

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 6

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:** 5EP1540
2. **Temporary Resource Number:** N/A
3. **County:** El Paso
4. **City:** Colorado Springs
5. **Historic Building Name:** Preston/Stewart House
6. **Current Building Name:** Colorado College President's House
7. **Building Address:** 1228 Wood Avenue
8. **Owner Name and Address:** Colorado College, 14 E. Cache La Poudre Street, Colorado Springs, CO 80903

Parcel Number: 6407203016
SHF/CLG Grant Number: N/A

II. GEOGRAPHIC INFORMATION

9. **P.M.** 6th **Township** 14S **Range** 66W
SE 1/4 NE 1/4 NW 1/4 NW 1/4 **of Section** 7
10. **UTM Reference Zone** 13 **Easting** 515089 **Northing** 4300175
11. **USGS Quad Name:** Colorado Springs, Colo. **Year:** 1994 **Map Scale:** 7.5'
12. **Lot (s):** 1-2 and tract to west **Block(s):** B
Addition: Mayfair Addition **Year of Addition:** Pre-1890
13. **Boundary Description and Justification:**
The building is located on a larger legal parcel. Boundary includes the building and its immediate surroundings and reflects the lots originally associated with the building.

III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** Irregular
15. **Dimensions in Feet: Length** 101 **X Width** 65
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):** Ceramic Tile
20. **Special Features (enter all that apply):**
Chimney. Porch. Fence.
21. **General Architectural Description:**

This two-story tan brick house with white stone trim has a raised, banded foundation of brick. There are a hipped roof central wing and projecting hipped roof wings on the north and south. The roof is clad with red-orange ceramic tile and has widely overhanging eaves with shaped rafter tails. Rectangular, banded brick chimneys are on the north, south, and rear. The walls have banded brick quoins and a molded sill course of stone with a brick course below it on the first story. The windows of the first story are round arch and have continuous stone surrounds, while the windows of the upper story are flat arch with stone surrounds. There are projecting one-story porches on each wall. Downspouts are decoratively ornamented.

Front (East). The front has three bays, with the broad center wing flanked by projecting hipped roof bays. A projecting shed roof porch with tile roof, shaped rafter tails, and a wide overhang extends between the projecting bays. The porch has an arcade of round arch openings, with the arches outlined with stone and springing from full-height stone columns with Corinthian capitals surmounted by molded capitals with egg and dart molding. There are brick half-columns at the ends of the porch. The porch has tooled stone steps and a floor covered with orange-tan hexagonal tiles. There is a round arch entrance with a stone surround. Double, arched, varnished wood doors have decorative panels and access a short vestibule with a hardwood floor. Double flat arch French doors into the house have a stone threshold and a paneled overdoor. There are two arched windows with stone surrounds on each side of the entrance. The windows feature unusual lozenge-shaped leaded glass. At the south end of the central wing on the first story is a window that includes an arched opening with leaded glass above a brick panel, a rectangular panel of leaded glass, and the stone sill course. The second window south of the door has leaded glass and a panel of brick extending to the sill course. North of the entrance are two arched sash and transom windows with leaded glass and dentil molding. On the upper story, the central wing has two flat arch windows with eared stone surrounds at each end of the front wall. At the south end, the windows are 2/2-light and have leaded glass. At the north end, the windows are clear glass 2/2-light. There are two small vents above the windows.

The projecting bays at each end of the façade are identical. There are two round arch windows with transoms and stone surrounds on the first story of the bays. Aligned above on the second story are two flat arch windows with stone surrounds crowned by stone pediments. The upper story windows have wrought iron balconets with stone bases with foliate brackets.

North. The banded garden level is exposed on the north. There is a tall round arch window with stone surround adjacent to a projecting hipped roof projection with tile roof, widely overhanging eaves, and shaped rafter tails. The projection is red brick, has tan brick quoins, and has two round arch windows with stone surrounds and a round window with a stone surround. The projection is cantilevered above the exposed garden level, which has a porch with a brick balustrade with stone cap. There are two flat arch entrances and a 2/2-light window facing the porch. The entrances and windows have gauged brick lintels. West of the porch, the first story has a round arch window with stone surround. The upper story has four flat arch windows with stone pediments and surrounds and wrought iron balconets with stone bases.

