

Site Number 5EP.2740

Please Note

Some of the items previously filed with this cultural resource record were not scanned. These items may include:

- Published and copyrighted materials - including newspaper and magazine clippings
- Bound material - including brochures and pamphlets
- Microfiche
- Negatives
- Computer disks or CDs
- Documents
- Items over 17 x 11

These items are now stored in the Supplementary Files in the Office of Archaeology and Historic Preservation at the Colorado Historical Society.



IMPORTANT: COMPLETE THIS SHEET FOR EACH
RESOURCE PLUS EITHER AN ARCHAEOLOGICAL AND/OR
HISTORICAL/ARCHITECTURAL COMPONENT FORM.

SEP. 2740

NOT FOR FIELD USE	
<input checked="" type="checkbox"/>	DET. ELIG. 4/22/80
<input type="checkbox"/>	DET. NOT ELIG.
<input type="checkbox"/>	NOMINATED
<input type="checkbox"/>	LISTED, DATE _____

MAPPED

I. IDENTIFICATION: 1) Resource No. 5EP 822 - 834 2) Temp. No. _____

3) Resource Name Colorado School for the Deaf and Blind 4) Project Name Colorado School for the Deaf and Blind

5) Category: Arch. Site __, Hist./Archit. Structure __, Hist./Archit. District X.

6) (For Arch. site) In a District: yes X no __; Name Colorado School for the Deaf and Blind

II. LOCATION: 7) Township 14S; Range 66W; SE $\frac{1}{4}$ of _____ $\frac{1}{4}$ of NW $\frac{1}{4}$ of _____
Section 17; P.M. _____ 8) County El Paso

9) USGS QUAD Colorado springs, Colorado; 7.5 X15; Date _____ Attach photocopy
portion of Quad. Clearly show site. 10) Other maps _____

11) Dimensions _____ m X _____ m 12) Area _____ sq.m(+4047=) _____ acres

13) UTM Reference: (One UTM centered on resource may be given for resource under 10 acres.)

A. 1,3;5 1,7 | 0,8,0 | mE; 4,2 | 9,8 | 3,8,0 | mN. B. 1,3;5 1,7 | 0,7,0 | mE; 4,2 | 9,8 | 1,0,0 | mN.

C. 1,3;5 | 1,6 | 7,0,0 | mE; 4,2 | 9,8 | 1,2,0 | mN. D. 1,3;5 1,6 | 7,0,0 | mE; 4,2 | 9,8 | 3,8,0 | mN.

14) Address Between Institute and Hancock on West and East Lot Block Addition
Between Pikes Peak and High Streets, South and North

III. MANAGEMENT DATA: 15) Field Assessment: Eligible X Not Eligible __ Need Data __

16) Owner/Address State of Colorado 1102 E. Pikes Peak, Colorado Springs, Co 80903

17) Gov't Involvement: County __ State X Federal __ Private __ : Agency _____

18) Disturbance: none __ light __ moderate __ heavy __ total __; Explain _____

19) Threats to Resource: Water Erosion __ Wind Erosion __ Animal Activity __ Neglect __ Vandalism __

Recreation __ Construction __; Comments _____

20) Management Recommendations _____

V. REFERENCE: 21) State/Fed. Permit Nos. _____

22) Photo Nos. _____, on file at _____

23) Report Title Historic Inventory of the Colorado School for the Deaf and Blind

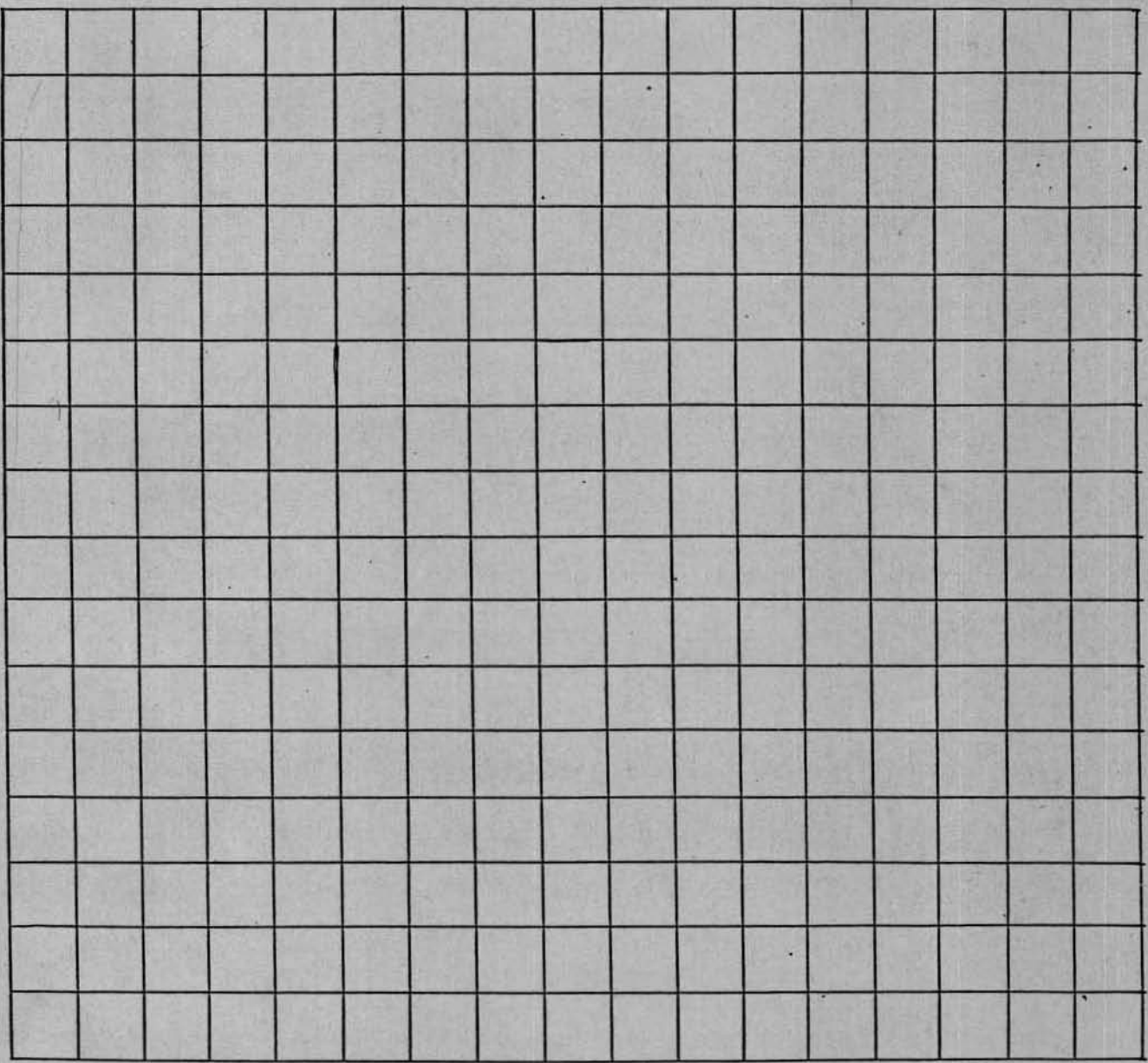
24) Recorder Ms. Ellen Kotz 25) Recording Date 3/26/86

26) Recorder Affiliation Consultant- City of Colorado Springs 27) Phone No. _____

V. SKETCH MAP: Map all features and show the boundaries of the resources. Show all major topographic features, permanent modern features, and vegetation zones as appropriate. Give names of features, streets and addresses if known. Provide scale, key and direction.

scale:

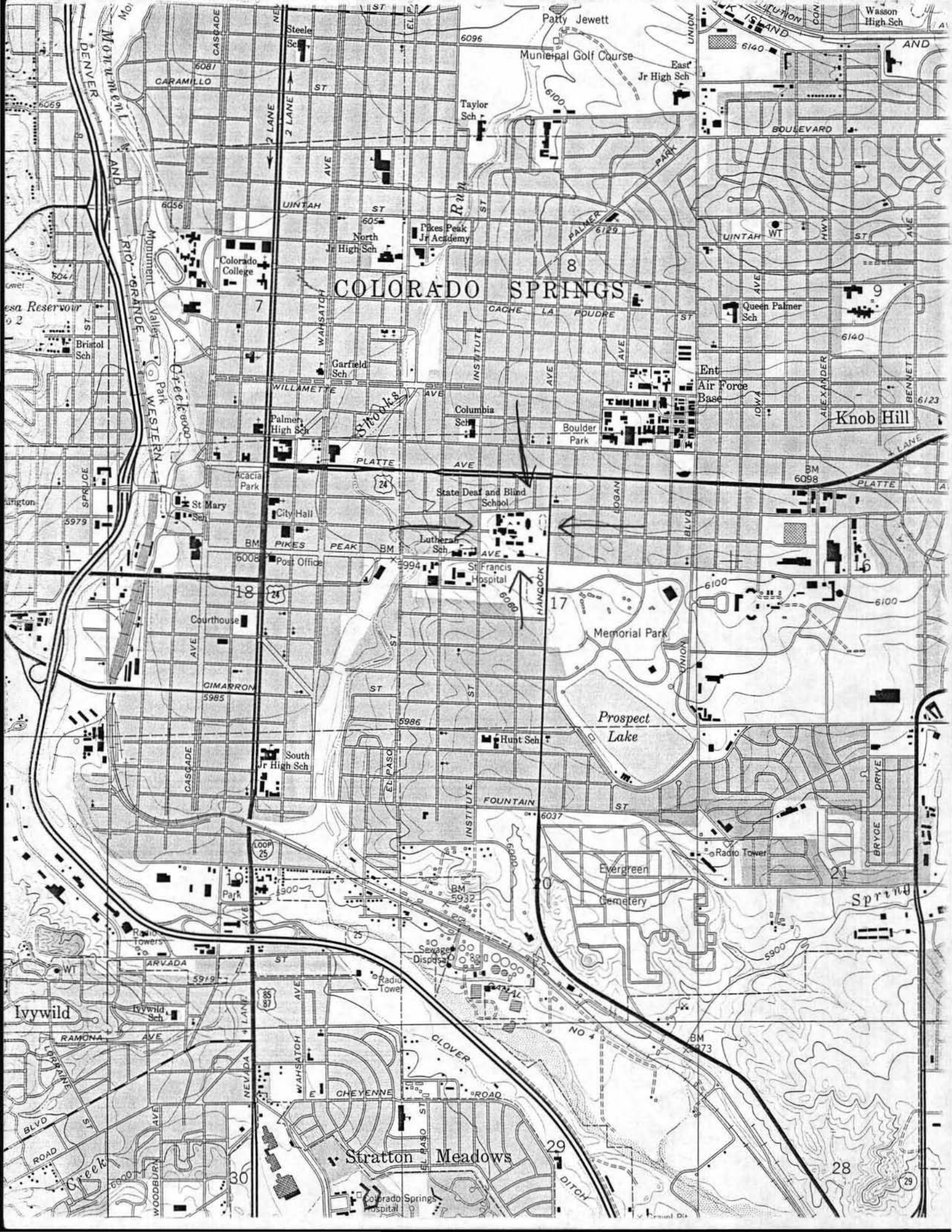
key:



