

COLORADO
HISTORICAL
SOCIETY

OAHP1414 (Rev. 12/97)

FOR OFFICIAL USE:

Site Number 5EP3482
Nomination Received _____
Determined _____ Eligible _____ Not Eligible _____
Review Board Recommendation _____
Approval _____ Denial _____
CHS Board State Register Listing _____
Approved _____ Denied _____

*Final
Approved
@ changes*

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
NOMINATION FORM

SECTION I

Name of Property

Historic Name Jackson House, Colorado College

Other Names Willis S. and Julia Montgomery Residence; Colorado College Administration Building

Address of Property

Street Address 1029 North Nevada Avenue

City Colorado Springs County El Paso Zip 80903

[N/A] address not for publication

Present Owner of Property

(in the case of multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name The Colorado College

Address 14 East Cache La Poudre Phone (719) 389-6700

City Colorado Springs State CO Zip 80903

Owner Consent for Nomination

(attach signed nomination consent from each property owner - see attached form)

Preparer of Nomination

Name R. Laurie Simmons and Thomas H. Simmons, historians Date 27 August 1999

Organization Front Range Research Associates, Inc.

Address 3635 West 46th Avenue Phone (303) 477-7597

City Denver State CO Zip 80211-1101

Legislative Information

Colorado House District # 22 or Name of Representative Marcy Morrison

Colorado Senate District # 12 or Name of Senator MaryAnne Tebedo

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Jackson House, Colorado College

SECTION II

Classification of Property

Type ☒ building(s) ☐ district ☐ site ☐ structure ☐ object ☐ area

Local Historic Designation

Has the property received local historic designation?

☒ no ☐ yes --- ☐ individual ☐ in district

date designated _____

designated by _____ (Name of municipality or county)

Locational Status

☒ original location ☐ moved (date of move _____)

Use of Property

Historic Single Family Residence, College Administration Building

Current College Dormitory

Original Owner Montgomery, W.S

Source of Information Mountain Sunshine, Winter 1900-01

Year of Construction 1898-1900

Source of Information Mountain Sunshine, Winter 1900-01

Architect, Builder, Engineer, Artist or Designer

Smith, Augustus J.

Source of Information Facts, 26 November 1898

Architectural style/Engineering type

Late 19th and Early 20th Century Revivals/Colonial Revival

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Jackson House, Colorado College

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

SECTION IV

Significance of Property

Nomination Criteria

☒ A - property is associated with events that have made a significant contribution to history

☐ B - property is connected with persons significant in history

☐ C - property has distinctive characteristics of a type, period, method of construction or artisan

☐ D - property is of geographic importance

☐ E - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

Social History

Education

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name Jackson House, Colorado College

SECTION V

GEOGRAPHICAL DATA

Locational Information P.M. 6th Township 14S Range 66W Section 7 (SE 1/4 of NW 1/4 of SW 1/4 of NE 1/4)

Quad Map Name Colorado Springs, Colo.

Lot(s) N/A Block 203 Addition Colorado Springs Company's Addition 1

UTM Reference: Zone 13 Easting 515590 Northing 4299830

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Slides

Photocopy of USGS Map Section

Sketch Map(s)

Optional Materials

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 1
Section III

Property Name Jackson House, Colorado College

Description and Alterations

Jackson House is a historic building on the Colorado College campus which meets the registration requirements specified in the Multiple Property Documentation Form "Historic Resources of Colorado College, Colorado Springs, Colorado." Jackson House is associated with the development of north Colorado Springs influenced by the Cripple Creek mining boom, having been completed in 1900 as a private residence for wealthy attorney and mining investor W.S. Montgomery. The house was donated to Colorado College in 1914, and became an important part of the campus facilities, serving as the Administration Building from 1914 to 1937. The building is associated with the historic context "Colorado College During World War I and the Great Depression, 1917-1941." The property type represented is Noncollegiate Residences. The building is one of the most substantial private residences acquired by the college, and reflects the tastes and lifestyles of the late Victorian period. The building is also notable for its representation of the work of Colorado Springs architect Augustus J. Smith.

Jackson House is a massive, two-and-a-half-story residence located at the southeast corner of North Nevada Avenue and San Rafael Street on the campus of Colorado College. At the southern end of the block is Lennox House, another substantial and significant mansion owned by Colorado College.¹ Along with Jackson and Lennox houses, a number of other fine residences of the early twentieth century, many acquired by the college, face the landscaped campus and monumental educational buildings of the college to the west. Immediately south of Jackson House is a large paved parking lot enclosed with chainlink fencing.² Like many of the college buildings erected to the west, Jackson House is composed of stone. The Castle Rock ignimbrite walls are laid in alternating, coursed, narrow and wide rows with beaded mortar joints, and the windows and doors have stone lintels.³ There is a stone foundation and a stone water table with beveled top with squared edge. The windows of the first story have splayed lintels with stone voussoirs, while the windows of the second story have flat lintels with stone voussoirs. The stone surrounding the windows has been chiseled and squared. The building represents the influence of the Colonial Revival style with French influences, embodied in its hipped roof, the dormers with exaggerated arched pediments, the garland ornaments on the tower and porte cochère, and the heavily elaborated interior entrance with elliptical fanlight.

Jackson House has a hipped roof with center widow's walk, which originally was enclosed with a roof-line balustrade. The roof has flared, widely overhanging eaves, which were originally ornamented with modillions. There is a course of narrow moldings under the eaves. The front (west) roof slope has two frame dormers topped by exaggerated round arch pediments decorated with crossed horn ornaments (Photograph 1). The dormers have paired windows flanked by paneled pilasters supporting an entablature with dentil molding. The cheeks of the dormers are shingled. The south dormer has windows with decorative tracery in the upper sash. The north dormer has a one-over-one-light double-hung sash window and a fire escape door. Metal fire stairs lead from the north dormer to the second story.

The second story features an entrance with double paneled doors with oval lights which faces a central rounded projecting section of the porch roof which is supported by a scroll bracket (the original balcony). Flanking the doors are roundels encircled by stone voussoirs. Between the roundel and a tower at the southwest corner is one double-hung sash window. Between the other round window and a semi-octagonal tower on the northwest are

¹Lennox House was listed on the State Register of Historic Places in August 1999.

²The college plans to convert the parking lot into a landscaped quadrangle.

³Some contemporary accounts erroneously described the building's stone as "Castle Rock limestone." Colorado College Geology Professor Jeff Neblott states that the stone is ignimbrite. Jeff Neblott, Colorado College, Telephone Interview by Thomas H. Simmons, 26 August 1999.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 2
Section III

Property Name Jackson House, Colorado College

two double-hung sash windows.

The front has a projecting, one-story, full-width, flat roof, wrap-around porch. The porch retains some original column supports at each end, while the central portion of the porch has four thick pier supports which replaced the original two-story Corinthian colonnade. There is a metal pipe balustrade between the columns and piers. The base of the porch is composed of large blocks of evenly coursed rock-faced stone, and has large arched vents with metal grilles and stone latticework on the southwest. There are double-hung sash windows on either side of the slightly projecting central entrance bay.

A two-story circular stone tower with bellcast roof with overhanging eaves is located at the southwest corner, while the northwest has a two-story semi-octagonal tower. The southwest tower has a wood frieze ornamented with garlands. The upper windows of the tower are double-hung sash, with narrow transoms, and the first story windows are double-hung sash. The windows have curved glass. The front porch wraps around the tower on the south. The northwest tower has a semi-octagonal roof with overhanging eaves and double-hung sash windows on the first and second stories, as well as rectangular, single-light basement windows.

The central main entrance is accessed by wide concrete stairs with curving stone podia and a central metal pipe railing. The porch floor on either side of the entrance area is wood, and there is a stone threshold. There is a slightly projecting, central, stone entrance bay with double doors with large rectangular lights. Windows on the sides of the entrance bay have curved glass. The entrance is flanked by metal lanterns. A low stone wall encloses the front yard on the west and north.

The south wall of the house (Photograph 2) near the southwest corner has a tall brick chimney with a molded brick top. East of the chimney is a double dormer with two arched pediments and paired double-hung sash windows flanked by paneled pilasters supporting an entablature with dentil molding. The windows have wooden tracery of interlocking arches in the upper sash. The second story has two central double-hung sash windows flanked by frame two-sided oriel windows with friezes ornamented with wreaths and ribbons. The oriel windows have projecting rectangular frame bases supported by carved scroll brackets and double-hung sash windows with wooden tracery in the upper sashes. The windows are divided by pilasters. The first story has a bow window with conical roof with bracketed eave. The bow has multiple casement windows with round arched transoms with decorative glass with shields and ribbons. The windows are divided by fluted pilasters, and there is decorative paneling under the windows. The lower wall of the bow window is composed of rock-faced stone. Small vertical windows are located east and west of the bow window on the first story, and are flanked by double-hung sash windows. Basement windows flanking the bow window have metal lintels. The east window has been filled in with a flush panel door, and has a concrete stair with metal pipe railings. A sign indicates that the door leads to "The Press of Colorado College."

