of Addition: Pre-1890 |
| 13. Boundary Description and Justification:
The boundary includes the building's legal parcel. | | |

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan (footprint, shape):** Irregular
- 15. Dimensions in Feet: Length** 71 **X Width** 62
- 16. Stories:** 2
- 17. Primary External Wall Material(s) (enter no more than two):**
Brick
- 18. Roof Configuration (enter no more than one):**
Hipped
- 19. Primary External Roof Material (enter no more than one):** Wood/Shingle
- 20. Special Features (enter all that apply):**
Oriel, Flared Eave, Dormer, Decorative Cornice, Porch, Chimney, Balcony, Fence
- 21. General Architectural Description:**

This two-story house has pale salmon colored brick walls with tan quoins and lintels. The foundation is rock-faced rhyolite in variegated colors of pink, gray, and tan, laid in broken rangework. There is a projecting, semi-circular, columned porch at the center of the façade. The hipped roof has widely overhanging flared eaves, block modillions, and a band of dentil molding at the cornice. The roof is clad with wood shingles, and there are three round arch dormers on the front.

East (Front)

The symmetrical two-story house has a center, projecting, semi-circular colonnade in front of a rectangular brick porch topped by a balcony. The colonnade of the porch has a curved concrete base with curved concrete stairs; four plain, thick columns; and a very wide, unadorned frieze topped by a projecting cornice with modillions. The brick portion of the porch also has a cornice and has wide arched openings on the north and south. The first story entrance is bowed outward and has a paneled and glazed door flanked by large windows with curved glass (7/3-light) above sections of paneled wood. The central balcony above the porch has a balustrade with round wood balusters and short brick piers that follows the footprint of the porch below. The balcony entrance has columns flanking double doors with sidelights. The second story of the central bay has quoins and short piers projecting above the corniceline. The balcony entrance area is surmounted by a wide lintel with paneling and two ornamental wreaths. There are three nonoriginal round arch dormers above the projecting bay.

South of the porch on each story are 8/8-light flat arch windows; the second story window is slightly smaller. A similar window is found on the second story of the northern bay. These windows have splayed lintels of tan brick. The bay north of the porch has a round arched transom over a replacement two-part window on the first story. The transom is enframed with projecting voussoirs of contrasting brick and has a brick keystone. The windows have stone sills. Extending south and north from the projecting bay is a brick wall with stone cap that encloses a terrace; on the north the terrace ends in steps down to the driveway.

North

The north wall has three basement windows along the foundation. On the first story at the east end is a hipped roof 4-window oriel with brackets at the base. Above the oriel is a flat arch window like those of the façade. Further west on the first story is a wide, shallow arch window that has been altered with some wood infill and has a 5/1-light window; there is a single flat arch window slightly west. Above the shallow arch window on the second story is a small 6/1-light window. At the west end of the wall is a one-story, projecting, hipped roof, enclosed porch with a paneled and glazed door (with 5 lights) facing concrete steps with a pipe railing. The porch has a cornice with dentil molding. Above the porch on the second story is a flat arch 5/1-light window with splayed lintel and stone sill. On the roof is a tall brick chimney.

West (Rear)

Towards the rear, the land slopes downward and the basement level is exposed and has doors and windows. The basement wall is composed of rock-faced rhyolite in broken rangework. At the base of the projecting north porch is a paneled and glazed door. Further south there are single windows on each story. South of this is a projecting, two-story, flat roof, frame addition topped by a balcony that is open at the basement level. On the north wall at the open, basement level, the addition has two elliptical arch openings; above are two sets of paired 1/1-light windows. The west wall of the addition has five arched openings with paired columns on the basement level and alternating single and paired 1/1-light windows on the upper, enclosed story. At the north end, the wall of the main house is visible and has three 5/1-light windows. There is an inset balcony at the center of the second-story wall, followed by a frame projection with paired windows facing west at the south end. There is a hipped roof dormer with three windows and a brick chimney toward the south.

South

At the west end of the south wall is the rear projecting frame addition. Further east is a tall, full-height brick chimney. There is a wide bow window on the first story at the center of the wall that has a band of five 5/1-light windows, with a section of wood shingles below the windows. The stone and brick wall of the terrace wraps around on the south wall toward the bow window. On the upper story, the wall has three windows (west to east: 7/1-light, short 6/1-light, 8/8-light). There is a center hipped roof dormer with three small square windows with vertical lights.