28) Location/Access:

29) Boundary Description:

30) Boundary Justification:



**COLORADO
HISTORICAL
SOCIETY**

FOR OFFICIAL USE:	
Site Number	<u>5EP2740</u>
Nomination Received	
Determined	<input type="checkbox"/> Eligible <input type="checkbox"/> Not Eligible
<u>2-13-98</u>	Review Board Recommendation
	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial
<u>3-11-98</u>	CHS Board State Register Listing
	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
NOMINATION FORM**

SECTION I

Name of Property

Historic Name The Colorado School for the Deaf and the Blind

Other Names The Colorado Institute for the Education of the Mutes (5EP2740)

Address of Property

Street Address 33 North Institute Street

City Colorado Springs County El Paso Zip 80903

[] 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 State of Colorado, Department of Education, The Colorado School for the Deaf and the Blind

Address 33 North Institute Street Phone 719-578-2100

City Colorado Springs State Colorado Zip 80903

Owner Consent for Nomination

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

Preparer of Nomination

Name Kevyn Brown, Facilities Manager (ed. by HLW) Date 11/1997

Organization The Colorado School for the Deaf and the Blind

Address 33 North Institute Street Phone 719-578-2128

City Colorado Springs State Colorado Zip 80903

Legislative Information

Colorado House District # 17 or Name of Representative Andy McElhany

Colorado Senate District # 11 or Name of Senator Jeff Wells

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name The Colorado School for the Deaf and the Blind

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 Education/school

Current Education/school

Original Owner The Colorado Institute for the Education of the Mutes

Source of Information "Historic Inventory of the Colorado School for the Deaf and Blind" by Ellen Kotz
(1986)

Year of Construction various--see individual descriptions of each building

Source of Information construction records and reports to the legislature

Architect, Builder, Engineer, Artist or Designer

various--see individual descriptions of each building

Source of Information construction records, reports to the legislature, architectural drawings

Architectural style/Engineering type

various--see individual descriptions; predominately Collegiate Gothic

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name The Colorado School For the Deaf and the Blind

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

Education

Architecture

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 The Colorado School for the Deaf and the Blind

SECTION V

GEOGRAPHICAL DATA

Locational Information P.M. 6th Township 14 South Range 66 West SE NW of Section 17

Quad Map Colorado Springs (revised 1994)

Lot(s) N/A Block _____ Addition _____

UTM Reference: Zone _____ Easting _____ Northing _____ (See Continuation Sheet)

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

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

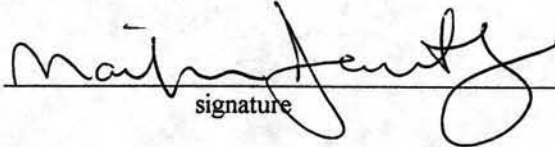
**STATE REGISTER OF HISTORIC PROPERTIES
OWNER CONSENT FORM**

**Each partial owner must sign a separate form. Reproduce form as needed.
All signatures must be notarized.**

Property Name The Colorado School for the Deaf and the Blind

I, Marilyn Jaitly, Superintendent
certify that I am the owners representative of the land and property located at
33 North Institute Street
Colorado Springs Colorado 80903

and that I hereby give my written consent and approval for this property's nomination to and inclusion in the
Colorado State Register of Historic Properties.


signature


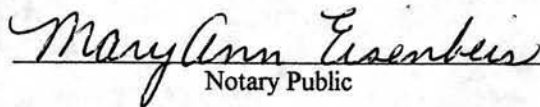
Subscribed and sworn to before me, in my presence, this 21st day of

November, 1997, a Notary Public in and for the

(county) (state) of Colorado; County of El Paso

My term expires: 5/6/2001

(seal)



Notary Public

Property Name The Colorado School for the Deaf and the Blind

DESCRIPTION and ALTERATIONS

The Colorado School for the Deaf and the Blind (CSDB) occupies six city blocks of a residential area adjacent to downtown Colorado Springs. Upon its establishment at this site in 1876, the school was beyond the eastern edge of the city. Today it is an integral part of the downtown area and predates the growth of the neighborhood around it. Situated on a park-like campus of undulating grassy hills and many fine old trees, the school consists of thirteen historic buildings and five more recent constructions. Occupying most of the campus are ten substantial stone buildings, reflecting the English-inspired architecture that proliferates throughout much of the city. Other historic construction includes two brick buildings and a pre-1900 wood frame cottage. With the exception of the cottage, all the historic buildings retain their integrity of location, design, materials, and workmanship. The newer buildings are modern, low-profile, brick construction that appear to defer to the surrounding historic structures.

The majority of the stone buildings are constructed of rhyolite, a glassy volcanic rock similar to granite in composition. Two of the buildings—Jones and Palmer—are constructed of sandstone. The ashlar is evenly coursed and quarry faced. In contrast, smooth stone or cast concrete form window surrounds, parapet copings and buttress caps. Tall chimneys pierce the roof slopes. The buildings are two to three stories and have irregular plans, with the exception of Jones, Palmer, West and Ritter.

While three of the earliest stone buildings (Administration, Jones, and Palmer) exhibit characteristics of Late Victorian architecture, the remaining post-1920 buildings possess Collegiate Gothic elements. All the buildings have distinctive window and gable forms. Windows are divided into rectangular lights by stone or concrete mullions; larger windows have transoms. The windows are often coupled or appear in clusters of three or five. Bay windows are frequent, often rising the full height of the building. The Gymnasium has a pair of oriel windows and the oriel window on Brown Hall extends two stories. Roof shape varies, including a combination of hipped, gabled, and flat with a parapet. Most pitched roofs are covered with slate. A few roofs have extended eaves with boxed cornices. Gables are steep sided triangular forms rising above the roof. There is a minimal use of classical form, confined to the Administration Building's cornice with block modillions and dentils. Decorative buttressing breaks up the wall surfaces. The entryways are arched. Either a round-arch with keystone or a Tudor arch with molded archivolt mark the recessed entrances. The continuity of design and materials creates an impressive collection of buildings.

The two brick constructions, strictly working buildings, add to the assortment of historic buildings. One is a Craftsman-influenced barn with an unusual shaped cupola. The other is the Industrial Building, the second oldest extant building on campus, that looks just as its name implies. Like most early 20th century factory/warehouse construction, its decorative elements are limited to brick corbelling and string courses. The last of the historic buildings is a Queen Anne cottage with shingle siding and a multi planed roof, whose relocation and extensive alterations have rendered it noncontributing.

These buildings are in good condition, have undergone very minor alterations over the years (mostly to the interiors), and retain a great deal of integrity. The exceptions to this are the Gymnasium and the Cottage, which have suffered additions. However, their location at the east end, away from the concentration of historic buildings, minimizes their impact on the overall integrity of the campus.

Property Name The Colorado School for the Deaf and the Blind

The newer constructions are all modern in their appearance. Concrete and brick are the primary wall materials. They are usually small, single story buildings with a horizontal emphasis and a distinct lack of ornamentation. One is a wood frame pre-fab modular unit at the extreme northwest corner of the campus. The exception to the low-profile tendency is the Stone Vocational Building with its large shed roofs. Its location at the south end of the campus does little to impact the overall integrity of the district.

List of Resources

Contributing Buildings - 12

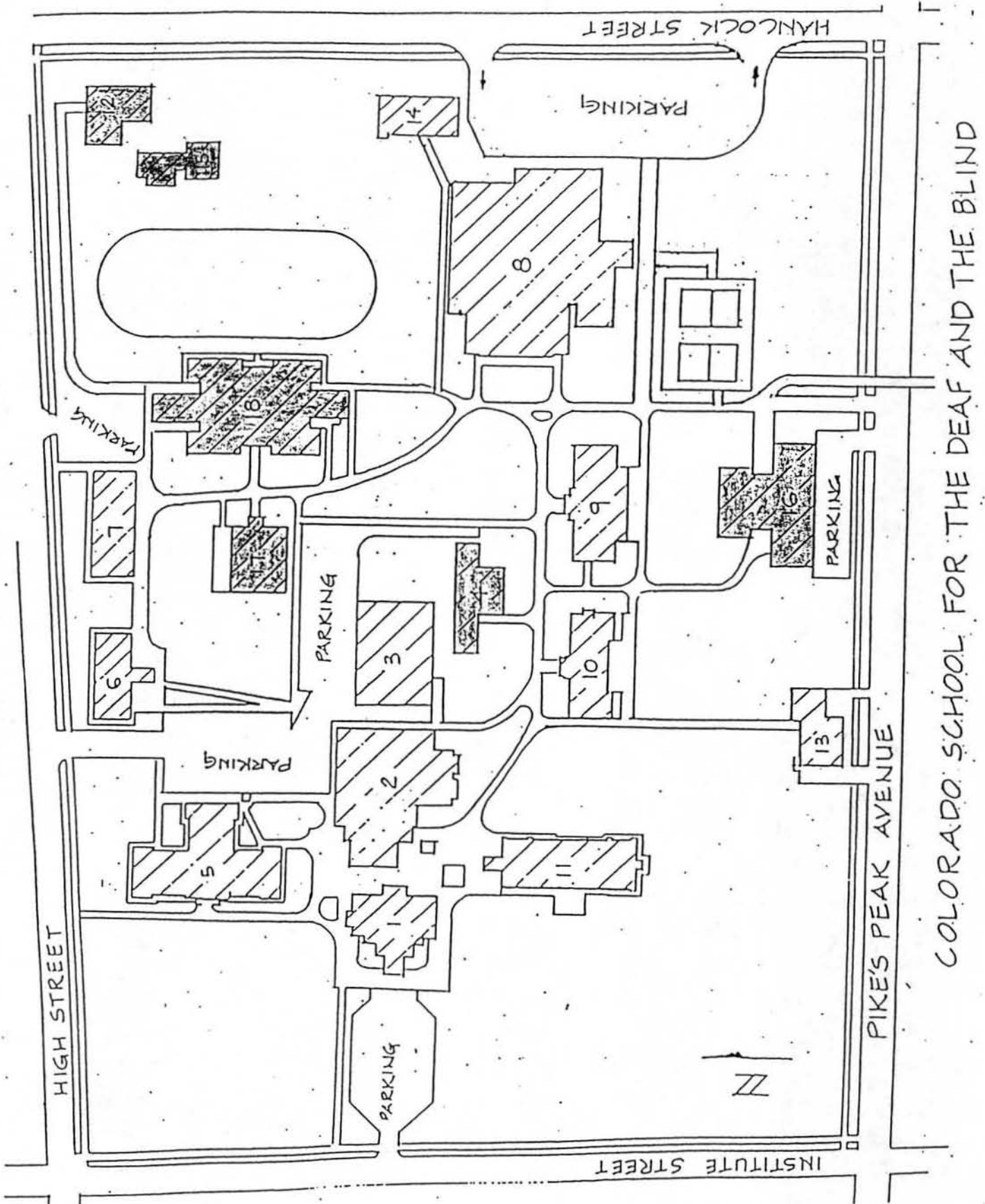
Administration Building (#1)
Argo Hall (#2)
Industrial Building (#3)
Leo Gottlieb School Building (#5) *
Asa T. Jones Hall (#6)
Palmer Hall (#7)
Hubert Work Gymnasium (#8)
Ritter Hall (#9)
West Hall (#10)
Brown Hall (#11)
Steam Plant (#13)
Barn (#14)