A hipped roof rear wing which projects to the east is slightly inset from the main portion of the house. The south roof slope of the rear wing has a dormer with arched pediment ornamented with crossed horns, with a double-hung sash window with wooden tracery in the upper sash, and paneled pilasters supporting an entablature with dentil molding. The second story has two small double-hung sash windows toward the west and a full-size double-hung sash window toward the east. The first story has three double-hung sash windows: one with a flat rock-faced lintel and two with lintels of radiating stone. Between the two sets of windows is an oval window with stained glass which has a radiating stone surround. Three tall double-hung sash basement windows face a window well.

The rear (east) has arched eyebrow dormers on either side of a tall brick chimney elaborated with molded brick (Photograph 3). The dormers have half-round windows and metal railings. The second story of the rear wall

Property Name Jackson House, Colorado College

has two widely separated double-hung sash windows. The rear wall has a one-story, off-center, projecting porch with a raised stone base and a wood deck. The porch has full-height, Tuscan, wood column supports. At the southeast corner, an enclosed entrance bay with metal frame single-light windows has been created. A single window like those of the second story is located north of the porch, and there is a rectangular basement window beneath it. There are stone steps to a basement entrance which has a paneled door on the north.

The north wall of the rear wing has a central dormer identical to that of the south wall. The second story has a full-size double-hung sash window toward the east and a small double-hung sash window toward the west. There is a central entrance which leads to the rear stairs which has an aedicula, an entablature supported by columns and surmounted by a triangular pediment. The entrance has a flush panel door and a stone threshold.

The north wall of the main block of the house (Photograph 4) is dominated by a large, projecting, two-and-a-half-story pavilion topped by an exaggerated arched pediment with central "keystone." The pediment projects out slightly above the porch below, and is elaborated with molded coping with dentil trim which springs from corner pilasters with capitals. There is a central, two-light, roundel in the face of the pediment, and the pediment is clad with shingles. The second story of the pavilion is frame and there are two double-hung sash windows with wooden tracery in the upper sashes. The windows are topped by blind arches ornamented with crossed horns. There is a molded continuous lintel course above the windows.

The first story of the projecting pavilion has an inset stone porch with arched openings. Facing the porch are single and paired double-hung sash windows with transoms with decorative glass. The paired windows are divided by a fluted pilaster, and there is a dentil course between the transoms and upper sashes of the windows. A paneled and glazed door faces east onto the porch. The porch has a wood floor and stone, concrete, and wood steps. Projecting toward the north in front of the porch is a porte cochère with flat roof supported by coupled columns atop a latticework stone wall. The frieze is ornamented with garlands and wreaths.

West of the projecting pavilion is an arched eyebrow dormer with half-round window. Beneath the dormer, on the second story, is a large segmental arch window with lintel of radiating stone voussoirs. The two-part window has an arched transom ornamented with green glass shields. Two single-light windows are flanked by fluted pilasters which support an entablature ornamented with garlands. Beneath this window on the first story is a group of three square single-light windows. A semi-octagonal two-story stone tower at the northwest corner has a semi-octagonal roof topped by a finial, double-hung sash windows on the first and second stories, and rectangular, single-light basement level windows.

Interior

Much of the interior of the building was altered to facilitate its use as an administration building and dormitory. An interior vestibule accessed by the front doors is in the shape of an elongated octagon. The floor of the vestibule is covered with small Roman mosaic tiles in white, with an ornamental fretwork border and central concentric circles of green tiles. The vestibule has paneled wainscot, a ceiling with dark oak trim, and windows with deep reveal. A paneled and glazed door leading to the foyer has dentil molding and a beveled glass light. The elaborate entrance surround includes sidelights with paneling and beveled glass, and short columns supporting an entablature. Above the entrance is a large elliptical fanlight with beveled and leaded glass (Photograph 5). The foyer and spacious main hall display paneled wainscot, cornice moldings, and an archway springing from short grouped columns which leads to the main staircase. The staircase features square fluted and carved balusters. The intermediate stair landing is illuminated by a large window with arched transom with decorative glass. The room opening to the right of the hallway (originally the library and music room) features a large black oak mantelpiece, and has black oak baseboards, beams, and moldings. The room to the left of the hallway is

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 4
Section III

Property Name Jackson House, Colorado College

enclosed with French doors and has dark oak trim.

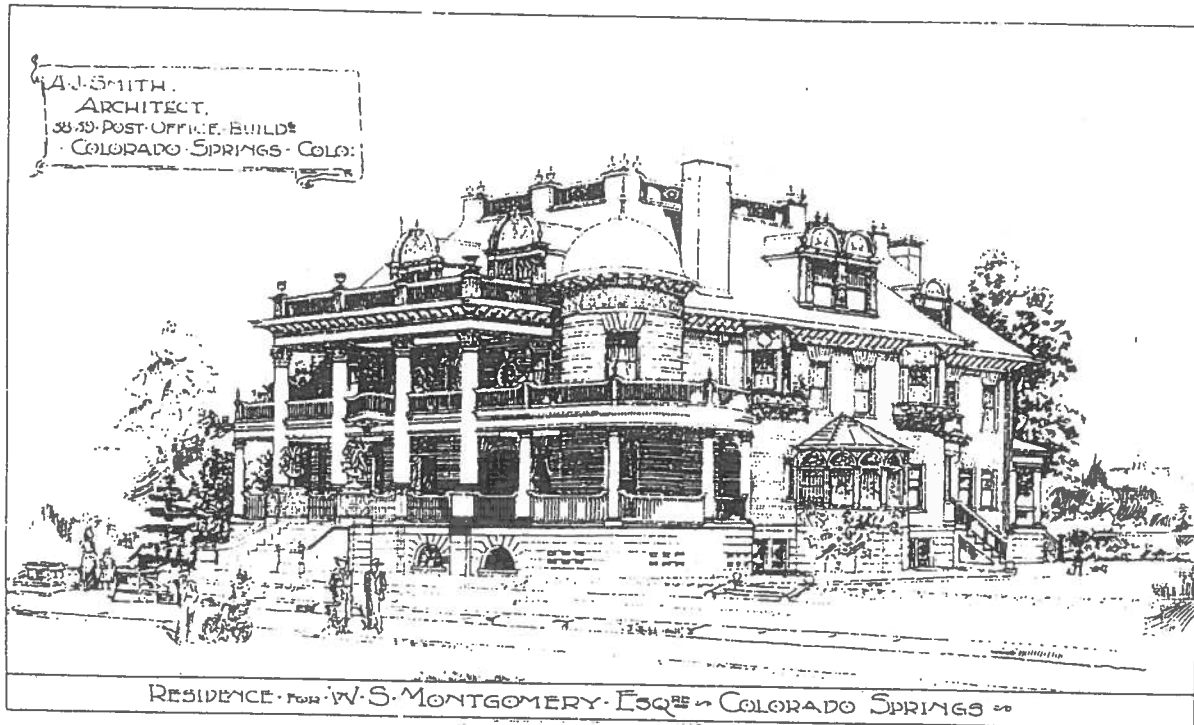
Alterations

The front of the house originally featured four two-story Corinthian columns which supported both the wrap-around porch and a covered balcony. Above the balcony was a roof-line balustrade. The balustrade above the balcony was gone by the 1930s. The four two-story columns were replaced with one-story piers in 1960, and the Ionic capitals of the remaining columns were altered. The balcony, which wrapped around the tower, and the first story porch had spindled balustrades. The roof of the house, porch, and balcony had modillions. The balcony roof is gone. An exterior entrance on the south has been removed. On the south, a basement window has been converted to an entrance. The rear porch has been partially enclosed. The windows of the north front dormer have been altered. The upper sash of the northernmost window no longer has lattice in the upper sash. The other window has been converted to a fire escape door. A fire escape has been added to the north and west (front) sides of the building. These alterations were completed in 1960 or later. The interior of the building has been extensively remodeled since its conversion to a college building in 1914.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 5
Section III