West (Rear). The banded garden level is above grade at the rear following the slope of the land and has flat arch windows with brick lintels and 2/2-light windows. The configuration of the rear wall is like the front, with a broad central wing flanked by projecting wings. There is a glazed solarium between the two projecting wings and a projecting terrace west of the solarium with a stone balustrade and banded base with round windows. The south wing has a paneled and glazed door at the garden level. The projecting wings above the garden level are of the same design as those on the front, but also have banded chimneys on the roof. The center wing has three flat arch windows with stone pediments, surrounds, and balconets, as well as a stone sill course.

South. The south wall has an almost full-width one-story loggia. The base of the loggia is banded and has arched openings along the partially exposed garden level. The arcaded first story has columns and arches like those of the front porch, as well as a stone balustrade. There are brick columns at the corners, and the roof is tile with shaped rafter tails. Facing the loggia are a large bay window with curved corners and two sets of French doors. There is a round arch sash and transom window at the east end of the wall. The second story has three flat arch windows with eared surrounds, including two 2/2-light windows flanking a short two-light window toward the west, as well as a tall sash and transom window with pediment and balconet at the east end.

22. Architectural Style/Building Type: Late 19th and 20th Century Revivals/Italian Renaissance

23. Landscaping or Special Setting Features:

The mid-block house faces a parkway with landscaped center median. There is a grass parking lawn with three tall evergreen trees at the north end next to a driveway entrance. The front sidewalk and the sidewalk leading from the street to the entrance gate is concrete, tinted pink. There are tooled stone pillars flanking the entrance to the front yard. The pillars have plaques reading "Stewart House" and "1228 Wood Ave." There are wrought iron gates attached to the pillars. Extending from the pillars are large metal chains that attach to a series of slender stone posts with rounded tops that enclose the yard. Along the front sidewalk is a narrow strip of gravel and small bushes. There is a grass front yard and a large maple tree in front of the house at the south end. Slender trees frame the porch, and there are bushes and low plantings along the front. The driveway on the north has a brick median and square stone pillars with wrought iron gates. The land drops off to the southwest, and there is a large yard on the

south and west, as well as many trees and a panoramic view of the mountains. The yard is enclosed with the chain and post fencing and has a variety of trees and bushes along the south boundary.

24. Associated Buildings, Features, or Objects:

Small nonhistoric shed to northwest that houses trash containers.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1898 **Actual**

Source of Information: Tutt Library building info and city directory, 1898

26. Architect: Ernest P. Varian and Frederick J. Sterner

Source of Information: Mountain Sunshine, 1900-01 and Tutt Library, Spec. Coll.

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Preston, Elizabeth

Source of Information: El Paso County Assessor, Town Lot Book 1

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

The footprint of this house is unchanged on 1907 and 1963 Sanborn fire insurance maps. The 1907 Sanborn map showed a two-story rectangular dwelling with an inset center section on the facade containing a slightly projecting one-story open porch. The south wall had a large rectangular open porch. No outbuildings are shown on the 1907 or 1963 maps.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site Type(s): House

35. Historical Background:

Ralph J. and Elizabeth Preston had this house erected in 1898. Doctor Samuel Le Nord Caldwell in his Century Chest letter of 1901 opined that "some of the finest houses in the city have been built on Wood Ave. in the last few years . . . [including] the one in Spanish style [sic] of Ralph Preston [this house], whose wife was the daughter of Col. Thompson, one of the Standard Oil millionaires (This neighborhood is popularly nicknamed 'Robber's Roost,' as it is the home of so many mining men and brokers.)" Elizabeth T. Preston purchased the land (lots 1-2, Block B, Mayfair Addition) on 30 January 1897 from William H. Earle and Albert D. Davis, the platters of the addition. Mrs. Preston was the daughter of William P. Thompson of New York. In March 1894, she married Ralph J. Preston, an attorney. Wood Avenue was originally named Earle Court.