Noncontributing Buildings - 6

Cottage (#15)
Student Health Center (#4)
Modular Dormitory (#12)
H. Chase Stone Vocational Building (#16)
Lions Hall (#17)
Adams School Building (#18)

* Despite its 1952 construction date, the Gottlieb Building, uncharacteristically for the time period, is an excellent example of Collegiate Gothic. This building represents a continuation of the planned campus design, reflects the historic and architectural significance of the district, and is an integral part of the district. The building is therefore considered contributing, without the need to prove exceptional significance for either the district or this building (National Register Bulletin #22, page 10).

Property Name The Colorado School for the Deaf and the Blind



Property Name The Colorado School for the Deaf and the Blind

ADMINISTRATION BUILDING (#1) [5EP822]

Construction Date: 1906
Architect: Thomas P. Barber
Architectural Style: Late Victorian

General Description

Stories: 3-1/2
Square Footage: 14,121 (46 feet 2 inches by 88 feet 4 inches)
Floors: Wooden Frame
Walls: Castle Rock Rhyolite with raised foundation walls of Lyons Sandstone
Roof: Peach Blow Slate

The oldest of the stone buildings is a creative revival with classical, Gothic and Richardsonian Romanesque elements. Most notable is its two-story high pinnacles and the classical cornice with block modillions and dentils. The roof is a combination of hipped and gabled roofs with two gabled dormers. The roof is covered with peach-blow slate. Three chimneys extend above the roof line. The windows are wood frame, double hung sash with one-over-one light; most second and third story windows have transoms. The cornice work which also doubles as a rain gutter is a combination of wood and soldered metal. Round stone columns (pinnacles) frame each gabled end, beginning from the stringcourse of the second story and extending up beyond the roof top with an ornate carved cap. The rhyolite is shades of brown and red above the water table and a reddish color below. The foundation of the building is concrete. All second story entries are from porches. The north and south porches have stone stairwells up with a metal handrail and newel posts to a single door entry. The east entrance is from a metal deck with a metal deck roof. The interior of the porch is a boxcar siding. On the west side is an almost full-width, two-story projection with a wood frame upper portion. The west side has a double-door entry from a double-wide staircase with stone side walls. There is a metal handrail placed in the center of the stairway.

Alterations

<i>date</i>	<i>description</i>
1988	West porch enclosure remodeled to offices
1983	Fire alarm system upgraded to smoke detection type system
1976	Mail boxes added and front foyer divided
1964	Basement remodeled to include walls and drop ceiling
1920s	West porch with balcony enclosed creating 2-story projection

History

Historic use: Originally built for offices, library, public parlors, and guest rooms. Prior to moving off campus in 1975, the superintendent's housing facilities were provided on the second floor and main floor south end. The basement was used for gymnastics and general athletic purposes with separate lockers and bathrooms for girls and boys.

Current use: General administrative offices, offices for the counseling and evaluation center, Diagnostic and Related Services Department, offices of the Superintendent, and administrative functions.

Cost: \$45,423.57

Property Name The Colorado School for the Deaf and the Blind

The original (c.1878) Administration Building was replaced with this current building on the same site in 1906. It stands high on a hill facing the summit of Pikes Peak.

ARGO HALL (#2) [SEP823]

Construction Date: 1923
Architect: Thomas P. Barber
Architectural style: Jacobean Revival (Collegiate Gothic)

General Description

Stories: Two with garden level basement
Square Footage: 37,696
Floors: Concrete Slab
Walls: Castle Rock Rhyolite
Roof: Asbestos shingle and asphalt

Argo hall is irregular in shape. The roof is multi gabled with parapet walls; three stone chimneys pierce the roof. The raked ends of the gables and the parapets are capped with coping. The roof material is a combination of asbestos shingle and standard built-up roofing using a basic tar and gravel approach (hot asphalt with stone embedded as a ballast). The two-story building has a garden level approximately 40% below grade. Windows are double hung with 9/9 lights and stone lintels. Windows are coupled or in sets of three or five; the main level windows have transoms. There are carved details around doors; modern doors have been installed. The foundation is concrete. The stone walls are beige and tan in color with a stringcourse between the garden level and the first floor. The floors are concrete slab. Mosaic tiles cover the floors in the media center and dining area.

Alterations

<i>date</i>	<i>description</i>
1980	Kitchen built in dorm area
1975	All toilet fixtures and piping were replaced
1974	Stairways enclosed
1969	Dining Room renovated
1969	Energy Retrofit
1966	A new bathroom installed in the dorm area
1960	Electrical system renovated
1960	Fire protection system upgraded

History

Historic use: Originally designed as a service building to house food services and dining hall, library and media storage, warehouse and supply, and student dormitory rooms.

Current use: Food services and student dining hall; library for the deaf and media storage; student dormitories; independent living apartments; warehouse and supply; student operated snack facility.

Cost: \$200,000

Property Name The Colorado School for the Deaf and the Blind

Named for William K. Argo, who was Superintendent from 1899 to 1921. The "Old" Administration Building (c. 1876) was torn down to build Argo Hall. The building was dedicated May 1, 1924 as part of the 50th Anniversary Celebration of the school.

INDUSTRIAL BUILDING (#3) [5EP824]

Also known as the Trade's Building
Construction Date: 1907
Architect: Thomas P. Barber
Architectural style: Early 20th Century Industrial

General Description

Stories: Two
Square Footage: 18,560
Floors: Frame
Walls: Brick
Roof: asphalt

Industrial building is a two story structure with a rectangular plan and a flat roof with parapet walls. The roof material is a standard flat built-up roofing using hot-asphalt and rock embedded as a ballast. The wall material is buff colored and the foundation is a combination of concrete and brick. The windows are wood frame double hung sash. Small windows have 1/1 lights and the larger have 2/2 vertical lights. The only decorative elements are a corbelled cornice below the parapet wall and string coursing at the sill level. The north side has three large overhead door openings. The south and west sides have standard entrance doors. The east side has a large double-wide entrance.

Alterations

date description
? bricked in doorway and windows

History

Historic use: Carpentry, painting, printing, shoe making, general greenhouse and gardening. Blind boys used the building for piano tuning, broom making, hammock knitting, rug weaving and chair caning. Housed vocational shops on the 2nd floor for printing, woodworking, shoe repair and general shop training throughout the years. Also housed boiler for school.

Current use: Laundry; garage for vehicle storage; building maintenance shop; electrical shop; grounds shop. Second floor is used as a storage area.

Cost: \$23,000

The Trade's Building was designed and built to provide space for older students to learn skills that would enable them to become productive citizens.

Property Name The Colorado School for the Deaf and the Blind

LEO GOTTLIEB SCHOOL BUILDING (#5) [5EP825]

Construction Date: 1952
Architect: Edward L. Bunts
Architectural style: Collegiate Gothic

General Description

Stories: 2 and a raised basement
Square Footage: 29,443
Floors: Concrete
Walls: Rhyolite (possibly from the vicinity of Cañon City)
Roof: Asphalt

Gottlieb School Building is a T-shaped building with 2 stories plus a garden level. The flat roof has capped parapet walls decorated with a modified trefoil motif. A small gable extends up through the center near the west face. The roof is a standard built-up of hot asphalt and embedded gravel. The rhyolite walls are light tan and beige. The windows are multi-light metal casements. The foundation is concrete with a crawl-access tunnel approximately four feet high between the foundation and the interior of the building. Smooth stone forms the water table and window surrounds. A large central gable marks a Tudor arched entry with molded archivolt and a decorative panel with cartouches. The building was structurally designed to allow the addition of one more floor.

Alterations

<i>date</i>	<i>description</i>
1988	Science lab remodeled
1986	Elevator installed
1983	New fire alarm system installed
1982	Lightening protection installed
1975	Stairways enclosed
1975	Fire sprinkler system installed in basement
1962	Fire alarm system installed

History

Historic Use: Originally designed as a school building with classroom space, auditorium and stage, and office space for school operations.

Current Use: Serves as a school building for deaf students grade K through twelve, office space for other departments, speech therapy and communications lab.

Cost: \$525,000

Named for Leo R. Gottlieb of Trinidad, Colorado, a Board of Trustees member for over 25 years. This building replaced one that burned down on March 22, 1950, along with a pipe organ purchased for the Chapel in 1896 for \$5,000.

Property Name The Colorado School for the Deaf and the Blind

ASA T. JONES HALL (#6) [5EP826]

Construction Date: 1912
Architect: MacLaren and Thomas
Architectural style: Late Victorian

General Description

Stories: 2 with raised basement plus attic space
Square Footage: 13,200
Floors: Concrete Slabs
Walls: Manitou Sandstone
Roof: Slate

Jones Hall has a rectangular plan and is two stories with a garden level. The slate-covered hipped roof has two gabled roof dormers flanking the central entrance. The overhanging eaves have a metal decking with a rail and stile panel look. The rhyolite walls are multi-colored with the upper two stories being tan with pinks and grays and the lower story being an orange-red shade. There are two stringcourses, one at each sill level. The foundation is concrete. The windows are double hung sash with 1/1 and transoms. On the south side is a staircase with solid stone side walls that leads to a round arched entry with a Gothic Revival label (now in-filled with brick and a metal casement window). Flanking this central entrance are two small hipped roof hoods supported by triangular knee braces. The hood roofs are covered with asbestos shingles that mimic slate. A chimney extends from the gabled roof dormer on the north face.