Property Name Jackson House, Colorado College

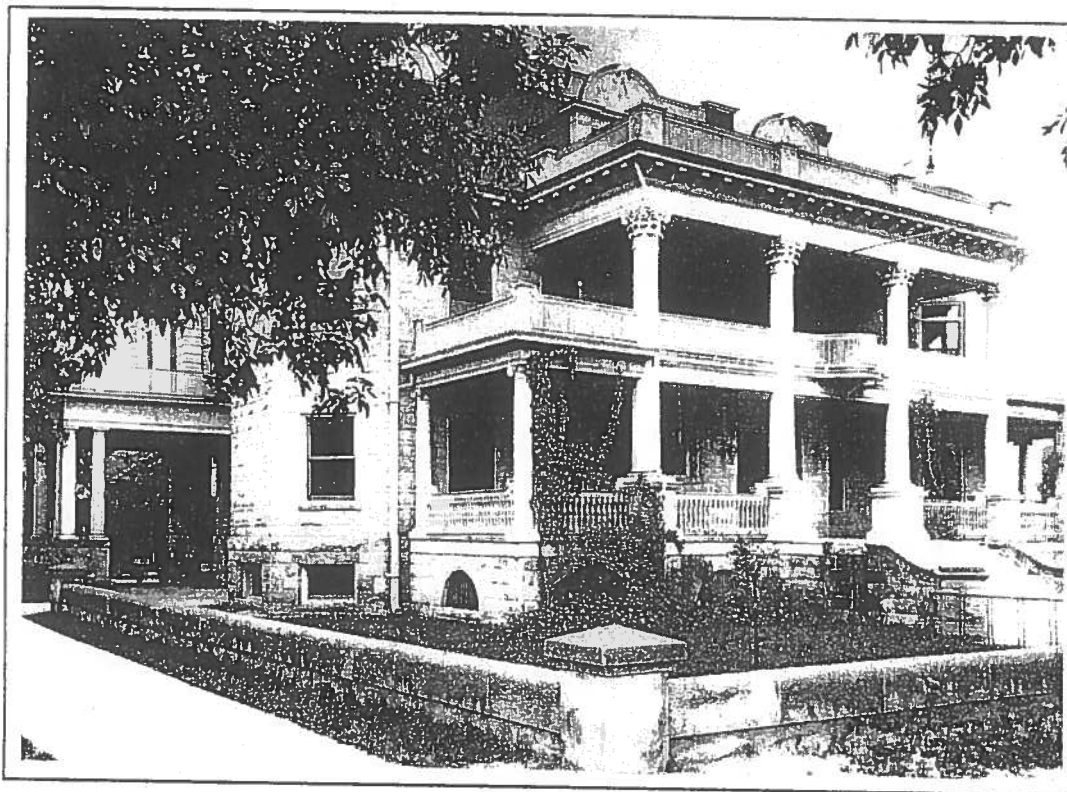


A rendering by architect A.J. Smith of the W.S. Montgomery residence appeared in a local publication in November 1898 (view northeast). SOURCE: *Facts*, 26 November 1898, 5.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 6
Section III

Property Name Jackson House, Colorado College

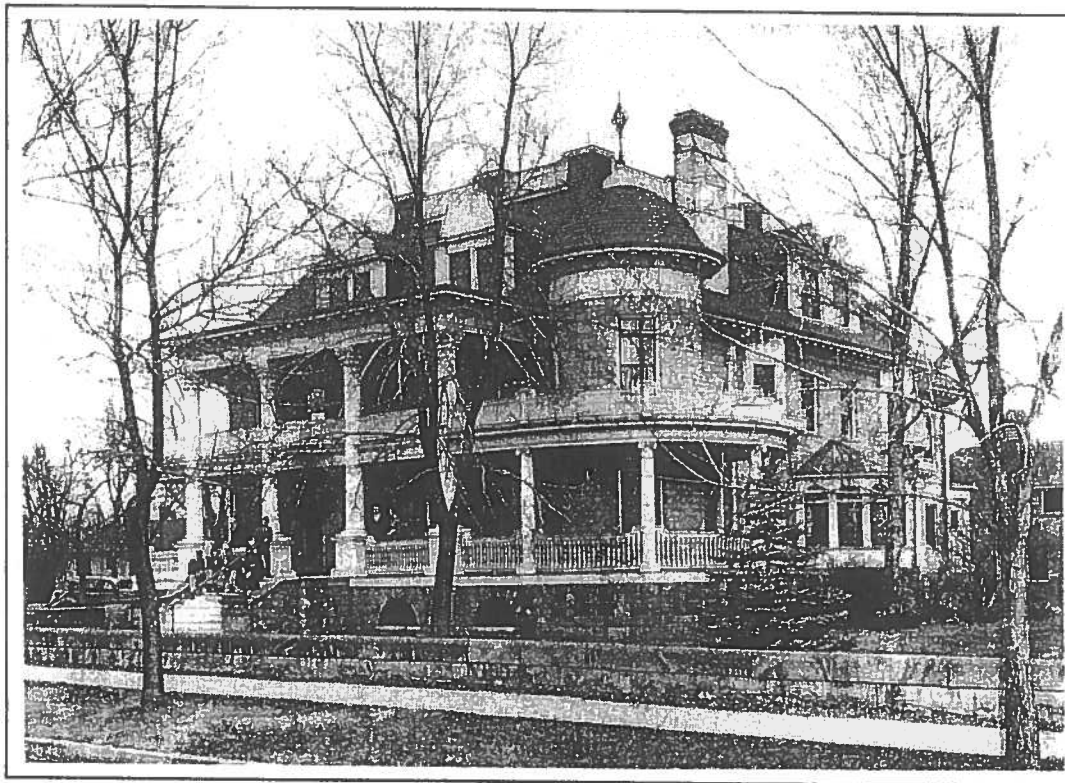


The front (west) and north sides of Jackson House are shown in this undated historic photograph (view southeast). SOURCE: Special Collections and Archives, The Colorado College Library.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 7
Section III

Property Name Jackson House, Colorado College

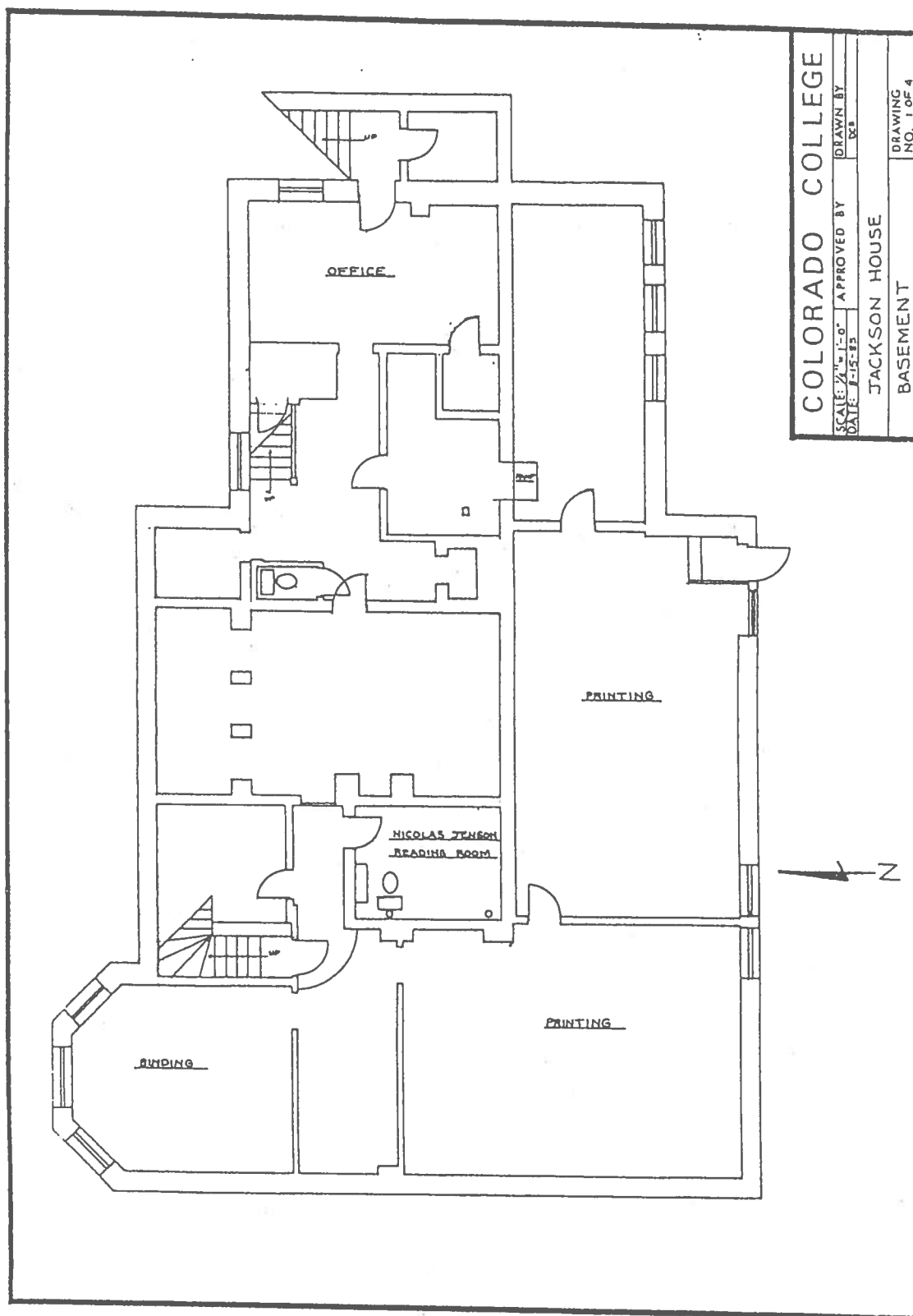


The front (west) and south sides of Jackson House are shown in this undated historic photograph. SOURCE: Special Collections and Archives, The Colorado College Library.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 8
Section III