Denver architects Ernest P. Varian and Frederick J. Sterner designed the house for the Prestons. 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 that continued until 1900 and was one of the largest and most prominent firms in Denver. In Colorado Springs, the company designed the Denver & Rio Grande Railroad Depot in 1887. 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 was living and working in New York City. He retired and moved to London about 1924 and died in Rome in 1931. Ernest P. Varian (1854-1927), a native of New Jersey, worked in New York as a contractor, before relocating to Denver in 1880. He engaged in a solo practice for a few years before entering the partnership with Sterner. After the partnership dissolved, Varian was associated for a time with W. Harry Edwards and then formed a firm with his son, Lester E. Varian in about 1910. Sterner is also credited with the design of the B.C. Allen House at 1131 N. Cascade Avenue.

The Prestons were listed at this address in the 1898 city directory, and a photograph of the house was featured in Facts Magazine in December 1899. The Prestons lived here only a short time. Facts Magazine noted, "The magnificent mansion on Wood avenue was an ideal home for social entertainment and the popular host and hostess entertained lavishly and beautifully." They traveled abroad in early 1899, and, after returning to Colorado Springs late in the year, Mrs. Preston unexpectedly died a week after giving birth to their fourth child. Mr. Preston moved his family from Colorado Springs to New York after his wife's death. The August 1900 Homes Edition of Facts Magazine, in a listing of residential properties in Colorado Springs worth \$20,000 or more, estimated the value of this house at \$45,000.

Sarah Francis Cowles Stewart purchased the house in July 1902 for just \$21,000. She was born in Chicago in 1862, the daughter of Alfred and Sarah Hutchinson Cowles; her father was one of the founders of the Chicago Tribune. In September 1893, she married Philip B. ("P.B.") Stewart. Mr. Stewart was born in 1865 in Vermont, where his father served as governor and U.S. Senator. He was educated in the public schools in Middlebury, Vermont, at Phillips Academy in Andover, Massachusetts, and at Yale University, where he received B.A. (1882) and M.A. (1886) degrees and was a member of Skull and Bones. He was admitted to the Massachusetts bar in 1895. The Stewarts came to Colorado Springs in 1896 or 1897. P.B. Stewart engaged in mining, utilities, and banking in the city. He was a partner in the William A. Otis & Company investment firm from 1895-1920 and was one of the original directors of the Colorado Title and Trust Company that incorporated in 1901. In 1903, CT&TC acquired the Colorado Springs Trust Company, and the merged firms conducted a "very profitable trust and general banking business." He retired from active business affairs in 1920.

Mr. Stewart was a friend and adviser of Theodore Roosevelt. Roosevelt visited the Stewarts as Vice President in 1901 at an earlier residence in Colorado Springs. After becoming president, Roosevelt slept and dined at this house in 1904. He was accompanied by his Secret Service detail, and local police guarded each entrance to the house. Stewart shared Roosevelt's interest in outdoor activities and accompanied him on hunting trips in the state. Roosevelt tried to persuade Stewart to serve in his administration, but Mrs. Stewart refused to live in Washington. Stewart was active in Republican party politics in Colorado, serving as chairman of the party and as Speaker of the House of Representatives in 1915-16. Mr. and Mrs. Stewart were "regarded as charter members" of the Saturday Nights (later the Pikes Peak Climbing Club), a local mountain climbing, outing, and nature study group organized in 1905. Mr. Stewart has been described as "an ardent conservationist," who "worked to preserve Colorado's natural resources."

The Stewarts had a long relationship with Colorado College. P.B. Stewart served on the board of trustees from 1900 to 1953 and as its chairman from 1917 until at least 1949. He played baseball at Yale and served as coach of the Colorado College team for several years in the 1900s. In 1925, the Stewarts provided funding to the college for the Stewart Commission on Western History. The commission, headed by Professor Archer B. Hulbert, was intended "to encourage the study of western history," and produced a number of publications. After the May 1935 Monument Creek flood destroyed an area north of Washburn Field, the land was given to the college by the city and Stewart provided funds to turn the grounds (named Stewart Field) into a baseball diamond and a practice football field. As materials prepared for a 1982 tour of the house concluded: "the gift of Stewart House may well have been the Stewart family's grandest gift to the College, but their benefactions throughout their lifetimes were many and varied."