Alterations

<i>date</i>	<i>descriptions</i>
1984	New fire alarm installed
1978	Basement remodeled to provide office space
1970	Stairways enclosed
1960	Electrical and plumbing systems renovated

History

Historic use: Boys Dormitory (referred to as Cottage #1). Originally utilized as a setting for 120 boys in three groups.

Current use: Residential facility for groups of 10 to 13 male students; general office space; conference room; housing for interns and guests; and infant stimulation area.

Cost: \$38,723.58

Named for Asa T. Jones, who was a Board of Trustees member. Began as Cottage Number 1 and completed in November of 1913 as a fireproof structure accommodating sixty boys. Originally known as Argo Hall until 1923 when the new Services Building was completed. There are plans on microfiche in the Local History Collection at the Colorado Springs Library dated 1912 and the building was designated as the Dormitory Building.

Property Name The Colorado School for the Deaf and the Blind

PALMER HALL (#7) [5EP827]

Construction date: 1918
Architect: Thomas P. Barber
Architectural style: Late Victorian

General Description

Stories: 2 with raised basement and attic space
Square Footage: 17,600
Floors: Concrete Slab
Walls: Manitou Sandstone
Roof: Slate

Palmer Hall has a rectangular plan and is two stories with a garden level. The slate-covered hipped roof has two gabled roof dormers and widely overhanging eaves. The upper walls are a beige-pink-gray rhyolite the garden level walls are an orange-red sandstone. The foundation is concrete. Most of the windows are wood frame, double hung sash with one-over-one light and a recessed transom. The Classical Revival arched entries include a full entablature with keystone. There are stringcourses at sill level of both upper floors. The north side has a central single gabled roof dormer and two stone chimneys. One chimney pierces the north slope, the other straddles the ridge line of the dormer.

Alterations

<i>date</i>	<i>description</i>
1986	Computer lab area developed
1984	New fire alarm system installed
1970	Stairways enclosed
1960	Electrical and plumbing system renovated
1960	Fire alarm system installed

History

Historic Use: Originally designed as a dormitory for students.

Current Use: Residential area for students on the top two floors. The basement houses office space, Braille transcription area, and a museum for taxidermy animals.

Cost: \$70,000

Named for General William J. Palmer, founder of Colorado Springs and Chairman of the Colorado Springs Land Company which donated many parcels of land for the development of the school.

HUBERT WORK GYMNASIUM (#8) [5EP828]

Construction Date: 1922 with additions in 1971 and 1983
Architect: Thomas P. Barber; Edward L. Bunts (1971); Cabell Childress Architects (1983)
Architectural Style: Collegiate Gothic

Property Name The Colorado School for the Deaf and the Blind

General Description

Stories: Two plus a suspended running track.

Square Footage: 43,700

Floors: Concrete Slab On Grade and Wooden Structure

Walls: Castle Rock Rhyolite; additions of brick and Utah sandstone

Roof: Slate; Asphalt

The irregularly-shaped Gym consists of three structures built at different times. The original 2-1/2 story building had a rectangular plan and a gabled roof with a flat roof section across the center area. The roofing material is slate and built-up hot asphalt and rock. Windows are multi-light with a variety of operations. The walls are rhyolite in browns and grays with a sill stringcourse encircling the building. On the west face (the main entrance to the oldest part of the building), there are two gabled roof dormers, below each of which is an oriel window and a tudor arched entry. The 1971 addition is not visible from the outside. It consists of a square, red brick structure that houses the therapy pool. The 1985 addition is a U-shaped structure that extends around the entire original structure on the south, east, and north sides. It has a gabled roof of slate and the flat portions are built up with hot asphalt and rock. The wall materials are a combination of medium brown building brick with a yellowish stone stringcourse at sill level encircling the building. The 1985 addition has an indoor mural on the barrel vaults in the student center painted by Megan Parry. The textured mural on the outside of the building was composed of marble, white opaque glass and reclaimed Welsh roofing slate.

Alterations

date description

1988 Asbestos removed from pool ceiling

1986 Bowling lanes installed

1983 Multi-purpose area added; interior remodeling

1971 Therapy pool addition; locker rooms remodeled

History

Historic Use: Originally designed to replace the gymnasium in the lower level of the Administration building, the 1922 gym consisted of a shower and changing area, a basketball-sized gym on the second floor and a suspended running track.

Current Use: Currently the building houses the original designed functions plus a therapy pool, weight room, wrestling room, two-lane bowling alley. A hall provides an area for social events with concessions. The new larger gymnasium provides seating for spectators, classroom space, an area for occupational therapy and physical therapy, and offices for coaches and instructors.

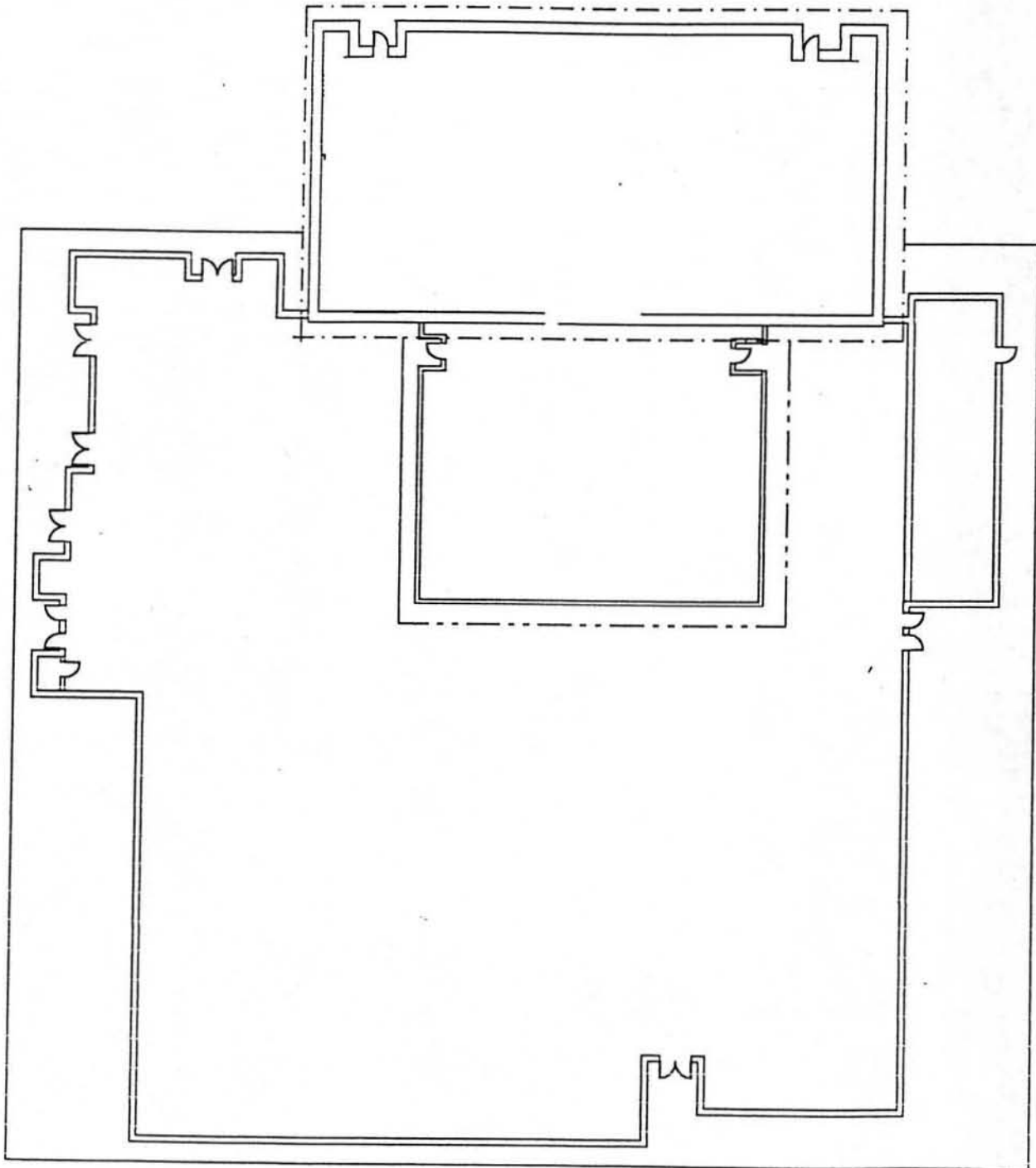
Cost: \$125,000

Named for Hubert Work, a Colorado resident and Secretary of the Interior of the United States from 1923 to 1929. The building was dedicated 4 November 1922 by Superintendent Dr. McAloney and Board of Trustees President, Hubert Work. Dr. Argo requested funds for a gym in 1903 and the building was under construction when he died on April 14, 1921.

Property Name The Colorado School for the Deaf and the Blind

- OLD GYM BUILT IN 1922
 REMODLED IN 1985
- - - - - THERAPY POOL BUILT IN 1971
 SKYLIGHTS ADDED IN 1985
- _____ NEW GYMNASIUM BUILT IN 1985

GYMNASIUM
BUILDING # 9
FIRST FLOOR
1922



Property Name The Colorado School for the Deaf and the Blind

RITTER HALL (#9) [5EP829]

Construction Date: 1926
Architect: Elmer E. Nieman
Architectural Style: Collegiate Gothic

General Description

Stories: Three
Square Footage: 19,100
Floors: Reinforced Concrete Slabs
Walls: Castle Rock Rhyolite
Roof: Slate; Asphalt

Ritter Hall is a rectangular shaped building with two stories plus a garden level. The garden level opens up to ground level on the south and west sides of the structure. The roof is gabled with flat roof sections and cross-gable on the north face. Slate covers the gabled roof portions and hot asphalt with embedded rock covers the flat roof sections. The parapet walls have fake crenellation and are interspersed with decorative panels of quatrefoils. The foundation is concrete and the roof has two chimneys extending from it, one square and the other rectangular. The stone walls are a dark brown and red. Smooth stone forms the window surrounds, the capstones on the buttresses, the stringcoursing, and the coping of the parapet walls. The windows are a multi-light, metal casements. The north face has a projecting entrance bay with a Tudor-arched entry with molded archivolt. Above this entrance is a decorative panel of quatrefoils and a second story beveled bay window framed by smooth stone pilasters. A decorative stone inset representing an open book is centered within the gabled end. The south side of the building has a twelve arch arcade (a stylistic anomaly) whose roof serves as an upper deck/patio accessed from the second story.