Property Name Jackson House, Colorado College

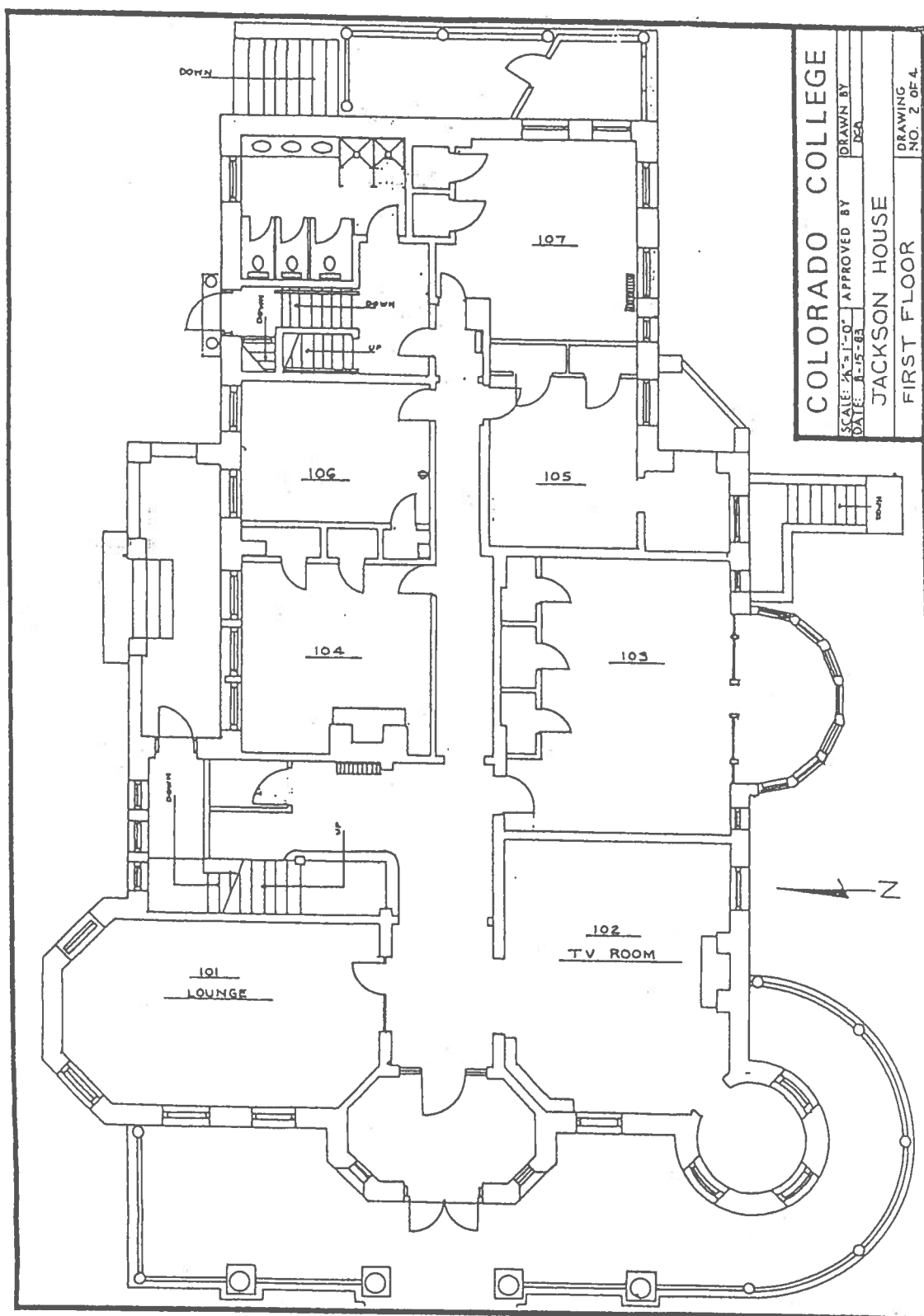


Jackson House, Basement, 1983. SOURCE: Facilities Services, The Colorado College.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 9
Section III

Property Name Jackson House, Colorado College

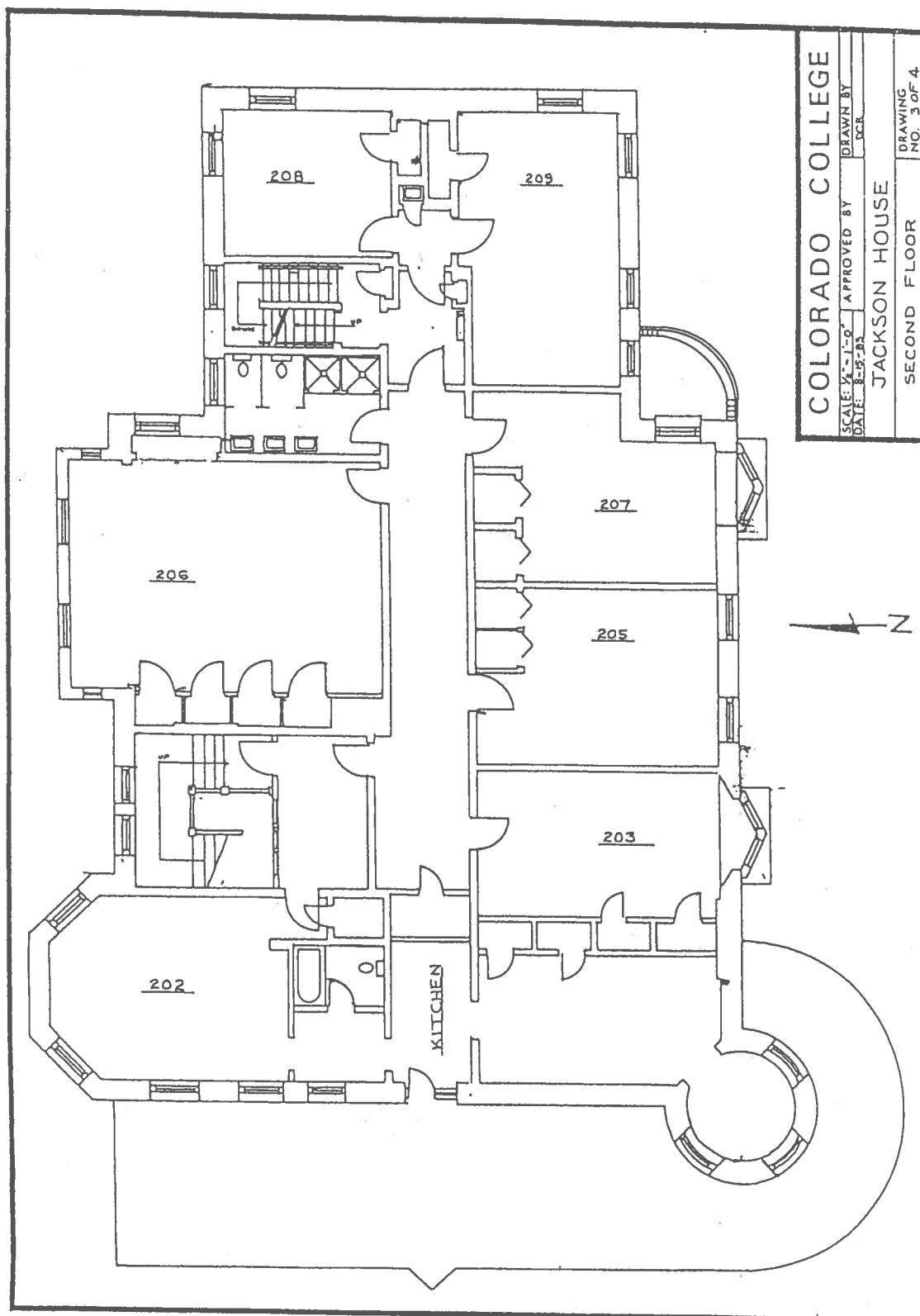


Jackson House, First Floor, 1983. SOURCE: Facilities Services, The Colorado College.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 10
Section III