When Sarah F. Stewart died in March 1945, her will bequeathed this house to Colorado College, with the proviso that her husband and their caretaker could continue to reside here until their deaths. Ownership was transferred to Mr. Stewart in July 1945. Mr. Stewart died in July 1957, and the property passed to Colorado College. The college did not immediately use the house. The house had a caretaker couple and provided rooms for visiting faculty and guests. President Louis Benezet had hoped to find a professional or charitable organization to occupy the house, but zoning in the residential neighborhood precluded that option. For several years, college Provost James Strauss and his wife Harriet occupied the house, which served as a social center and Faculty Club. Following Strauss' death in 1976, various persons associated with the college lived in the house and served as hosts for college events in the building. In 2002, the house became the Colorado College President's House, with current President Richard Celeste and his family becoming the first occupants.

36. Sources of Information:

Samuel Le Nord Caldwell, Century Chest letter, transcription number 52, July 1901, and various materials on Colorado College Buildings, Stewart House in the files of Colorado College, Tutt Library, Special Collections, Colorado Springs, Colorado; Colorado Springs city directories; Colorado Press Association, Who's Who in Colorado, 1938 (Boulder, Colorado: Colorado Press Association, Inc., 1938), 493; U.S. Census, Manuscript Returns, Colorado

Springs, El Paso County, 1900, 1910, 1920, and 1930; Sanborn fire insurance maps, 1907 and 1963; Colorado Legislative Council, Presidents and Speakers of the Colorado General Assembly: A Biographical Portrait (Denver: Eastwood Printing Company, August 1980), 125; Stewart House, Information on Colorado College Buildings, Colorado College, Tutt Library, Special Collections, Colorado Springs, Colorado; Colorado Historical Society, previous survey form for 1228 Wood Avenue, 5EP1540, October 1993; Facts Magazine, 9 December 1899, 17, 30 December 1899, 5, and Homes Edition, 18 August 1900, 13; Colorado Springs Gazette, 15 August 1900, 8 and 13 March 1945, 5; Manly D. Ormes and Eleanor R. Ormes, The Book of Colorado Springs (Colorado Springs, Colorado: Dentan Printing Company, 1933), 126 and 274; Pikes Peak Regional Library, Special Collections, photographic collection, Stewart House interior, Myron Wood, photographer, image number 002-2728-di-72, January 1973; Charlie Brown Hershey, Colorado College, 1874-1949 (Colorado Springs: The Colorado College, 1952), 107, 112, 243, and 259; J. Juan Reid, Colorado College: The First Century, 1874-1974 (Colorado Springs: The Colorado College, 1979), 107, 136, and 216; Office of Archaeology and Historic Preservation, 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).

Does not meet any of the above National Register criteria.

39. Area(s) of Significance: Architecture
Education
Commerce

40. Period of Significance: 1898; 1902-53

41. Level of Significance: Local

42. Statement of Significance:

The Preston/Stewart House is significant for its architecture as an excellent example of the Italian Renaissance style in Colorado Springs, as reflected in its masonry construction; symmetrical façade with projecting wings; hipped roof covered with ceramic tiles and with overhanging eaves and shaped rafters; arcaded porch, loggia, and arched windows and entrance; classical columns and quoins; and windows with classical surrounds and pediments. The house is further important as an example of the Colorado Springs residential designs of Denver architects Frederick J. Sterner and Ernest P. Varian. The house is notable in the area of education for its association with Philip B. and Sarah F. Stewart, who lived here from 1902 until their deaths in the 1950s. The Stewarts had a long and deep relationship with Colorado College through Mr. Stewart's role as a trustee for more than fifty years and his service as an early baseball coach for the college team, and through the couple's gifts to the college, including the Stewart Commission on Western History and the creation of Stewart Field, and Sarah Stewart's donation of this house. P.B. Stewart was an attorney who was prominent in Colorado Springs banking, utilities, and mining interests. A friend of Theodore Roosevelt, who stayed at the house as President, Stewart also played a significant role in politics (Speaker of the State House of Representatives and chairman of the Colorado Republican Party) and was described as an ardent conservationist.