22. Architectural Style/Building Type: Late 19th and 20th Century Revivals/Classical Revival

23. Landscaping or Special Setting Features:

The mid-block house faces a parkway with landscaped center median. In front, there is a grass parking lawn with tall trees and a concrete public sidewalk. A driveway on the north (asphalt-paved adjacent to the house and graveled further west) slopes down toward the rear. The front yard is level and grassy. There are bushes in front of the house, large stones in planting areas, and a tall pine tree at the northeast corner. A planting area west of the rear porch is bordered by slabs of rock-faced rhyolite. A shallow cobblestone-lined ditch parallels the south fence. The

land drops off steeply to the west and provides a magnificent view of the Monument Valley, Pikes Peak, and the Rampart Range.

24. Associated Buildings, Features, or Objects:

There is a one-story, two-car, rectangular, frame garage with a concrete foundation near the northwest corner of the property. The garage has a hipped roof with flared, overhanging eaves. The walls are clad with narrow, horizontal board siding. There is a paneled door on the east wall and the north wall has two overhead garage doors.

IV. ARCHITECTURAL HISTORY

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

Source of Information: Mountain Sunshine, 1899-1900

26. Architect: Douglas & Hetherington

Source of Information: Facts Magazine, 3-10 August 1901, 17.

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: William and Margaret O'Brien

Source of Information: Facts Magazine, 3-10 August 1901, 17.

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

The two-story rear addition is believed to have been erected in the late 1920s or the 1930s. The full-height brick chimney at the southwest corner that opens onto the basement level of the addition may date to this period too.

30. Original Location: Yes **Date of Moves:** N/A

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate Use(s): Education/Education-Related

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

34. Site Type(s): Single Family House; College President's House

35. Historical Background:

Prominent Colorado Springs attorney William O'Brien erected this house in 1900, living here until the early 1920s when the O'Briens moved to California. William O'Brien was born about 1861 in Ohio; his parents came to this country from Ireland. His wife, Margaret, was born in New York about 1872. In 1900, the census listed them as renters on North Weber Street, living with one servant. This house was completed in that year, and the couple resided here with their daughter, Margaret M. O'Brien, who was born in Colorado about 1906. In 1908, the family advertised for a "competent French or German woman to care for a child 3 years old." Mr. O'Brien was described as "well known in club and social circles." The firm of Douglas & Hetherington designed the house, as well as several others in the same neighborhood, including 1215, 1225, 1315, and 1329 Wood and 1215 North Cascade. A photograph of the house appeared in Mountain Sunshine in 1899-1900 and Facts Magazine in August 1901. In addition to his legal practice, O'Brien was a major stock holder in James J. Hagerman's Mollie Gibson Mining Company. William O'Brien incorporated the Western Trading Co. with two partners in 1910. In the same year, he began legal proceedings against his former partner in the Florida Fruit Lands Co., Richard J. Bolles. O'Brien accused Bolles of fraudulently transferring the deed to the Hotel Glenwood at Glenwood Springs to his brother and sister. He also sued Bolles for a substantial sum over a real estate business they shared in Florida. The O'Briens often wintered in Florida and leased their Colorado Springs house to others for the season. The 1920 U.S. Census recorded the family at this address, together with a 20-year-old roomer, Stanley Birdsall, who listed no occupation.

The Colorado Springs firm of Douglas & Hetherington prepared the plans for the O'Brien House. In 1896, Walter F. Douglas and T. Duncan Hetherington established one of the longest-lived architectural partnerships in the city. Both men were natives of Scotland, where they were educated. Hetherington came to the United States at the age of 23 and settled in Chicago. He later moved to Denver, where he was chief assistant to Robert Roeschlaub, and then relocated to Colorado Springs and formed an association with Douglas. The two partners jointly designed two women's residences for Colorado College. The firm worked on "many of the principal buildings in Colorado Springs and the state," including the residences of many prominent Colorado Springs residents, the Country Club, and

several Broadmoor cottages. The partners were described as "prominent among the architects of the city who have contributed their genius and skill to beautifying the garden spot of Colorado."

During 1923-25, Mrs. Beatrice Cowles, widow of John G.W. Cowles, lived here. For the period 1926-1937, this was the rented home of the Quackenbush family from New Jersey. The 1930 U.S. Census indicated that the family was renting the residence, including William, age fifty-three; his wife Ada, fifty-four; a twenty-six-year-old daughter; two adopted infant sons born in Colorado; and one servant, Eva Shoemaker. William Dixon Quackenbush worked as a dealer in investment securities. Born in Paterson, New Jersey, in 1877, he graduated from Princeton College in 1899 and became associated with Quackenbush & Co., dry goods merchants, until 1919. In 1900 he married Ada Wheaton Tichenor and they became parents of a daughter, Jane. In 1919, the family moved to Colorado Springs, where Mr. Quackenbush commenced his career in investment securities. He also served as a park commissioner. A neighbor, Robert Hibbard, later reported that the Quackenbushes added the addition on the west.

