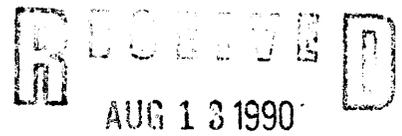


1415

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Burgess House  
other names/site number 5EP 789

2. Location

street & number 730 North Nevada Avenue not for publication  
city, town Colorado Springs n/a vicinity  
state Colorado code CO county El Paso code 041 zip code 80903

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>3</u>	<u>    </u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>    </u>	<u>    </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>    </u>	<u>    </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<u>    </u> objects
	<input type="checkbox"/> object	<u>3</u>	<u>0</u> Total

Name of related multiple property listing: \_\_\_\_\_  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Barbara Siddle 8-8-90  
Signature of certifying official Date  
State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Entered in the National Register  
 See continuation sheet. 9/13/90

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Julius Byrum Signature of the Keeper  
Date of Action



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National Park Service****National Register of Historic Places  
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addition, was replaced because of the advanced state of its deterioration. The new wooden stoop is very similar and compatible with the house's architecture but not exactly like the original porch. Instead its dimensions, steps and railings have been designed to meet local code requirements and be distinguishable as new construction. Also to address safety concerns, the rear steps at the southeast corner of the front porch were rebuilt. A gate with railing and balusters to match the existing porch was installed across the opening to these steps.

Prior to the 1988 rehabilitation the only changes which had been made to the Burgess House interior were an early twentieth century modernization of the second floor bathroom, a later addition or renovation of the first floor bathroom and the installation of a furnace for central heating. One of the most distinctive features of this virtually unchanged 1880s interior is the poplar woodwork. This wood trim is found throughout the house and also was used to construct the central staircase that rises from the main hall to the third floor. The staircase has turned balusters, moulded handrails and a decorative newel post at the ground level. Noteworthy poplar woodwork includes the interior doors, baseboards, crown mouldings, door and window surrounds and speciality trim such as the plate rail in the dining room. Of particular note are the double-leaf panel sandwich pocket doors that flank the main entrance hall and the combination window/door that opens onto the front porch from the southeast sitting room. As part of the rehabilitation the woodwork was cleaned and refinished only where necessary. Similarly the original pine floors were repaired and refinished as needed. Fireplaces are another significant feature of the Burgess House interior. Five unique fireplaces are located in the three living areas on the first floor and in two of the second floor bedrooms. Materials used in their construction include painted and stained wood, stone, brick, tile and metal. Each is individualized with an assortment of trim and decorative detailing. All the fireplaces, which had not been used for many years, were restored to working order. During the rehabilitation structural problems were corrected, the masonry and tile were repointed as needed and the fireboxes sealed.

There are two historic outbuildings located on the Burgess House lot. Adjacent to the main house is a small frame child's playhouse dating from the 1870s. It is a one-room structure with a gable roof, a wood with glass panel front door, rectangular double hung windows on each side of the playhouse and a decorative diamond window in its rear elevation. The interior wall and ceilings are wood panelled in remarkably good condition. The playhouse was retained on the site as part of the 1988 rehabilitation, just relocated to the southeast of its original location. The exterior wood walls and trim were repaired, as needed, and repainted like the main house. The playhouse and additional landscaping serves to screen the parking lot, which was constructed to the rear of the house, from the main views of the property along Nevada Avenue.

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Situated on the rear lot line to the southwest of the Burgess House is An1874 barn that was used also as a carriage house and then a garage. This outbuilding is a simple rectangular structure of post and beam construction with a small shed attached to its rear elevation. The roof is hipped and its exterior is sheathed in board-and-batten siding which has been painted. On the east facade is a single-leaf panel door, two sets of larger double-leaf doors with strap hinges and a hay-loft opening. There are both double-hung rectangular and small square windows with different multiple pane configurations. Its interior consists of the exposed rough hewn construction, wood floors and planking as well as intact horse stalls. Work of the 1988 rehabilitation did not change the building's interior or exterior in any way. Instead it focused on stemming the decay which was resulting from the wood wall's direct contact with the ground. Pressure-treated lumber was installed below grade and rotted wood trimmed, where necessary. Underground drains also were installed along the building's perimeter to divert moisture.