43. Assessment of Historic Physical Integrity Related to Significance:

The house displays excellent historic physical integrity. A few of the balusters on the west porch have been replaced.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Eligible

45. Is there National Register district potential? Discuss. N/A

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): DIG23-DIG35

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

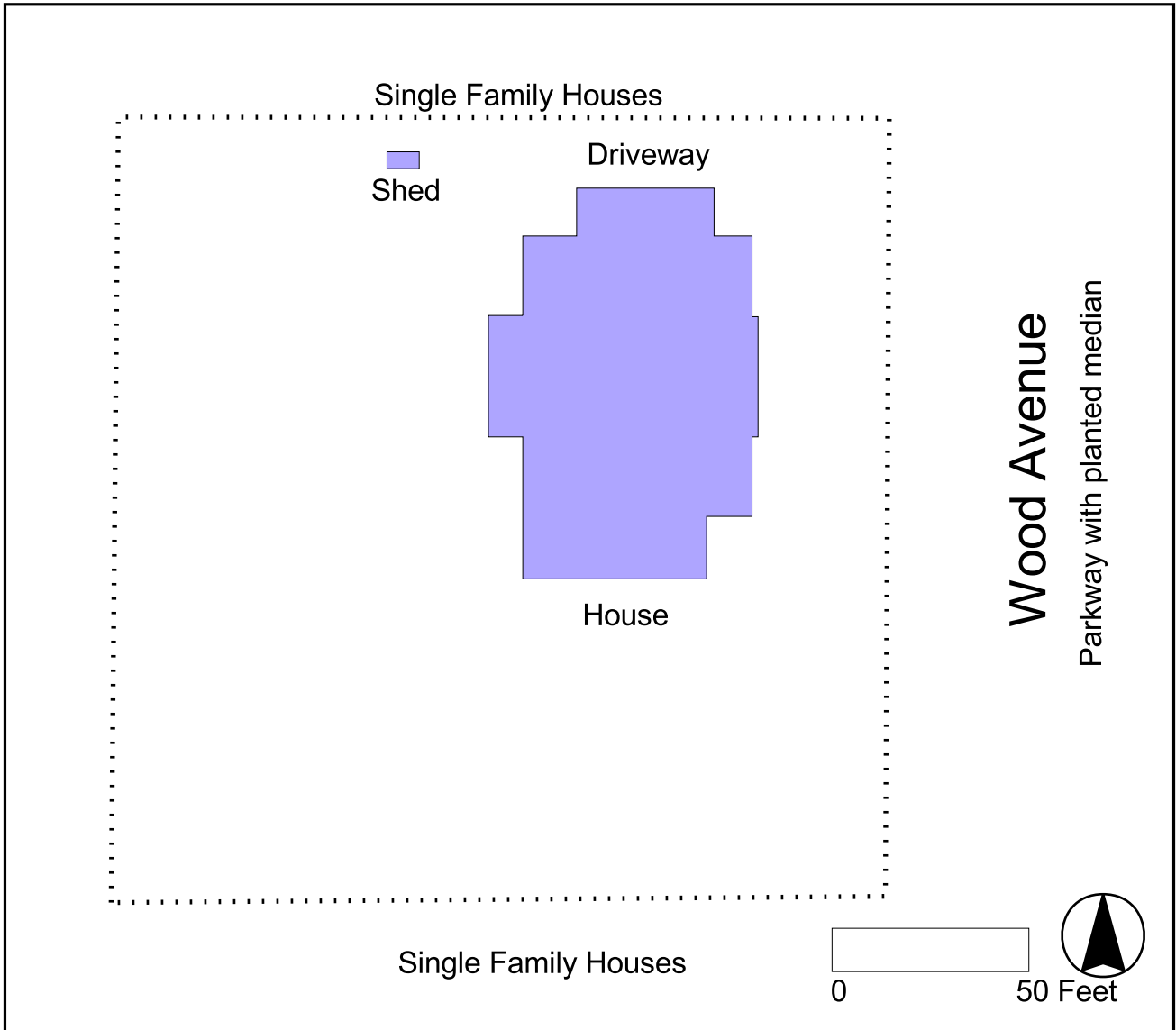
51. Organization: Front Range Research Associates, Inc.