Alterations

<i>date</i>	<i>description</i>
1993	Kitchen installed on top floor
1988	Kitchen installed in basement
1987	Emergency inverter/battery system installed
1985	New fire alarm system installed
1984	Elevator installed
1980	Stairways enclosed
1962	Electrical system renovated
1960	Fire alarm system installed

History

Historic Use: Originally designed as a primary level education building. The top two floors were then finished as dormitory space.

Current Use: Currently used to provide a residential area for three groups of students. The building has two complete kitchens with laundry facilities.

Cost: \$123,000

Named for J. Alfred Ritter, Secretary-Treasurer for the Board of Trustees.

Property Name The Colorado School for the Deaf and the Blind

WEST HALL (#10) [5EP830]

Construction Date: 1931
Architect: Elmer E. Nieman
Architectural Style: Collegiate Gothic

General Description

Stories: Three
Square Footage: 17,730
Floors: Concrete
Walls: Castle Rock Rhyolite; Concrete
Roof: Slate; Asphalt

West Hall has many similarities to Ritter Hall including a central cross gable marking the projecting entrance bay with its bay window above a Tudor-arched entryway with molded archivolt. It shares a similar roof shape--gabled and flat roof sections with parapet walls. Slate covers approximately 35% to 45% of the roof area, while the remainder is built-up hot asphalt and stone. Smooth stone forms the capstone, the stringcourse, the water table, and window and door surrounds. Within the wall of the gabled entrance bay is a panel with an open book. On the south face of the building at each end are two small arcades. The roof of each arcade forms a deck that can be accessed from the second floor. The windows are multi-light metal casements. The foundation is concrete. The stone coloration is light browns and pinks above the water table with darker browns and darker reds below.

Alterations

<i>date</i>	<i>description</i>
1985	New fire alarm system installed
1960	Electrical system renovated
	Fire protection system with heat detectors installed

History

Historic Use: Originally built for dormitories and classrooms. For a period of time this structure housed multiple handicapped deaf boys and girls ages 7-18 and provided dormitories, play rooms, lounges, dorm counselor's facilities, classroom and offices in one facility.

Current Use: This building houses residential area, office space for student life, and office space for three non-school groups (United States Association for Blind Athletes, Colorado State Employees Assistance Program, and the Children's Literacy Center).

Cost: \$97,000

Named for George E. West, a Colorado State Senator and CSDB Board of Trustees member. The building was nearing its completion at the time of Mr. West's death. West Hall was built on the site of the old Humphrey Hall and completed in the summer of 1932.

Property Name The Colorado School for the Deaf and the Blind

BROWN HALL (#11) [5EP831]

Construction Date: 1941

Architect: Edward L. Bunts (General Contractor - Raymond C. Whitlock)

Architectural Style: Collegiate Gothic

General Description

Stories: 3-1/2

Square Footage: 25,977

Floors: Concrete

Walls: Castle Rock Rhyolite; Concrete

Roof: Slate; Asphalt

Brown Hall is a three and one-half story structure (four floors of useable space—a garden level, 2 main floors, and a partial top floor) and has a cross gable roof covered with slate. The cross gable roof covers approximately 30% of the footprint of the rectangular shaped building. The remaining roof is a standard built-up flat roof with hot asphalt and rock embedded. The windows in the building are multi-light metal framed combining both casement and hopper methods of operation. The rhyolite walls are primarily pinks, oranges, and some light browns. Smooth stone forms the window surrounds, the stringcourse, the buttress caps, the water table, and the parapet coping. Quatrefoil panels intermittently mark the wall surface of the parapet walls at each end of the building. The east face of the building has a series of six small dormers with multi-light windows. The dormers have arched tops and the coping from the parapet wall extends up and around each of the six dormers. A small stairwell enters the lower level from the east side and is marked with a stone wall and a polished stone capstone. Six-sided lantern style fixtures frame each side of the entry door. The west side has a cross gable marking its central entry with molded archivolt. Above this double door entry is a two-story oriel window.

Alterations

date description

1985 New fire alarm system installed.

1975 Stairways enclosed and stairway added to forth floor
Rest room areas remodeled
Sprinkler and hose connections installed

1969 Walls added; bathroom remodeled

1960 Fire protection system added.

History

Historic Use: Dormitory for girls--large and small dorm rooms some with private bathing areas. Recreational area on top floor.

Current Use: Colorado Instructional Material Center (CIMC) for providing Braille and large print books to the schools in Colorado. Also used as storage for furniture. For a period of time the pre-school program was housed in the basement. This facility is used to provide housing for groups in the summer.

Cost: \$178,828

Named for Dr. A. L. Brown, a staff member from 1912-1923, and the Superintendent from 1932-1954.

Property Name The Colorado School for the Deaf and the Blind

The building replaced the original Girl's Hall, which was built in 1892. The girls moved in on the Friday after Thanksgiving in 1942. The new building housed 75 beds for blind girls 6 to 21 years of age and deaf girls 14 to 21 in an open-bay type setting. It was renamed in June 1946.

STEAM PLANT (#13) [SEP832]

Construction Date: 1926
Architect: Elmer E. Nieman
Architectural Style: Collegiate Gothic

General Description

Stories: Two story boiler section; One story work area.
Square Footage: 3,500
Floors: Slab on Grade
Walls: Castle Rock Rhyolite
Roof: Asphalt

The Steam Plant has an irregular plan; the work area is a single story and the boiler section extends two stories. The building has light brown stone walls with concrete trim, a concrete foundation, and a flat roof with capped parapet walls. The built-up roofing material consists of both hot asphalt and modified, rolled bitumen. On the north and west sides of the boiler section, the walls have pilasters separating three large segmentally arched bays filled with multi-light metal framed windows. The awning windows are operable with chains in unique groupings from the interior. A concrete smoke stack 90' in height, stands as part of the Steam Plant. It was originally for the ventilation required during the practice of burning coal and is currently used as a vent for two of the three boilers.

Alterations

date description

1993 New gas burner installed on Kiwanee
1980 Structural modification including routing of under ground stream
1970 Kiwanee boiler installed as coal burning unit

History

Historic Use: Originally designed to house multiple boilers to provide steam and hot water to the entire campus.

Current Use: Currently houses three large power boilers and work space for a part of the physical plant operations.

Cost: \$100,000

The Superintendent's report to the Governor in 1926 hailed the Steam Plant as "one of the most modern and most efficient heating plants of any school for the deaf and blind in the United States." This was a welcome and economical addition to the campus which saved thousands of dollars annually in coal expenses. The Board of Trustees reported "it is modern in every respect. The boilers, stokers, coal and ash handling machinery, pumps and other articles of equipment are of the latest make and most efficient type.

Property Name The Colorado School for the Deaf and the Blind

The saving in labor and in coal in the operation of this plant and lessened fire hazard, all commend themselves for improved administration." The plant is still operable today, however it is not coal-operated, but driven instead with natural gas.

BARN (#14) [5EP833]

Construction Date: 1910
Architect: unknown
Architectural Style: Craftsman

General Description

Stories: One plus attic and partial basement.
Square Footage: 3,700
Floors: Wood Frame
Walls: Brick
Roof: Wood Shingles

The Barn is rectangular in shape and the roof with its overhanging eaves and exposed rafters is covered with wood shingles. The hipped roof is broken by a large central cross gable with double sliding doors below. There is a small dormer on the east side and a large distinctive cupola is centered on the roof. The walls are light brown common brick. The foundation is rock and stone; the partial basement has a dirt floor. The windows are small single sash with four lights. Both east and west sides have double sliding doors to the main area of the barn and the basement of the barn has a double swinging door. Bead board lines the walls of the stalls.

Alterations

none

History

Historic Use: Originally designed and built to house the Carriages belonging to the Superintendent and to shelter livestock at various periods throughout history. The loft or attic was used to store and convey feed to animals below.

Current Use: Currently used as a storage facility for grounds keeping equipment.

Cost: \$6,500

Under Superintendent Dr. Argo, the old barn (c. 1883) was torn down and much of the old stone was used on building the new barn. Throughout the years the barn has been utilized for vehicle storage, for maintenance work areas, and storage. For a period of time the main floor was used to house the wrestling practices and weight lifting room. When the new gym was built in 1983, these functions were moved.

Property Name The Colorado School for the Deaf and the Blind

COTTAGE (#15) [5EP834]

Construction Date: circa late 1800s
Architect: unknown
Architectural Style: Queen Anne Cottage

General Description

Stories: One
Square Footage: 1,904
Floors: Wood Frame
Walls: Wood shingle; plywood panels (addition)
Roof: Wood shingle; asphalt (addition)

The one-story cottage has an irregular plan sitting on a concrete foundation. The original portion of the building has walls of composite and wood shingles. The complex roof line consisting of a hipped roof with several cross gables is also covered with wood shingles. The gable ends have gable returns and are faced with fishscale and straight-cut shingles. The porch roof is supported by square wooden posts. The addition has a flat built-up roof of modified bitumen rolled in place. The wall material on the addition is a wood panel scored to look like vertical board. The building is painted a dark brown with tan trim.

Alterations

<i>date</i>	<i>description</i>
1985	Fire alarm installed
1983	Unit moved from south of gym to present location
1975	Large addition built

History

Historic Use: Possibly a housing unit for staff and later for students

Current Use: Dormitory. "Family" style living area with self contained kitchen and multiple rest rooms.

Cost: unknown

One of three cottages purchased by General Palmer as part of a package. These houses were rented out to private citizens and the rent was used for a library fund. This building was originally located on the south side of the campus next to what is now Pikes Peak Avenue. The cottage was remodeled completely in 1975 and moved across the grounds to the northeast corner of the property in 1983.

Due to its relocation in 1983 and substantial alterations, the cottage is considered noncontributing.

The remaining buildings on the campus are also considered noncontributing due to their late construction dates.

Property Name The Colorado School for the Deaf and the Blind

STUDENT HEALTH CENTER (#4)

Previously known as the Infirmary
Construction Date: 1957
Architect: Edward L. Bunts
Architectural Style: Modern Movement

General Description

Stories: One story with basement
Square Footage: 5,754
Floors: Concrete Slab
Walls: Brick and stone
Roof: Asphalt with gravel

The single-story building with basement has a T-shaped plan and a concrete foundation. Its flat roof of wood decking is covered with asphalt and embedded stone. Wooden eaves extend from the roof on the south and east sides. The south side of the building (facing Ritter and Brown Halls) consists of irregularly coursed brown, pinkish, and gray ashlar stone framed on each side by smooth concrete pillars. The remaining walls are red brick laid in a common bond. The west side has a flat roof projection supported by I-beams over a sidewalk that serves as an elongated covered entry. Under this projection the wall contains a mosaic art piece with animals stamped in copper and Braille markings. The copper pieces are surrounded by one-by-one inch tile consisting primarily of blue, purple, light green, and dark green tones. Windows throughout the structure are metal framed casement and hopper windows.