Property Name Jackson House, Colorado College

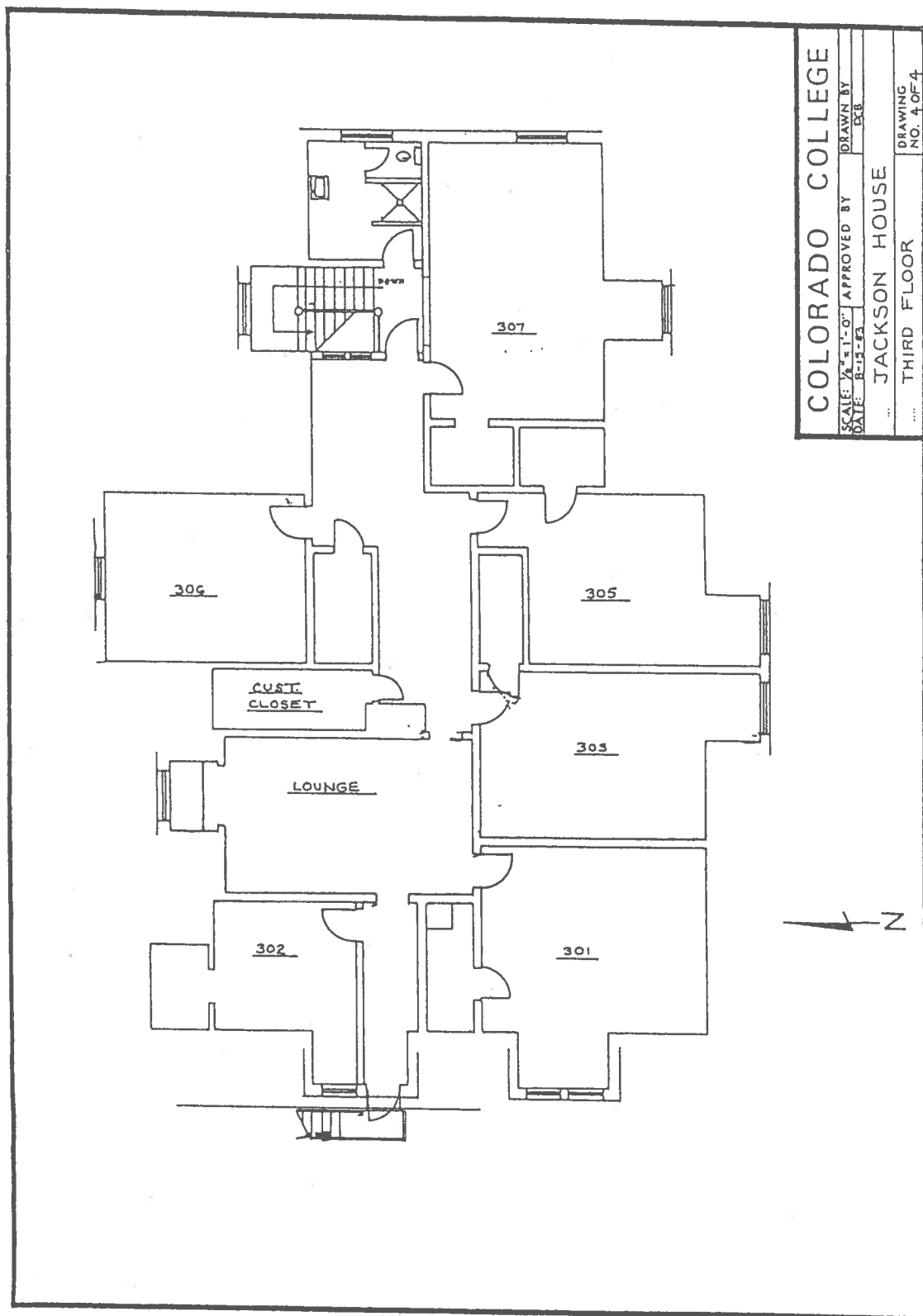


Jackson House, Second Floor, 1983. SOURCE: Facilities Services, The Colorado College.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 11
Section III

Property Name Jackson House, Colorado College



Jackson House, Third Floor, 1983. SOURCE: Facilities Services, The Colorado College.

Property Name Jackson House, Colorado College

Significance Statement

The Colorado College's Jackson House is significant in categories identified in the National Register Multiple Property Documentation Form "Historic Resources of Colorado College, Colorado Springs, Colorado." Jackson House represents the Noncollegiate Residences property type. The building is significant under Criterion A, for its associations with social history and with education. In the field of social history, Jackson House is important for its association with the development of the neighborhood east of the college campus as a residential area for wealthy Colorado Springs residents, particularly those who made millions in Cripple Creek and those who were benefactors of the college. The building is significant in the area of education, having been donated to the college in 1914 to function as its administration building, and later serving as a dormitory, providing classrooms, and containing college offices. A notable association during World War II was the building's occupation by the Navy-Marine training program stationed at Colorado College.

The improvement of the facilities and grounds of The Colorado College at the end of the nineteenth century and the beginning of the twentieth coincided with the growth and development of the city of Colorado Springs attendant to the boom in mining at Cripple Creek. The college added a number of substantial stone buildings between 1890 and 1910 to provide for its academic and residential programs. In addition, landscaping of the four-block college square was completed, providing an attractive view for the houses built facing the campus. One of the houses erected across from the campus during this period was that of Willis S. and Julia Montgomery, completed in 1900 at 1029 North Nevada Avenue.

Willis S. Montgomery was one of a number of men who became a millionaire as a result of investments in Cripple Creek. Born in Ohio, Montgomery moved with his parents to Iowa, where he was educated and studied law in his father's office. He graduated from Tabor College in 1878, and came to Colorado the following year, establishing a law practice in the mining town of Silver Cliff. With his father, Montgomery obtained an interest in the Bull Domingo Mine, one of the most important operations in Custer County. He also published a newspaper in Silver Cliff known as the **Daily Prospect**. In 1885, Montgomery moved to Leadville, which had emerged as the leading silver producer of the state. In Leadville, Montgomery was editor and publisher of the **Leadville Daily Journal** for three years. In 1888, he resumed the practice of law at Red Cliff, and became involved in the extensive Battle Mountain cases.

In the spring of 1892, Montgomery moved to Cripple Creek and established a practice specializing in mining law. His work brought him into contact with many of the leading men of the industry, and he continued to expand his mining investments. Marshall Sprague cites Montgomery as one of twenty-eight men who became millionaires as a result of their interests in Cripple Creek mines. By 1898, the year construction started on this house, Montgomery was listed as an attorney in Colorado Springs. Montgomery acquired a building permit for a \$50,000 residence on North Nevada Avenue facing the college campus in 1898. The construction of Montgomery's residence was awaited with great anticipation locally, and was even mentioned in the **Denver Times**, which reported that it was to be "one of the handsomest residences ever erected" in Colorado Springs. By 1902, Montgomery had retired from the practice of law and was president of the W.S. Montgomery Investment Company. He had extensive property holdings in Colorado Springs, Cripple Creek, and the Meeker area. A Colorado Springs publication of the time judged that "he has erected one of the handsomest and costliest residences in the city."⁴

⁴Colorado College Special Collections, Clipping on W.S. Montgomery; Colorado Springs City Directories, 1898, 1900, 1901, 1902; **Colorado Springs Gazette**, 1 May 1919, 12; **Denver Times**, 13 September 1898, 3.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 13
Section IV

Property Name Jackson House, Colorado College

Montgomery hired local architect Augustus J. Smith to design his new residence. A drawing of the residence appeared in the November 1898 issue of *Facts*, a publication boosting the progress of Colorado Springs. Smith had moved to Colorado Springs in the 1890s seeking a cure for his consumption. He designed homes for several wealthy Colorado Springs residents during the late 1890s, including George Bernard and D.P. Davie. Smith was most noted for his 1903 Doric and Italianate style El Paso County Courthouse listed in the National Register in 1972. In their 1933 *Book of Colorado Springs*, Manly D. and Eleanor R. Ormes criticized the design of the courthouse, stating that the architect had been "not only prodigal, but wanton in his use of forms, [and] undoubtedly lacked discrimination with materials." The Ormes reported that after finishing his work on the courthouse, Smith "became a religious enthusiast, preaching on the street corners; when that phase had passed, he designed and made bathroom fittings." In 1904, Smith donated his work on the design of the First Congregational Church of Colorado City. He left the city in 1909, and reportedly later became wealthy from his invention of a process for baked enamel.⁵

By the time construction on Montgomery's house was completed in 1900, Colorado Springs viewed itself as "a city of homes," taking pride in the fine quality and attractive design of the many substantial houses which had recently been erected. W.S. Montgomery had acquired a building permit for a \$50,000 residence on North Nevada Avenue facing the college campus in 1898. Upon its completion in 1900, the house was described as "among the most notable" of the residences built during the prosperous period at the turn of the century. *Mountain Sunshine*, a Colorado Springs publication discussing the progress and improvement of the city, devoted several pages to photographs and a complete description of the interior of the Montgomery residence.⁶

The two-and-a-half-story Castle Rock ignimbrite residence was described as being designed in a "colonial style, with modifications." The interior rooms bordered a spacious hall elaborated with dado, cornices, and rafter beams of carved Flemish oak "in Elizabethan style." A library and music room opened to the right (south) off the hall, with Mr. Montgomery's den lying beyond. The library featured a rounded, sunny alcove with views to the south and west, bookcases of black oak, and a black oak fireplace. To the left side of the hall was a formal drawing room, described as an "oval, many-windowed apartment on the north side of the house, with white enameled woodwork," a white mantel with white tiles, and an oval ceiling ornamented with an oval wreath. The drawing room was heavily paneled in Flemish oak, with an oak mantel and roof beams.

Also facing the hall was a "massive oak staircase" with carved balustrade and newel post crowned by a Spanish figure. The second floor also had a wide hall from which opened spacious bedrooms, all richly decorated, with furnishings matching selected colors. The third floor, where the servant's rooms were located, had an oak gallery and roof beams. The basement was equipped with a bowling alley and a billiard hall, "handsomely fitted up." "An always glorious and never-obstructed view of the range" was available from the second story porch.

The decorating and furnishings for the house were provided by the local firm of Fairley Brothers utilizing the suggestions of Julia Montgomery. It was a "source of local pride" that such fine furnishings could be obtained from a local company rather than sending for them "back East." The residence was considered to be "a beneficent influence throughout the community," and it was hoped that "Colorado Springs would have many such newcomers and many such homes in the future."⁷

⁵Manly D. and Eleanor R. Ormes, *The Book of Colorado Springs* (Colorado Springs: The Dentan Printing Co., 1933), 351; Colorado Springs *Facts*, 26 November 1898; Pike's Peak Regional Library, Local History Department, Clipping File, Architects Associated with Development of the North End.