In 1938, Robert W. and Elinor L. Hendee became owners of the house. Robert William Hendee was born in Rochester, New York, in 1895. In 1936 he joined Colorado Interstate Gas Co. as general manager of its Canadian River and Colorado Interstate interests. He served as president of Colorado Interstate Gas from 1943 until 1954 and was known for successfully developing natural resources of the West. In 1949-50 he served as president of the American Gas Association. Hendee, a graduate of Cornell University, was also involved in civic endeavors in Colorado Springs and was named "Man of the Year" by the Gazette-Telegraph in 1953. He served as president of the Colorado Springs Symphony Association, a trustee of the Fine Arts Center, and a director of the Colorado Springs National Bank. He served eight years on the State Highway Commission. Hendee became a member of the Board of Trustees of Colorado College in 1947, serving until 1974. Hendee collected Abraham Lincoln books and memorabilia; he donated his collection to the college in 1963. In 1975 the Hendees moved to California. Robert Hendee died in Coronado, California, in 1984.

In 1955, the Tiger reported that the college was negotiating to buy the house from Hendee to use as a home for the incoming president of the college. At that time, Colorado College did not have a president's house since the previous head used his own residence. The house was described as having thirteen rooms, including four bedrooms upstairs, on two levels. An article on the residence in 1985, when Gresham and Pamela Riley lived there, indicated that it served four functions: "a showplace, an entertainment center, a guest house, and a home." The building served those functions until 2002, when President Richard Celeste moved his family into the Stewart House. The former President's House is used currently as a venue for social events and a guest residence for visitors.

36. Sources of Information:

U.S. Census, 1900, 1910, 1920, 1930; Wilbur F. Stone, History of Colorado, vol. 4 (Denver: Linderman & Co., 1927), 332; CCIF, Trustees-Biography, Robert W. Hendee, Special Collections, Tutt Library, Colorado College [hereafter Special Collections]; Robert W. and Elinor L. Hendee, Exhibition of Abraham Lincoln Collection, October 1975, Special Collections; Colorado College Catalyst, 9 March 1984; Colorado Springs Gazette, 25 July 1908, 11, 24 October 1909, 16, 21 November 1909, 16, 27 March 1910, 20, 30 July 1910, 3, 20 October 1911, 5, 30 July 1912, 5, 13 January 1914, 2 March 1915 9 March 1984, A4; George Eckhardt, email to Tom and Laurie Simmons, 6 April 2009; Sanborn Fire Insurance Company Map, 1907 and 1962; Barbara Neilon, Inter-office Memorandum to Dr. Fagan, 12 January 1981, CCIF-Buildings-President's House, Special Collections; Colorado Springs Sun, 6 October 1985, 1B; Mildred Beadles, note to Gresham Riley, c. 1985, CCIF-Buildings-President's House, Special Collections; Facts Magazine, 3-10 April 1901, 17; Colorado College Tiger, 4 March 1955; Mountain Sunshine, 1899-1900; Office of Archaeology and Historic Preservation, Colorado Historical Society, Historic Building Inventory Record, 1210 Wood Avenue, 5EP1542, 1993; Helen Anderson, Historic Houses of Colorado Springs and Vicinity (Colorado Springs: Helen Anderson, 2004), 43;

VI. SIGNIFICANCE

37. Local Landmark Designation: No
Designating Authority: N/A

Date of Designation: 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 is associated with prominent Colorado Springs citizens William O'Brien, an attorney and real estate investor, and Robert W. Hendee, who served as president of Colorado Interstate Gas, was a director of Colorado Springs National Bank, served on the Colorado Highway Commission, and was a civic leader involved in many cultural organizations. The house, although altered, is representative of the Classical Revival style that was very popular for substantial homes in the city at the end of the nineteenth and beginning of the twentieth century. The design represents the work of the Colorado Springs firm of Douglas and Hetherington, which received commissions for residences of many Colorado Springs residences for the wealthy and worked on two women's residences at Colorado College. The partners were described as "prominent among the architects of the city who have contributed their genius and skill to beautifying the garden spot of Colorado." While alterations to the house somewhat impaired its ability to represent the Classical Revival style and the work of Douglas and Hetherington, it is still considered eligible to the State Register.

43. Assessment of Historic Physical Integrity Related to Significance:

The windows of the second story of the façade and the first story window at the north end of the facade are different than the original windows, based on a photograph in 1901 Facts Magazine. A window on the north has been partially filled in. The dormers on the front have been altered; the outer two originally had gabled pediments and the center one was larger, with an arched roof and a balustrade in front. The roof and supporting columns of the wrap-around porch on the south are gone and the columns of the central porch no longer have capitals; the columns may well be replacements. The two-story rear porch addition is believed to date to the late 1920s or 1930s. A tall, full-height brick chimney with fireplace opening onto the rear porch was added at the southwest corner. After the college received the building in 1955 it replaced the west facing windows on the west porch/room addition. The porch base is now concrete. The main entrance may have a nonoriginal door.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

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

This house is located within the National Register-listed North End Historic Residential District.