Alterations

date description

1987 Nurses' station remodeled
1985 New fire alarm
1981 Bathrooms remodeled
1960 New fire protection system consisting of fire alarm stations and heat detectors was installed

History

Designed Use: Health facility with exam rooms, doctors office, ward rooms, and laboratory area.

Current Use: Health facility (exam room, dedication dispensary, ward rooms for students); office space for infant program and preschool program; toy storage for infant program.

Cost: \$112,000

MODULAR DORMITORY (#12)

Construction Date: 1974
Architect/Builder: Westland Homes
Architectural Style: No style

Property Name The Colorado School for the Deaf and the Blind

General Description

Stories: One
Square Footage: 2,400
Floors: Wood Frame
Walls: Wood panels
Roof: Asphalt Shingles

This L-shaped, pre-fabricated modular unit is wood frame with a concrete foundation. Its low pitched gabled roof is covered with T-lock asphalt shingles. The wall material is wood panels scored to look like vertical board. The building is painted a light brown color and has wood frame sliding windows.

Alterations

<i>date</i>	<i>description</i>
1995	Re-surface rest rooms
1994	New roof
1989	Install new gas heat and hot water equipment
1985	New fire alarm system

History

Designed Use: Housing--living and training facility for deaf/blind boys and girls ages 5-17.

Current Use: Cottage "family" style dormitory with self contained kitchen and laundry.

Cost: unknown

H. CHASE STONE VOCATIONAL BUILDING (#16)

Construction Date: 1966
Architect: Lamar Kelsey & Associates
Architectural Style: Modern Movement

General Description

Stories: Two
Square Footage: 20,340
Floors: Concrete
Walls: Pre-cast reinforced concrete
Roof: Asphalt

Due to the topography, this is a single story building as you approach it from the campus side and a two story from the south side. The inverted T-shaped building has a flat roof with sheet metal capping the parapet walls. The roof material is asphalt with embedded gravel. The wall material is pre-cast reinforced concrete: a wide expanse of pebble-filled aggregate framed by smooth horizontal bands near the facia and foundation. The smooth material takes on an appearance of marble, while the aggregate is light brown in color. There are minimal windows. The few that punctuate the wall are large, fixed sash, metal framed.

Property Name The Colorado School for the Deaf and the Blind

Alterations

date description

1994 New roof installed
1985 New fire alarm system installed
1980 Paint booth remodeled

History

Designed Use: Vocational education classrooms and space for auto repair instruction, two wood shops, printing presses, photography, darkrooms, home economics classrooms, and a work area for the Junior Achievement businesses.

Current Use: As designed, with the addition of offices for programs.

Cost: \$349,000 (Equipment \$80,000)

Named for H. Chase Stone, the President of the First National Bank of Colorado Springs.

LIONS HALL (#17)

Construction Date: 1968

Architect: Lamar Kelsey & Associates

Architectural Style: Modern Movement

General Description

Stories: One

Square Footage: 3,750

Floors: Concrete Slab on Grade

Walls: Brick with stucco

Roof: Flat Built up Roof with Wood Deck

This one-story, rectangular plan building has a central, steeply pitched gabled roof projecting from the flat roof. This A-framed section is sheathed in asbestos shingles and contains metal framed, fixed sashes of triangular lights that serve as skylights. The walls are brownish-red brick topped with a wide band of stucco painted white. The foundation is concrete. The windows are all fixed sash, aluminum-framed.

Alterations

date description

1991 Remodeled and converted to a Pre-school
1985 New fire alarm installed
1978 Roof replaced

History

Designed Use: Dining and social hall for blind students

Current Use: Pre-school and day care facility

Cost: \$89,160

Property Name The Colorado School for the Deaf and the Blind

Named in honor of the Colorado Springs Lions' Clubs for the many kindnesses shown throughout the school's history.

ADAMS SCHOOL BUILDING (#18)

Construction Date: 1968
Architect: Higgenbotham, Nakata, and Muir
Architectural Style: Modern Movement

General Description

Stories: One story plus mezzanine level for library.
Square Footage: 16,300
Floors: Concrete Slab
Walls: Brick; Stucco over cinder block
Roof: Asphalt

This one-story building has a highly irregular plan and a multi-planed roof line consisting of a flat roof section with two shed roof wings rising from each end (butterfly roof). The roof is covered with asphalt and embedded gravel. The main portion of the building consists of reddish-orange brick walls with a broad horizontal band of white stucco extending up approximately 2 feet to a sheet metal capped parapet wall. The walls of the shed roof sections are stucco over cinder block. The foundation is concrete.

Alterations

<i>date</i>	<i>description</i>
1995	New roof installed
1988	Asbestos-containing ceiling tile removed
1985	Fire alarm system upgraded

History

Designed Use: Academic building for the blind providing classroom space, library, auditorium, and office space for blind students.

Current Use: As designed

Cost: \$180,800

Named for True C. Adams, the Secretary-Treasurer for CSDB Board of Trustees from August 1963 until his death. This building was the first tangible step in realizing a long sought after goal of separating the deaf and blind in the educational arena, an idea first considered in 1884 by Superintendent R. G. Buckingham.

Property Name The Colorado School for the Deaf and the Blind

SIGNIFICANCE STATEMENT

The Colorado School for the Deaf and the Blind meets criteria A and C and is therefore eligible to the State Register. The school is significant at the state level for the role it has played in the history of education. Established on this site in 1876, it is the only school in the state of Colorado dedicated solely to the education of the deaf and the blind. In addition, it was an early participant in the movement to establish deaf education in the United States. The school is also architecturally significant. The majority (10) of the buildings on the campus are constructed of stone between 1906 and 1952, and they exhibit a high degree of craftsmanship and design. This large well-preserved group of buildings with its English-inspired architecture reflects the heritage of Colorado Springs, which at one time was touted as "Little London."

Deaf Education In The U.S.

The history of deaf education begins in the 1400s. Rudolphus Agricola recorded the history of a deaf-mute named Roelaf Huisman who learned to read and write. Girolamo Cardano, of Milan, who lived from 1501 to 1576, could be considered the initiator of deaf education. He believed the instruction of deaf-mutes though difficult, was possible. It depended on associating ideas directly with written words and by-passing sound, so that the deaf-mute could hear by reading and speak by writing. This beginning, however, remained the lone advance for hundreds of years. A few individuals in various countries were fortunate enough to receive an education. In 1760, the Abbe de l'Epee established a school for the deaf in Paris that quickly received fame. Other schools sprouted up independently throughout Europe.

The true growth in deaf education has occurred in the past 150 years. In the year 1836, there were 134 schools for the deaf in the world. In 1837, only six of these schools were in the United States while 50 years later there were at least 79 schools in the United States. In the United States, the first publication urging the instruction of the deaf appeared in 1793. Written by Dr. William Thornton, the first head of the United States Patent Office and architect of the first Capitol at Washington, "On Teaching the Surd, or Deaf, and Consequently Dumb, to Speak." Ten years earlier, however, an American named Francis Green published a book on deaf education in England. Returning to America in the early 1800's, he worked very hard to develop support for the education of the deaf. Using the census returns, he documented 73 deaf persons in Massachusetts and estimated 500 throughout the State.

After many attempts, the first actual School for the Deaf opened in Hartford, Connecticut in 1817. Dr. Thomas Gallaudet, a student of theology at Andover, Massachusetts, noticed Alice Cogswell, the deaf daughter of his neighbor, Dr. Mason Cogswell, playing with her brothers and sisters. He became deeply moved, began instructing her and then worked with her father to create a school in Hartford for the deaf. In 1817, when the Hartford School opened there were 7 students and within a year that number increased to 33 students. By 1893, there were many schools for the deaf, or deaf and blind in the United States.

Deaf And Blind Education Comes To Colorado

The Colorado Institute of the Mutes, as the school was originally called, appears to be the 36th school established in the United States. Its founding, like the others, stemmed from the efforts of a particular persons whose association with a deaf child caused him to become a sympathetic champion for the educational and developmental needs of the deaf.

Property Name The Colorado School for the Deaf and the Blind

The Colorado Institute of the Mutes was organized in the territorial days of the silver state during the spring of 1874. Colorado Springs was not quite three years old at that time. The founder of the School, Jonathan R. Kennedy, came to Colorado from Kansas in 1873 and located in Denver. His interest in the deaf was personal. Besides having been steward for a long term of years at the School for the Deaf in Olathe, Kansas, Kennedy also had children of his own who were deaf. He was able to enlist the support of the Honorable E. M. Cook, governor of the Territory, and leading members of the tenth legislature, by exhibiting the attainments of his own three children, who had been educated at the Kansas School for the Deaf. He was able to compare their fortune to the striking and painful experience shown in the mental darkness of two or three uneducated deaf children.

The legislature unanimously passed a bill creating the school under the title of the "Colorado Institute for the Education of the Mutes." The first appropriation was for \$5000 and the legislature authorized a tax of one-fifth of one mill to be levied annually for its support. The bill provided for a board of trustees to consist of seven members to be appointed by the governor. Colorado Springs was chosen as the site for the school and General Palmer donated 10 acres of land for the school. While plans were made for the usage of this acreage, a small house downtown on the north side of Cucharras and on the east side of Tejon Street was rented to begin the school. School began officially on April 8, 1874, with seven students.

Fifty years after graduating in the first class, David H. Wolpert returned to his alma mater to relate his memories of those early days. He remembered the two-story frame building on Cucharras Street opposite South Park where he began his studies. The building then consisted of four rooms and a lean-to kitchen on the first floor and four rooms on the second floor. At that early time, there was no discipline and school days did not have a regular routine. At 5:30 a.m., the superintendent woke the students and they got water from the well. Classes were held from 9 to 12 and 1 to 3 p.m. Younger children were in bed by 7:00 p.m. The building was heated by stoves so they had to collect firewood. There were no telephones, and they had to go by horseback to get a doctor. They also had to carry their own mail. Teaching, according to Wolpert, "was crude and in keeping with the rest of the equipment." At that early date, the school was divided into two departments: the domestic department providing room and board, and the education department, concerned with academic and vocational education. Early vocational education began with printing, but continually expanded to many other trades including carpentry, wood carving, joinery work, chair caning, mattress and broom-making, sewing, baking, barbering, gardening, piano-tuning, home-economics, shoe-making and repair, interior decoration, painting, hammock weaving, rug weaving, millinery, photography, drafting, auto body repair, dry cleaning, and business education.