The significant features of the Burgess House were not altered as a result of the 1988 rehabilitation. Instead they were stabilized and enhanced. Interior modifications included minor changes to the floor plan, upgrading of the electrical, plumbing and mechanical systems and the installation of safety features such as a fire door on the main level, a fire wall on the third floor and an extension to the staircase handrail. All of this work was done in accordance with the Secretary of the Interior's Standards for Rehabilitation and was approved by the National Park Service as part of the certification of the rehabilitation for use of the historic preservation tax credits. Furthermore the sensitivity and quality of the conversion of this historic home to professional office space was formally recognized by the Colorado Historical Society when the project was awarded a 1989 Stephen H. Hart Award for historic preservation.

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Continuation Sheet

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Burgess House

The following information and assessments of conditions was provided by David Jones, Landscape Architect with Land Resource Associates, Woodland Park, Colorado. The information was collected by a visual inspection of the grounds in April, 1990. It is Mr. Jones opinion that (except for the new additions as noted below) the landscape setting of the house is the result of efforts undertaken in the 1960s. The plant types as well as their arrangement are indicative of landscape practices popular during this time.

LANDSCAPE FEATURES:

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Lawn: Blue Grass, Good Condition.

Street Trees: 4 Total, 2 in parkway along Dale Street, 2 along Nevada Avenue. American Elm, Est. 30 years old, Poor Condition.

Yard Trees & Shrubbery:

3 large Horse Chestnuts, Est. 30+ years old, Poor Condition.

1 large Cedar, Est 30 years old

Hedge along Nevada Avenue sidewalk - Gold Drop Potentilla, New.

Hedge along Dale Street Sidewalk - Mix of Honeysuckle, Spirea and Viburnum, Est. 20-25 years old.

Foundation Plantings:

North, South and East - Annals, Dwarf Potentilla, New.

Northwest Corner - Sumac, older variety.

Scattered - Spirea, indeterminant age.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Exploration/Settlement

Period of Significance

1888

1888 - 1900

Significant Dates

1888

1888

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Johnson, Eli - Contractor

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Burgess House is historically and architecturally significant as an intact representation of the building and people that characterized Colorado Springs, Colorado during its initial settlement period. Historically the Burgess House is significant as one of the few remaining houses constructed as part of the initial development of the original townsite of Colorado Springs. Built in 1888, it is typical of the residential development that occurred prior to the Cripple Creek gold discovery. Although hundreds of substantial homes were constructed by the affluent settlers who came to the town in the 1880s, less than two dozen of these historic dwellings have survived. Of those remaining, the Burgess House is one of the best examples of the historic development which occurred because of the intact condition of the house, the outbuildings and surroundings and the associated integrity of location, setting, design, materials, workmanship, feeling and association. Architecturally the Burgess House is important because it is illustrative of the building that distinguished Colorado Springs in the late 1800s. The house's large and substantial form, its pattern book design and its Victorian influenced styling makes it an excellent example of the local construction of this historic period.

Colorado Springs was a planned community. Founded in 1871, the settlement was developed and initially promoted by railroad magnate, General William Jackson Palmer, and his town company to be a health and resort community for the wealthy and leisured classes. Colorado Springs was extensively promoted in Europe and the Eastern United States during the 1870s and 1880s, attracting over 4,000 settlers to the area. Charles H. Burgess, his wife and son, Willard, were typical of the well-to-do settler who came to the community during its early development. The Burgess family moved to Colorado in April, 1880 from Sandwich Massachusetts. They bought the lot at 730 North Nevada Avenue, complete with a house and a barn, from Augusta Sigafus in 1882. Burgess moved the existing house to the west end of the large lot to allow for the construction of a more spacious, better appointed home. Construction began in 1884 and was completed in 1888. Like most of the houses constructed in Colorado Springs during the late nineteenth century, the Burgess's new house was a large dwelling, solidly built with high quality materials and all the domestic comforts and conveniences that were available at the time. It was constructed by a local contractor from

See continuation sheet

**9. Major Bibliographical References**

- Abele, Deborah. The Historic and Architectural Resources of Downtown Colorado Springs. Colorado Springs, CO: City Planning Department, 1985.
- Landmarks Council of the Pikes Peak Region. Pilgrimage into the Past. Eds. Mary E. Burgess and Ruth Shaw. Colorado Springs, CO: Penrose Public Library, 1978.
- Ormes, Manly Dayton and Eleanor R. The Book of Colorado Springs. Colorado Springs, CO: Dentan Printing Company, 1976.
- Sprague, Marshall. Newport in the Rockies: The Life and Good Times of Colorado Springs. Chicago, IL: Swallow Press, 1961.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Local History Collection, Penrose Public Library

**10. Geographical Data**

Acreage of property .34

UTM References

A 13 5115 5310 4299 3415  
 Zone Easting Northing

C                                    

B                                      
 Zone Easting Northing

D                                    

See continuation sheet

Verbal Boundary Description

Lot 1, Block 7 of Addition #1 to Colorado Springs

See continuation sheet

Boundary Justification

Boundary coincides with the legally recorded property lines that have been historically associated with the Burgess property at 730 North Nevada Avenue, Colorado Springs, CO.