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

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): EP1542-1 through 1542-6

Negatives Filed At: Colorado College Facilities Services

Photographer: T.H. Simmons

48. Report Title: Colorado College, Colorado Springs, Colorado: Survey of Three Buildings, 2009 (Memo)

49. Date(s): July 2009

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.

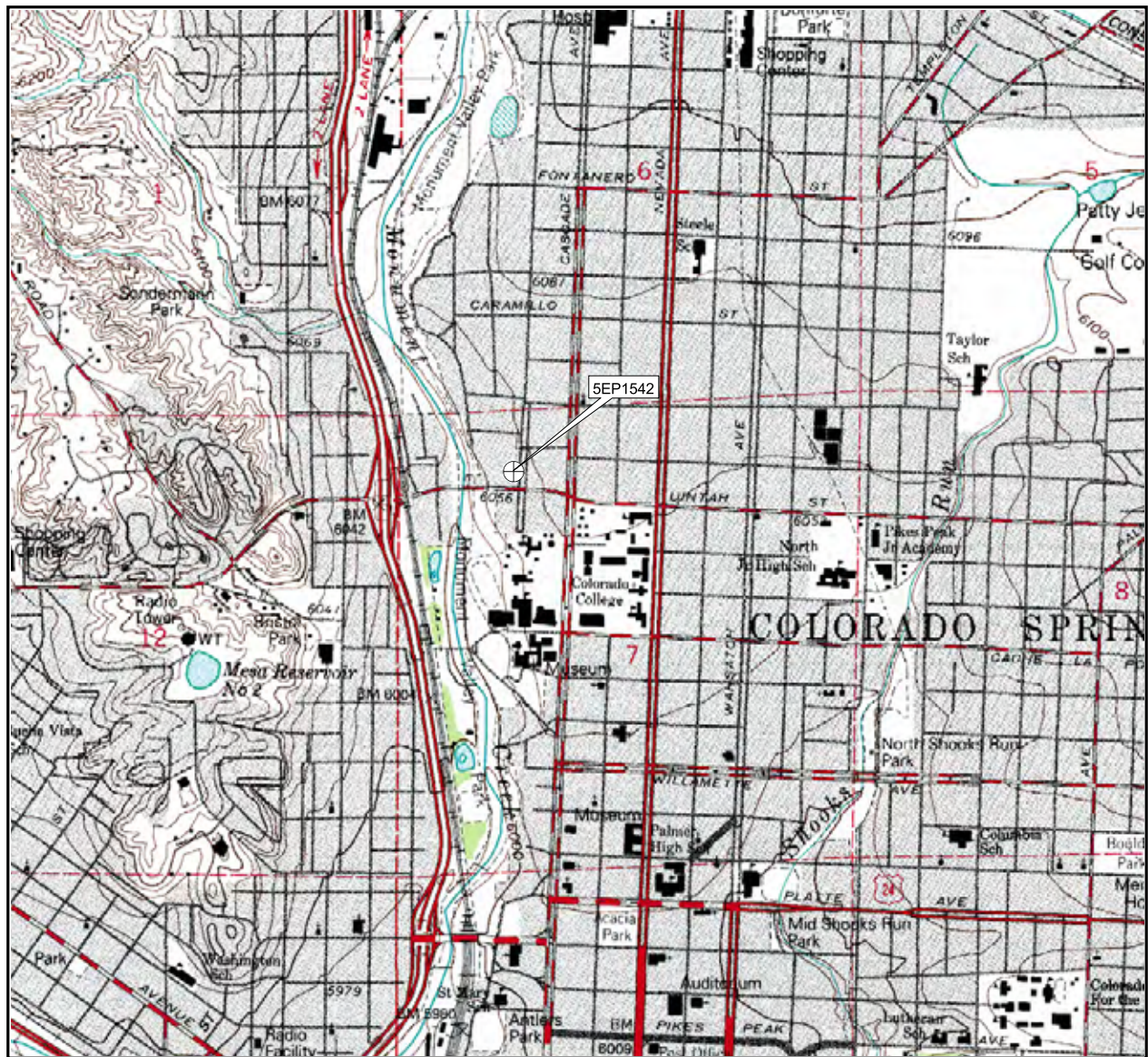
Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395



1210 Wood Avenue



1 inch equals approximately 107 feet.



1210 Wood 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.