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

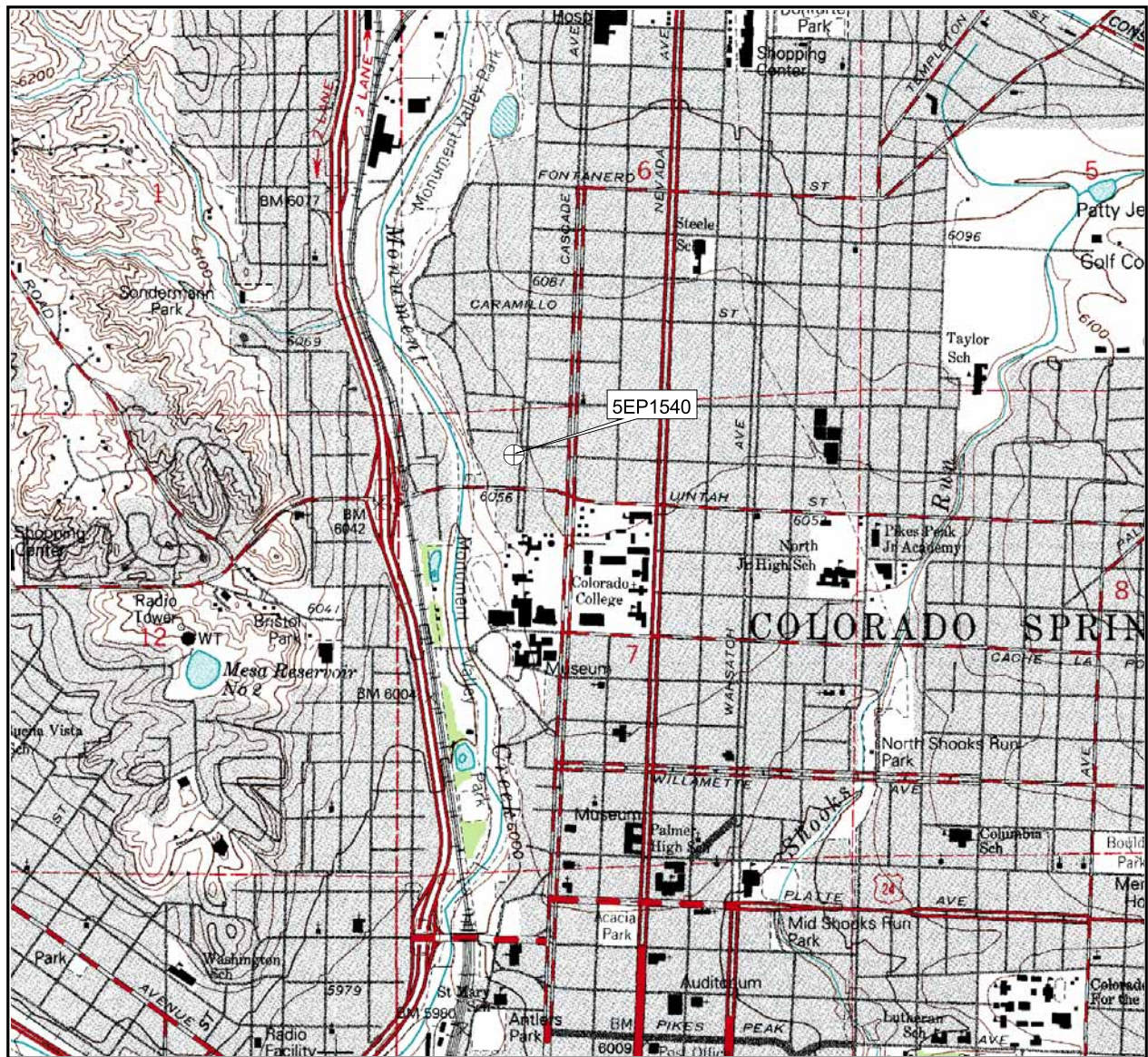
53. Phone Number(s): (303) 477-7597

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.



1228 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.