In 1877, the Legislature finally decided to admit blind students to the school, and the official name changed to the Colorado Institute for the Deaf and the Blind. Money was not appropriated for blind students until 1883, however. In 1896, the name changed again to the Colorado School for the Deaf and the Blind. This important action marked an historic event for the school. In the Superintendent's Report to the Governor that same year, he states "To some it may appear that it is a mere sentiment to object to having a school of this character called an institute or an asylum but as a fact it is no more legitimate to call this by any other name than school, than is to so call other public schools." In 1909, a legislative act declared the school an educational institution of the State. By 1959, the Annual Report counted 198 students total with 89 blind students and 109 deaf students. At its height, in the 1970s the School reached its capacity with 350 pupils. The passage of PL 94-142 in 1975, however, allowed for special help to handicapped students who were

Property Name The Colorado School for the Deaf and the Blind

attending regular public schools. This law severely affected enrollment at the Colorado School for the Deaf and Blind. The current enrollment is 235 students.

Campus Development

General Palmer donated land which was then beyond the eastern edge of the city. This donation would play a role in the development of Colorado Springs as it pushed the boundaries of city development further east. General Palmer's original donation of ten acres provided a firm basis for campus development, and the campus developed quickly and continuously over the years. The tract of land donated by Palmer's Company "formed a gentle eminence just east of the city," and was donated with the provision that "buildings for the school should be erected thereon." The company added three acres to its original gift ten years later. In 1888, the company donated another parcel of land, a strip of about one and a half acres along Pikes Peak Avenue.

Meanwhile, pending the erection of suitable buildings on the site they had acquired, the modest frame house on Cucharras continued to be used. The school occupied the building for two years at a monthly rent of fifty dollars. Recognizing its total unfitness for the purposes of the school, the school's board empowered the executive committee to permanently secure the land donated by General Palmer's Colorado Springs Land Company for the new buildings. In 1875, the Board authorized the School to begin constructing the first campus building on the donated land. The cost was not to exceed more than \$5000. The main or middle part of the first administration building was the outcome of this decision. It was of white sandstone trimming and its plain but substantial architecture gave rise to the architecture of subsequent buildings. In 1876, they moved to the new quarters. The original building for the school (built on the present site of the Argo and Administration buildings) was expanded in all possible directions. In 1879, \$5500 was appropriated to add a south wing to the building; and in 1881, \$20,000 was appropriated for the North wing and other improvements.

Other buildings followed including the original barn; the first laundry building, built of stone in 1883; and finally in 1889, a new school building (which burnt down in 1950). Three years later in 1891, money was appropriated for Girls Hall (on the present site of Brown Hall), a boiler house, and an annex to the main house. Humphrey Hall, the first vocational building, followed in 1894. None of these buildings are extant.

In 1899, William K. Argo became Superintendent. Under his administration, the school acquired a great deal more land. The campus expanded to the east by acquiring the land between the end of the original campus all the way to Hancock. This land was also given to the school by General Palmer with the specification that 20 of the 43 donated lots be used only for a playground. Some of the houses on the land were to be rented and the rent money would go for the purchase of books for the library. In 1903, SCDB leased farm land and in 1906, the school acquired the land through purchase. The farm land was located approximately three-fourths of a mile to the east of the campus on Pikes Peak Avenue. The main purpose of the farm was to provide milk for the students, although they also raised cows, pigs, poultry, horses, and rabbits. This land was sold in 1955. Land to the south of the main campus was also acquired in 1919. The Bellview Sanitarium was located here for awhile and used by the Red Cross during the great flu epidemic of 1918-1919. A small lake named Lake McDonald was formed on the southwest corner of the campus at Institute and Pikes Peak Avenue in 1904. The lake was very beautiful and was used for the purpose of skating by students in the winter. (Today the grassy depression only contains water after a great deal of

Property Name The Colorado School for the Deaf and the Blind

rain.) During Argo's administration, several additional new buildings were added to the campus, including the "new barn" on Hancock at Kiowa, the present administration building, Jones Hall (originally named Argo Hall), Palmer Hall, a new Industrial building, and an addition to the hospital for contagious diseases.

Dr. Argo was succeeded as superintendent by Dr. Thomas S. McAloney and again several buildings were constructed during his time. The Argo building was finished in 1923, as was the steam plant on Pikes Peak Avenue. Ritter Hall for primary-level deaf students was completed in 1928. On March 22, 1950, a devastating fire destroyed the old school building; the loss included the beautiful pipe organ, several pianos, the entire Braille library, and lots of equipment. Subsequent additions included the building of the present infirmary during Dr. Stelle's administration, and the building of the Adams Educational Building and the Lions Dining Hall during Dr. Tureckek's administration. With these last additions, the school for the blind became officially separated from the school for the deaf.

Architecture

This collection of historic buildings exhibits a high degree of craftsmanship and design. Seven of the ten stone buildings are excellent expressions of Collegiate Gothic; the other three represent Late Victorian architecture. Even though designed by several different architects, all the buildings blend together, possessing a very conscious academic stylization. The continuity of design and materials creates an impressive collection of buildings. Evident mainly on academic and institutional buildings, Collegiate Gothic is a style that combines elements of Gothic with Jacobean/Elizabethan, an amalgam of Tudor Revival. Common elements of the style found in this group of buildings include: masonry construction; steeply pitched gable roofs covered with slate; abundant windows that include large window bays with rectangular, multi-paned sashes; smooth stone mullions and coping; round-arched doorways; abundant windows; distinctive gables--steep sided triangular forms rising above the roof line; and elaborate Tudor-arched entries.

Over the years some of the city's major architects have contributed their design talents to the campus development. The firm of [Thomas] MacLaren and [Charles] Thomas designed the Jones Building (1912). Thomas Barber, at one time also a partner with MacLaren, designed five buildings: Administration (1906), Industrial Building (1907), Palmer Hall (1918), the first phase of the Gymnasium (1919), and Argo Hall (1923). Elmer E. Nieman is represented by three buildings on the campus: Ritter Hall (1926), the Steam Plant (1926), and West Hall (1931). Edward L. Bunts designed two stone buildings, Brown Hall (1941) and Gottlieb School Building (1952), as well as the more modern Infirmary (1957). It is interesting to note that Edward Bunts was a chief draftsman in the office of Elmer Nieman. Bunts would later form a partnership with F. Lamar Kelsey and design the Stone Vocational Building (1966) and the Lions (1968).

Property Name The Colorado School for the Deaf and the Blind

BIBLIOGRAPHY

- The Centennial-Graduation Issue of The Colorado Index.* Department of Institutions, Hilbert Schauer, Director. Vol. 99, March-April 1974, Number 4. Colorado School for the Deaf and the Blind. 1874-1974.
- Fay, Edward Allen. *Histories of American Schools for the Deaf.* 1817-1893. Volta Bureau, 1893.
- Kotz, Ellen. "Historic Inventory of the Colorado School for the Deaf and Blind." March, 1986. On file in the State Historic Preservation Office, Denver.
- McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1990.
- Pearce, Sarah J. *A Guide to Colorado Architecture.* Denver: The State Historical Society of Colorado, 1983.
- Stelle, Roy. *A Brief Historical Sketch of the Colorado School for the Deaf and the Blind.* 1954.
- Whiffen, Marcus. *American Architecture Since 1780: a Guide to the Styles.* Cambridge: M.I.T. Press, 1969.

Property Name The Colorado School for the Deaf and the Blind

GEOGRAPHICAL DATA

UTM References:

Zone / Easting / Northing

- 1) 13 / 516710 / 4298370
- 2) 13 / 517080 / 4298380
- 3) 13 / 517070 / 4298100
- 4) 13 / 516700 / 4298110

VERBAL BOUNDARY DESCRIPTION

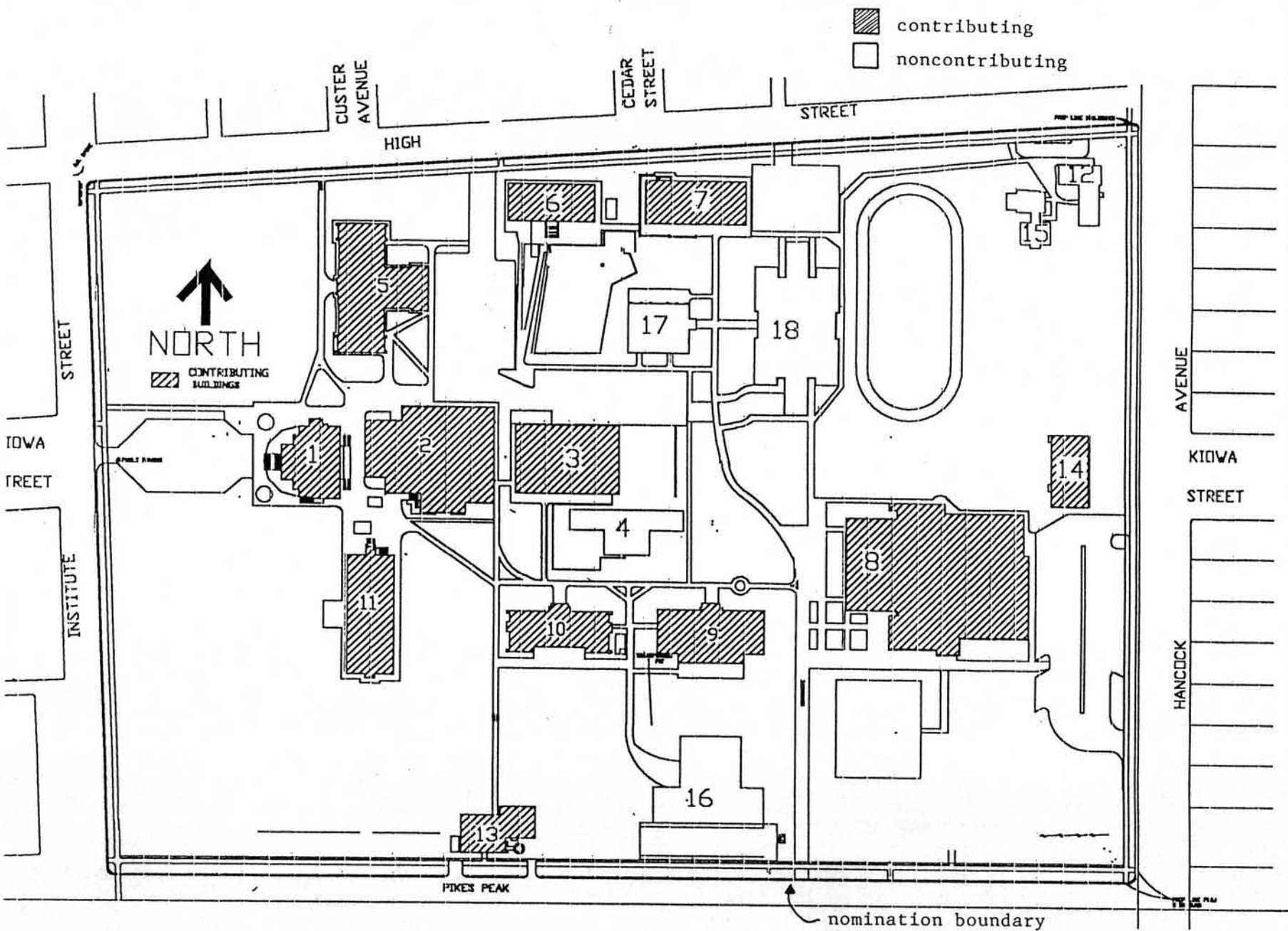
That certain tract of land situated in the Southeast quarter of the Northwest quarter (SE 1/4 of NW 1/4) of Section Seventeen (17), in Township fourteen (14) South of Range sixty-six (66) West of the Sixth Principal Meridian, described as follows:

The campus is bounded on the North by Pikes Peak Avenue; on the East by Hancock Avenue; on the South by Cucharras Street extended; and on the West by Institute Street; all of the above named streets and avenues being legally dedicated and used as public highways. Excepting therefrom, however, the tract of land fifty (50) feet wide by one hundred ninety (190) feet in depth, at the Northeast corner of Institute Street and Colorado Avenue (formerly Huerfano Street) extended, being that tract of land heretofore conveyed to the City of Colorado Springs.

Also excepting that certain tract of land laid out, platted and the plat or map thereof filed in the office of the Clerk and Recorder of said El Paso County, Colorado, as the "Bellevue Addition" to the City of Colorado Springs." (Book No. 2286, Page No. 979)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

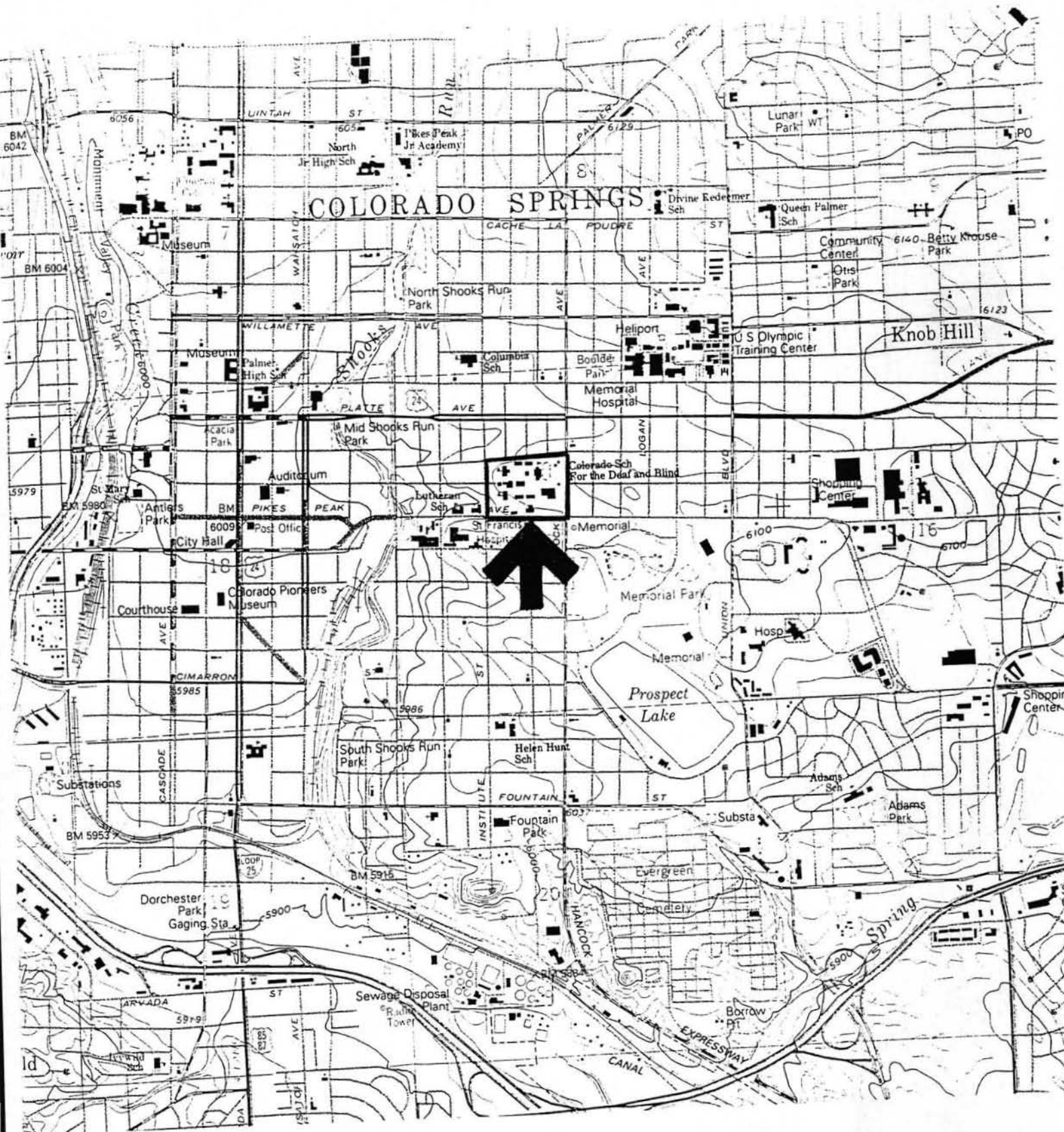
Property Name The Colorado School for the Deaf and the Blind



COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET

Property Name The Colorado School for the Deaf and the Blind

U.S.G.S. Map - Colorado Springs Quad (revised 1994)





1997 Barn
View to East



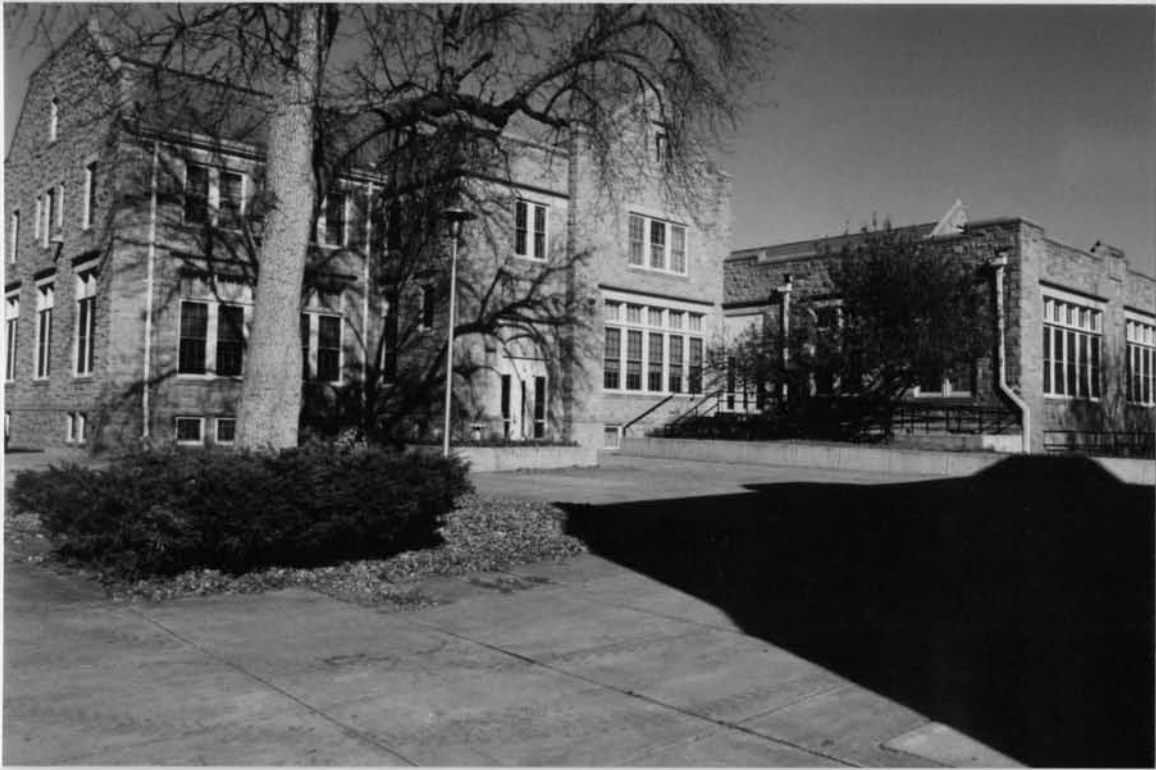
1997 Barn
south face



1997 Argo Hall
Northwest corner



1997 Argo Hall
North face



1997 Argo Hall
South face



1997 Argo Hall
South face



1997 Palmer Hall
South face



1997 Palmer Hall
Southwest Corner



1997 Palmer Hall
North face



1997 Palmer Hall
Arched entry



1997 Palmer Hall
View to North



1997 Palmer Hall
View to Southwest



1997 Administration
View to North



1997 Administration
North face



1997 Administration
North face



1997 Gottlieb
View to East



1997 Ritter Hall
south face



1997 Ritter Hall
View to South



1997 Ritter Hall
Main entry



1997 Jones Hall
Original entry



1917 Jones Hall
Southwest face



1917 Jones Hall
View to North



1997 Jones Hall
Northeast face



1997 Jones Hall
North face



1997 West Hall
Southeast



1997 Gymnasium
west face



1997 Industrial
View to Southeast



1997 Cottage
View to East



1997 Admin,
Argo, Brown



1997 Adams Blind
School
View to Northwest



1997 Lions
View to North



1997 Ritter, West,
Brown
View to West



1997 West Ritter,
GYM, SHC



1997 Brown, Ritter,
Argo
View to Northeast



1997 Vocational
Bldg.
View to Southwest



1997 Modular Bldg.
View to North



1997 Student Health
Center
View to East



1997 steam plant
View to Southeast