⁶*Mountain Sunshine* 2(Winter 1900-01): 14, 15, 20.

⁷*Mountain Sunshine*, 53.

Property Name Jackson House, Colorado College

The Montgomerys lived in the house for only three years after its completion. There are some reports that the cost of construction (which reportedly totalled \$75,000) and upkeep for the building led to later financial difficulties for the Montgomerys. In later years, the couple lived in Phoenix, Arizona. The house had a succession of owners over the next few years. By 1904-05, Giles B. and Melzena R. Bosworth were listed as occupants of the residence, and Frank Avery was listed in the 1906 directory. The following year, the house was identified as vacant. John W. Springer of Denver acquired the house after it had been standing vacant. He sold the property to Judson M. Bemis, who refurbished the house, and donated it to Colorado College in May 1914 to be used as its administration building. Judson Bemis was a wealthy manufacturer whose company was one of the first to produce bags using machinery. The Bemis Brothers Bag Co. was one of the largest manufacturers of burlap bags in the world. Bemis was a member of the Colorado College Board of Trustees and a very generous supporter of the college, having previously donated funds to establish a Department of Banking and Business Administration and for the construction of a women's residence, Bemis Hall, and a new men's gymnasium, Cossitt Hall.⁸

In May 1914, the Colorado College **Tiger** reported that the residence would be remodeled to include offices for the president, deans, registrar, treasury department, faculty, and trustees, who had previously utilized space in Palmer Hall. Before remodeling, the building was described as containing twenty large rooms and four bathrooms. The house was referred to during this period as the "Ad Building" and was the center of all administrative activities at the college.

In 1937, the Ad Building was converted to a men's residence hall and was renamed "Jackson House," in honor of William Sharpless Jackson, Sr., who had served on the college Board of Trustees from its founding in 1874 until 1917. Jackson, an associate of William Jackson Palmer, was one of the pioneer developers of Colorado Springs and served as first treasurer of the Denver & Rio Grande Railroad. He was also involved in the establishment of the Denver National Bank and the El Paso County Bank. Jackson was one of the incorporators of Colorado College and one of its strongest supporters. He married the well known writer and poet, Helen Hunt Jackson, whose widely-read books, **A Century of Dishonor** and **Ramona**, were strong indictments of the nation's policy toward Native Americans. Architect Edward L. Bunts completed plans for the remodeling which turned the building into a men's dormitory.⁹

During World War II, Colorado College was the site of a Navy-Marine V-12 training unit, one of three institutions in the Rocky Mountain region to be selected for such a program. In 1943, Jackson House and five other facilities at the college were converted to meet Navy housing requirements. The Navy outfitted the house with double-deck bunk beds, small wooden chests, and desks. Trainees in the program received military training in addition to taking academic classes provided by the college.

In 1946, Jackson House was reconverted to a men's dormitory to help meet the overcrowding at the college which ensued after the end of World War II. The building was closed as a dormitory in 1958. In 1960, the college spent about \$25,000 remodeling the house into seven offices and ten classrooms, providing space for eleven professors and their students. At this time, the interior and exterior of the building were remodeled, and it received a new roof, as well as upgraded plumbing and lighting. In 1962, Jackson House was the site of evening classes for the University of Colorado Extension program. In 1969, Jackson House once again became a

⁸Colorado College Special Collections, Alice Stevenson, Information on Jackson House, 1975; **Colorado Springs Gazette**, 1 May 1919, 12; **The Tiger**, 15 May 1914, 1; J. Juan Reid, **Colorado College: The First Century, 1874-1974** (Colorado Springs: The Colorado College, 1979), 65, 76; **Colorado Springs Gazette, Annual Edition**, 20 February 1916.

⁹**Denver Post**, 30 January 1938, 6; Marshall Sprague, **Newport in the Rockies** (Denver: Sage Books, 1961), 73, 113.

Property Name Jackson House, Colorado College

The Montgomerys lived in the house for only three years after its completion. There are some reports that the cost of construction (which reportedly totalled \$75,000) and upkeep for the building led to later financial difficulties for the Montgomerys. In later years, the couple lived in Phoenix, Arizona. The house had a succession of owners over the next few years. By 1904-05, Giles B. and Melzena R. Bosworth were listed as occupants of the residence, and Frank Avery was listed in the 1906 directory. The following year, the house was identified as vacant. John W. Springer of Denver acquired the house after it had been standing vacant. He sold the property to Judson M. Bemis, who refurbished the house, and donated it to Colorado College in May 1914 to be used as its administration building. Judson Bemis was a wealthy manufacturer whose company was one of the first to produce bags using machinery. The Bemis Brothers Bag Co. was one of the largest manufacturers of burlap bags in the world. Bemis was a member of the Colorado College Board of Trustees and a very generous supporter of the college, having previously donated funds to establish a Department of Banking and Business Administration and for the construction of a women's residence, Bemis Hall, and a new men's gymnasium, Cossitt Hall.⁸

In May 1914, the Colorado College **Tiger** reported that the residence would be remodeled to include offices for the president, deans, registrar, treasury department, faculty, and trustees, who had previously utilized space in Palmer Hall. Before remodeling, the building was described as containing twenty large rooms and four bathrooms. The house was referred to during this period as the "Ad Building" and was the center of all administrative activities at the college.

In 1937, the Ad Building was converted to a men's residence hall and was renamed "Jackson House," in honor of William Sharpless Jackson, Sr., who had served on the college Board of Trustees from its founding in 1874 until 1917. Jackson, an associate of William Jackson Palmer, was one of the pioneer developers of Colorado Springs and served as first treasurer of the Denver & Rio Grande Railroad. He was also involved in the establishment of the Denver National Bank and the El Paso County Bank. Jackson was one of the incorporators of Colorado College and one of its strongest supporters. He married the well known writer and poet, Helen Hunt Jackson, whose widely-read books, **A Century of Dishonor** and **Ramona**, were strong indictments of the nation's policy toward Native Americans. Architect Edward L. Bunts completed plans for the remodeling which turned the building into a men's dormitory.⁹

During World War II, Colorado College was the site of a Navy-Marine V-12 training unit, one of three institutions in the Rocky Mountain region to be selected for such a program. In 1943, Jackson House and five other facilities at the college were converted to meet Navy housing requirements. The Navy outfitted the house with double-deck bunk beds, small wooden chests, and desks. Trainees in the program received military training in addition to taking academic classes provided by the college.

In 1946, Jackson House was reconverted to a men's dormitory to help meet the overcrowding at the college which ensued after the end of World War II. The building was closed as a dormitory in 1958. In 1960, the college spent about \$25,000 remodeling the house into seven offices and ten classrooms, providing space for eleven professors and their students. At this time, the interior and exterior of the building were remodeled, and it received a new roof, as well as upgraded plumbing and lighting. In 1962, Jackson House was the site of evening classes for the University of Colorado Extension program. In 1969, Jackson House once again became a

⁸Colorado College Special Collections, Alice Stevenson, Information on Jackson House, 1975; **Colorado Springs Gazette**, 1 May 1919, 12; **The Tiger**, 15 May 1914, 1; J. Juan Reid, **Colorado College: The First Century, 1874-1974** (Colorado Springs: The Colorado College, 1979), 65, 76; **Colorado Springs Gazette**, Annual Edition, 20 February 1916.

⁹**Denver Post**, 30 January 1938, 6; Marshall Sprague, **Newport in the Rockies** (Denver: Sage Books, 1961), 73, 113.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 14
Section IV

Property Name Jackson House, Colorado College

The Montgomerys lived in the house for only three years after its completion. There are some reports that the cost of construction (which reportedly totalled \$75,000) and upkeep for the building led to later financial difficulties for the Montgomerys. In later years, the couple lived in Phoenix, Arizona. The house had a succession of owners over the next few years. By 1904-05, Giles B. and Melzena R. Bosworth were listed as occupants of the residence, and Frank Avery was listed in the 1906 directory. The following year, the house was identified as vacant. John W. Springer of Denver acquired the house after it had been standing vacant. He sold the property to Judson M. Bemis, who refurbished the house, and donated it to Colorado College in May 1914 to be used as its administration building. Judson Bemis was a wealthy manufacturer whose company was one of the first to produce bags using machinery. The Bemis Brothers Bag Co. was one of the largest manufacturers of burlap bags in the world. Bemis was a member of the Colorado College Board of Trustees and a very generous supporter of the college, having previously donated funds to establish a Department of Banking and Business Administration and for the construction of a women's residence, Bemis Hall, and a new men's gymnasium, Cossitt Hall.⁸

In May 1914, the Colorado College **Tiger** reported that the residence would be remodeled to include offices for the president, deans, registrar, treasury department, faculty, and trustees, who had previously utilized space in Palmer Hall. Before remodeling, the building was described as containing twenty large rooms and four bathrooms. The house was referred to during this period as the "Ad Building" and was the center of all administrative activities at the college.