See continuation sheet

**11. Form Prepared By**

name/title Deborah Edge Abele date March 17, 1990

organization \_\_\_\_\_ street & number POB 25255 telephone (602)W:261-8699 H: 224-5244

city or town Phoenix state AZ zip code 85002

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Continuation Sheet**Section number 8 Page 1

pattern books. Although not architect-designed, the use of pattern books allowed for a fashionable design and the inclusion of features popular during the Victorian era. While less grandiose than the mansions erected during this same period along North Cascade Avenue, the Burgess House is representative of the construction undertaken by the prosperous mercantile class who resided primarily along Nevada Avenue, Tejon and Weber Streets during the late 1800s.

730 North Nevada Avenue served as the Burgess family residence for almost 100 years. Willard Burgess married Mary Louise Martin, the daughter of Frederick Martin, an early civic leader and builder, and moved into the house in 1900 when his parents returned to Massachusetts. He ran a successful grocery business and had two daughters. Although well-maintained throughout the twentieth century, the Burgess family made few changes to the property. Early in the 1900s an 1874 playhouse, built by a well-known local builder, Joseph Dozier, was brought to 730 North Nevada Avenue from Mary Martin's childhood home, the site of the Acacia Hotel. The barn was converted for use as a carriage house and then a garage. These minor changes plus the modernization of the bathrooms, kitchen and heating facilities were the only changes made to the house while the Burgess family resided there. While there have been some changes to the building and site with the conversion of the house to professional offices, these modifications have been sensitively done, so as to minimize their effect upon the significant features of the property.

The Burgess House stands today much as it has for the last 100 years. It is an important vestige of the past which has increased in significance as almost all of the large homes like it in the downtown have been razed or irreversibly altered. Listing of the Burgess House on the National Register of Historic Places will formally recognize its significance as one of the few remaining examples of an important early period and neighborhood in Colorado Springs. It is hoped that this will aid in its continued preservation.

While the house remained in the Burgess family for 100 years, the period significance has been ended in 1900 when the original owner, Charles H. Burgess and his wife moved back to Massachusetts.

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Continuation Sheet**

PHOTOGRAPH LOG

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BURGESS HOUSE, 730 NORTH NEVADA AVENUE, COLORADO SPRINGS, COLORADO.  
PHOTOGRAPHER: DEBORAH ABELE & TIM DAVIS  
NEGATIVE LOCATION: 4302 EAST WELDON, PHOENIX, AZ 85018

- PHOTOGRAPH #1 - Davis, January, 1990, Viewing West
- PHOTOGRAPH #2 - Davis, January, 1990, Viewing Northwest
- PHOTOGRAPH #3 - Abele, July, 1989, Viewing Southwest
- PHOTOGRAPH #4 - Abele, July, 1989, Viewing Southeast
- PHOTOGRAPH #5 - Abele, July, 1989, Viewing Northwest
- PHOTOGRAPH #6 - Abele, July, 1989, Viewing West

Burgess House  
 730 North Nevada Avenue  
 Colorado Springs, CO  
 PHOTOGRAPH KEY & SKETCH MAP

new curb out with concrete drive apron and wing-style transitions as shown and in conformance with City of Colorado Springs standards

DALE STREET  
 (100'r.o.w.)

LEGAL DESCRIPTION:  
 Part of Lot 5, Block 12, Addition 1 to Colorado Springs as follows:  
 Begin at NE corner, West 140', South 88', West 43.17', South 10', East to SE corner of said Lot, thence to point of beginning.