In 1937, the Ad Building was converted to a men's residence hall and was renamed "Jackson House," in honor of William Sharpless Jackson, Sr., who had served on the college Board of Trustees from its founding in 1874 until 1917. Jackson, an associate of William Jackson Palmer, was one of the pioneer developers of Colorado Springs and served as first treasurer of the Denver & Rio Grande Railroad. He was also involved in the establishment of the Denver National Bank and the El Paso County Bank. Jackson was one of the incorporators of Colorado College and one of its strongest supporters. He married the well known writer and poet, Helen Hunt Jackson, whose widely-read books, **A Century of Dishonor** and **Ramona**, were strong indictments of the nation's policy toward Native Americans, ~~and who wrote the words for "America the Beautiful."~~ Architect Edward L. Bunts completed plans for the remodeling which turned the building into a men's dormitory.⁹

During World War II, Colorado College was the site of a Navy-Marine V-12 training unit, one of three institutions in the Rocky Mountain region to be selected for such a program. In 1943, Jackson House and five other facilities at the college were converted to meet Navy housing requirements. The Navy outfitted the house with double-deck bunk beds, small wooden chests, and desks. Trainees in the program received military training in addition to taking academic classes provided by the college.

In 1946, Jackson House was reconverted to a men's dormitory to help meet the overcrowding at the college which ensued after the end of World War II. The building was closed as a dormitory in 1958. In 1960, the college spent about \$25,000 remodeling the house into seven offices and ten classrooms, providing space for eleven professors and their students. At this time, the interior and exterior of the building were remodeled, and it received a new roof, as well as upgraded plumbing and lighting. In 1962, Jackson House was the site of evening classes for the University of Colorado Extension program. In 1969, Jackson House once again became a

⁸Colorado College Special Collections, Alice Stevenson, Information on Jackson House, 1975; Colorado Springs Gazette, 1 May 1919, 12; The Tiger, 15 May 1914, 1; J. Juan Reid, Colorado College: The First Century, 1874-1974 (Colorado Springs: The Colorado College, 1979), 65, 76; Colorado Springs Gazette, Annual Edition, 20 February 1916.

⁹Denver Post, 30 January 1938, 6; Marshall Sprague, Newport in the Rockies (), 73, 113.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 15
Section IV

Property Name Jackson House, Colorado College

dormitory, housing both men and women.¹⁰

Jackson House inspired the creation of the concept of "theme houses" on the Colorado College campus in the 1970s. Rooms in the residence had originally been distributed on the basis of a lottery. In 1976, the college awarded the entire house to a group whose intellectual and social life was organized around a central theme which was designed to foster a sense of community. The first group of students assigned to the house sought to stimulate creative awareness in the arts, and utilized their year at Jackson House to organizing an outdoor music festival, sponsoring arts workshops, and scheduling musical performances.¹¹

Today, the building serves as a nontheme co-ed residence hall for thirty-two students, providing an environment committed to "continuous, informal, intellectual exchange." The basement of the building is the location of The Press, a community effort operated by and for the faculty and students of Colorado College. Started in 1976, The Press is a small hand-process operation using turn of the century equipment to produce limited editions of fine quality.¹²

¹⁰Colorado College Special Collections, Alice Stevenson, Jackson house, 1975; *Colorado Springs Gazette*, 18 September 1960.

¹¹Robert D. Loevy, *Colorado College: A Place of Learning* (Colorado Springs: Colorado College, 1999), 245; *The Catalyst*, 14 May 1976.

¹²Tim Fuller Correspondence to All Faculty, 3 March 1993, on file in Colorado College Special Collections; Tutt Library, Colorado College Special Collections Staff, *Notebook on Buildings of Colorado College, Past and Present*, 1984, rev. 1996.

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

Page 16
Section IV

Property Name Jackson House, Colorado College

Bibliography

The Catalyst, 14 May 1976.

Colorado College. Tutt Library. Special Collections and Archives. College archives and photographs.

Colorado Historical Society. Office of Archaeology and Historic Preservation. Historic Building Inventory Record Forms.

Colorado Springs Gazette. 16 May 1897, 12 January 1898, 3 February 1901, 10 February 1901, 16 February 1902, 20 February 1916, 1 May 1919 and 18 September 1960.

Denver Post, 30 January 1938.

Denver Public Library. Western History Department. Colorado College Clipping file.

Denver Times, 13 September 1898, 3.

Facts. 20 August 1898, 19 September 1898, 26 November 1898, 10 February 1901.

Hill, Robert. **Colorado College, 1874-1999, A History of Distinction**. Colorado Springs: Colorado College Office of College Relations, 1998.

Loevy, Robert D. **Colorado College: A Place of Learning, 1874-1999** Colorado Springs: Colorado College, 1999.

Mountain Sunshine. 2 (Winter 1900-01).

Ormes, Manley D. and Eleanor R. **The Book of Colorado Springs**. Colorado Springs: the Dentan Printing Co., 1933.

Pike's Peak Regional Library. Local History Department. Clipping File, Architects Associated with Development of the North End.

Reid, J. Juan. **Colorado College: The First Century, 1874-1974**. Colorado Springs: The Colorado College, 1979.

Sargent & Rohrbacher. **The Fortunes of a Decade**. Colorado Springs: The Colorado Springs Evening Telegraph, 1979.

Sprague, Marshall. **Newport in the Rockies**. Denver: Sage Books, 1961.

The Tiger, 15 May 1914.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 17
Section V

Property Name Jackson House, Colorado College

Verbal Boundary Description of Nominated Property

The nominated property consists of the perimeter (footprint) of the building plus fifteen feet on all sides, Township 14 South, Range 66 West, Section 7 (SE 1/4 of NW 1/4 of SW 1/4 of NE 1/4), in Block 203, Colorado Springs Company's Addition 1, Colorado Springs, El Paso County, Colorado. The nominated property encompasses the entire extent of the building and excludes other buildings.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 18
Section VI

Property Name Jackson House, Colorado College

Photograph Log for Black and White Photographs

The location and camera direction of photographic views are indicated on the Sketch Map. Information that is the same for all photographs:

Name of the Property: Jackson House, Colorado College

City and State: Colorado Springs, Colorado

Photographer: Thomas H. Simmons

Date: May 1999

Location of Original Negatives:

Colorado College

14 E. Cache La Poudre

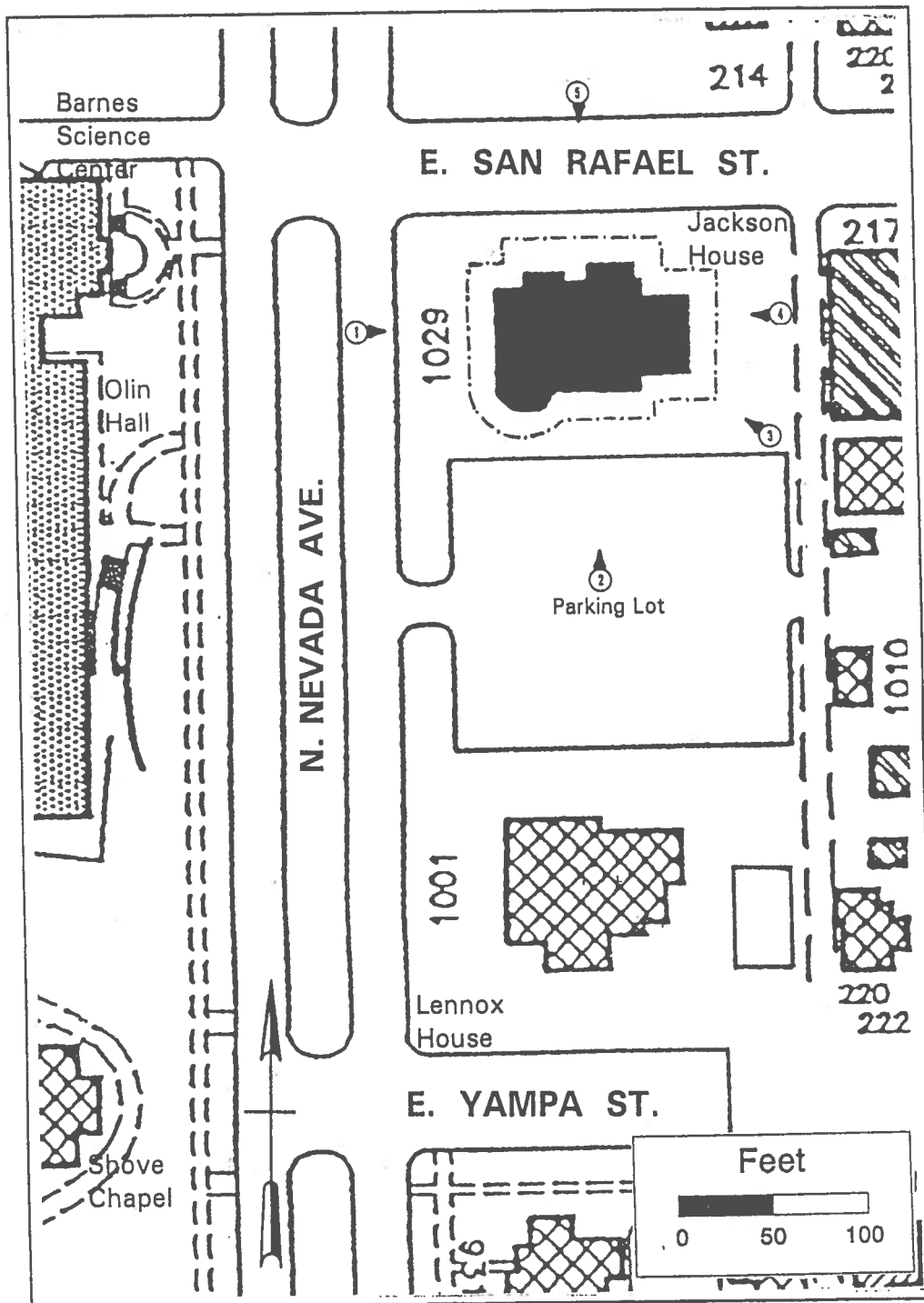
Colorado Springs, Colorado 80903

Photograph Number	Camera Direction	Description of View
1	East	Front (west side)
2	North	South side
3	Northwest	South side and rear (east side)
4	West	Rear (east) with porte cochère at right
5	South	North side
6	Northeast	Entrance vestibule showing door to foyer

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Page 19
Section VII

Property Name Jackson House, Colorado College

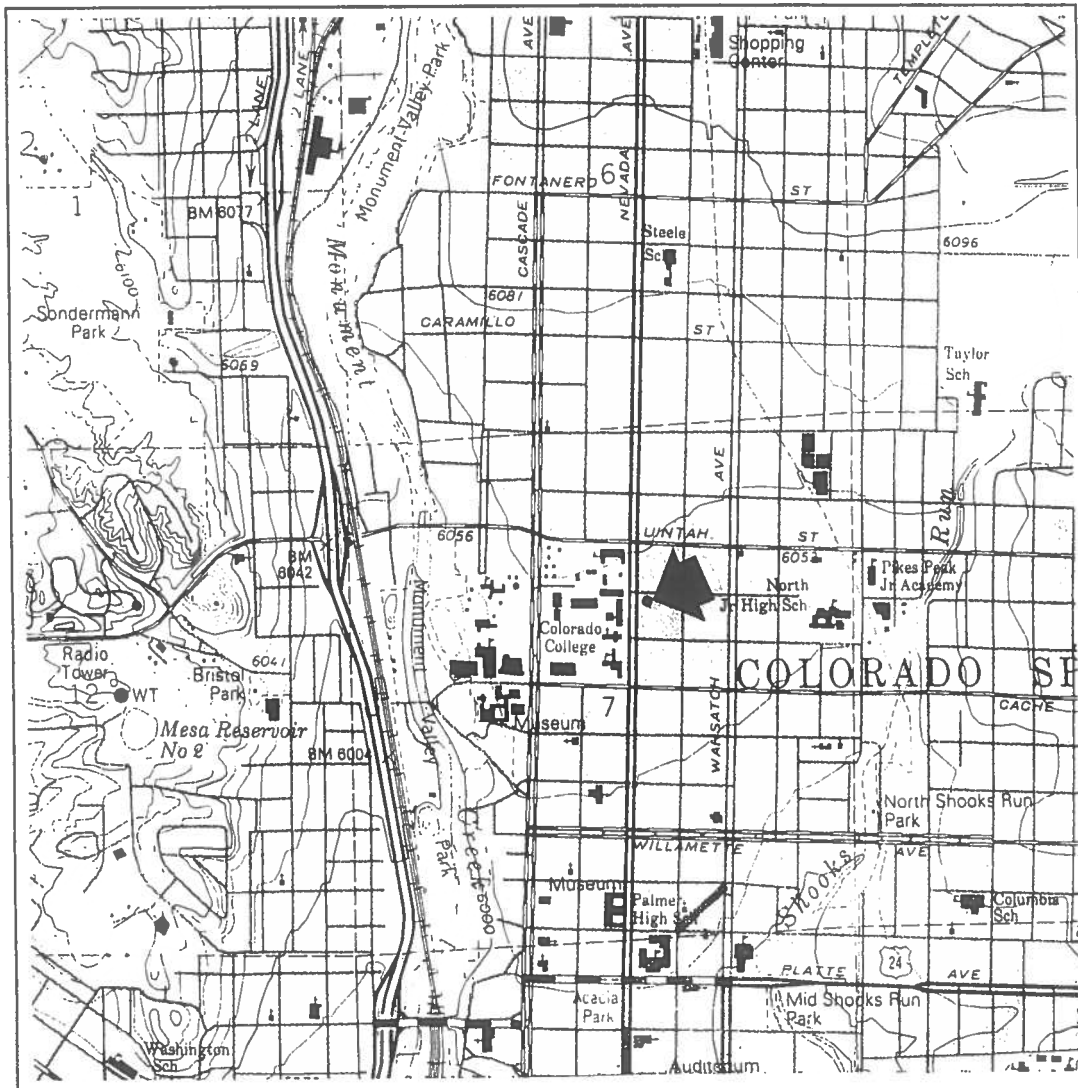


The dot-and-dash line shows the boundary of the nominated area. Photograph numbers and locations are keyed to the discussion in the narrative. SOURCE: Based on extract of Exhibit 1 in Manning et al, *Colorado College Historic Preservation Project* (1993).

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

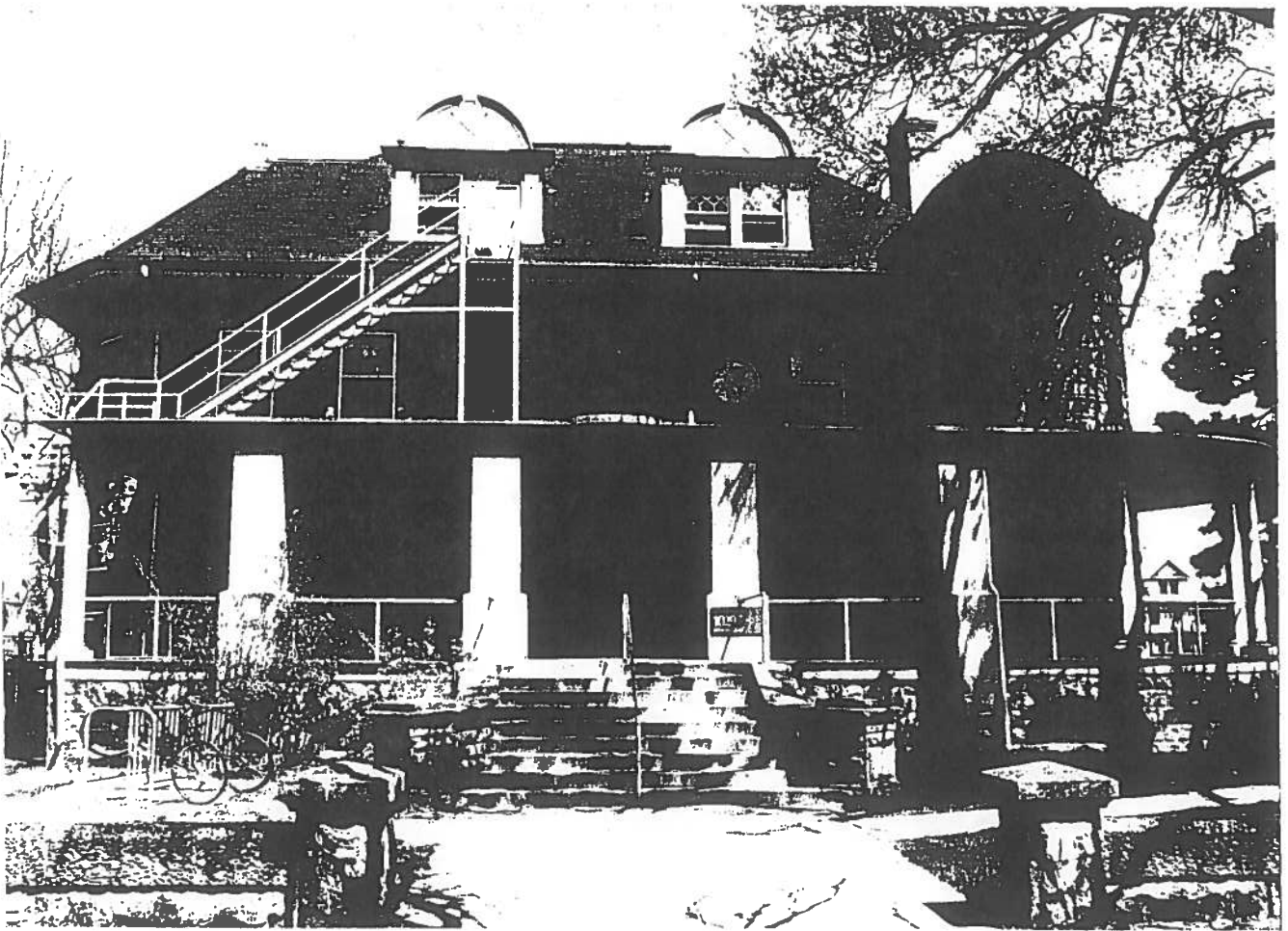
Page 20
Section VII

Property Name Jackson House, Colorado College



Arrow indicates location of Jackson House. SOURCE: U.S. Geological Survey, "Colorado Springs, Colo.," 7.5. minute map (Denver, Colorado: U.S. Geological Survey, 1961, revised 1994).

1



2