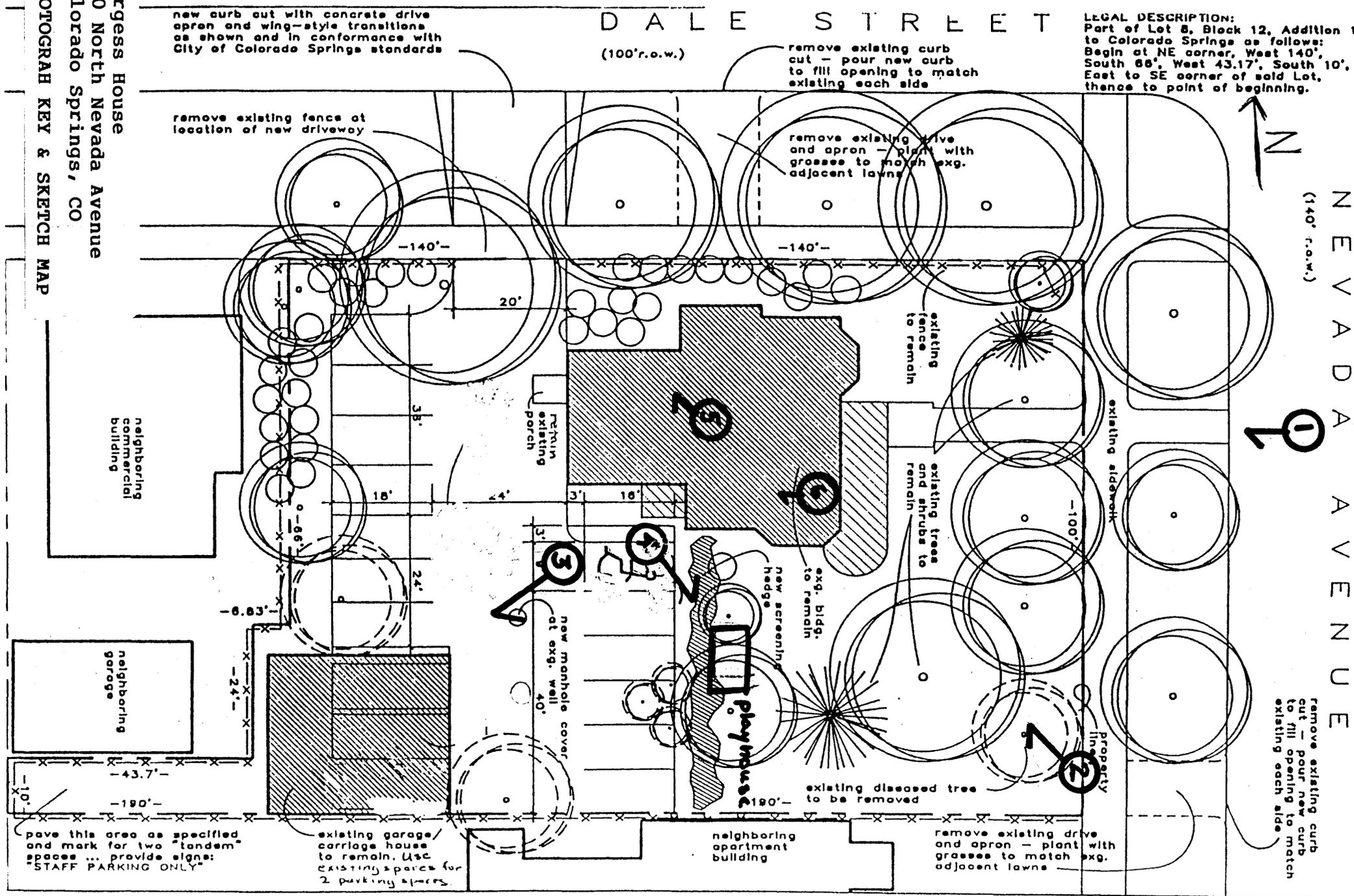
remove existing fence at location of new driveway

remove existing curb cut - pour new curb to fill opening to match existing each side

remove existing drive and apron - plant with grasses to match exg. adjacent lawns



NEVADA AVENUE  
 (140' r.o.w.)



pave this area as specified and mark for two "tandem" spaces ... provide signs: "STAFF PARKING ONLY"

existing garage carriage house to remain. Use existing space for 2 parking spaces.

neighboring apartment building

remove existing drive and apron - plant with grasses to match exg. adjacent lawns

remove existing curb cut - pour new curb to fill opening to match existing each side



playhouse

existing sidewalk

Property line

existing fence to remain

existing trees and shrubs to remain

exg. bldg. to remain

existing diseased tree to be removed

retain existing porch

new manhole cover at exg. wall 40'

-140'-

-140'-

-100'-

-66'-

-24'-

-43.7'-

-190'-

-10'

20'

38'

18'

24'

9.83'

4'

3'

16'

40'

40'

40'