

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:** 5EP611.11 **Parcel Number:** 6407207014  
2. **Temporary Resource Number:** N/A **SHF/CLG Grant Number:** N/A  
3. **County:** El Paso  
4. **City:** Colorado Springs  
5. **Historic Building Name:** Johnson/Vanderhoof/Morreale House  
6. **Current Building Name:** Morreale House/Colorado College Summer Session, Summer Conferences  
7. **Building Address:** 1130 N. Cascade Avenue  
8. **Owner Name and Address:** Colorado College, 14 E. Cache La Poudre Street, Colorado Springs, CO 80903

**II. GEOGRAPHIC INFORMATION**

9. **P.M.** 6th **Township** 14S **Range** 66W  
NE 1/4 NW 1/4 SE 1/4 NW 1/4 **of Section** 7  
10. **UTM Reference Zone** 13 **Easting** 515236 **Northing** 4299963  
11. **USGS Quad Name:** Colorado Springs, Colo. **Year:** 1994 **Map Scale:** 7.5'  
12. **Lot (s):** Lot 1 (part) **Block(s):** N/A  
**Addition:** Colo. Coll. West Campus Sub. Replat **Year of Addition:** 2003  
13. **Boundary Description and Justification:**  
The building is located on the Colorado College campus. The boundary includes the building and its immediate surroundings.

**III. ARCHITECTURAL DESCRIPTION**

14. **Building Plan (footprint, shape):** Irregular  
15. **Dimensions in Feet: Length** 81 **X Width** 58  
16. **Stories:** 2 1/2  
17. **Primary External Wall Material(s) (enter no more than two):**  
Brick Stone/Sandstone  
18. **Roof Configuration (enter no more than one):**  
Gabled/Cross Gabled  
19. **Primary External Roof Material (enter no more than one):** Wood/Shingle  
20. **Special Features (enter all that apply):**  
Tower. Decorative Shingles. Porte Cochere. Chimney. Porch.  
21. **General Architectural Description:**

This is a two-and-a-half-story Queen Anne style house with rock-faced blocks of red sandstone forming the foundation, red brick walls, and decorative wood shingles on the gable faces and upper tower. Cross-gable roof with wood shingle roofing and overhanging eaves. Gables are ornamented with decorative shingles and vergeboards. Composition includes a three-story semi-circular tower at the southeast corner, a one-story porch and a porte cochere at the northeast corner, a projecting two-story semi-octagonal bay at the southwest corner, and projecting hipped roof bay on the rear.

Front (East). The front of the house has a projecting, hipped roof, one-story porch and a hipped roof, projecting porte cochere at the northeast corner. The porte cochere has rusticated sandstone columns and a balustrade and extends across a driveway on the north. The north wall of the porte cochere is enclosed with a multi-light window. The porch has stone columns and a stone balustrade, overhanging eaves, and molding at the top of the frieze. The porch floor is pink-tinted concrete and the ceiling is varnished wood. The porch is accessed by stone steps with a wrought iron railing at the center and flanked by stone side walls. There are also pedestrian ramps leading to the porte cochere and porch. The stone balustrade extends to the south, enclosing a terrace.

The off-center entrance facing the porch is in the main wing of the house and has a stone lintel, paneled and glazed door, wood screen, and transom. There is a flat arch window with wide rock-faced sandstone lintel and paired two-light casements on the second story above the porch. The steeply-pitched gable has decorative vergeboards, and the face is ornamented with decorative shingles, molding, and decorative panels with curved ropework. There are two twelve-light windows on the gable. An overlapping projecting gabled bay further south has a wide 1/1-light window with sandstone lintel and sill on each story. The gable face has decorative shingles and a segmental arch multi-light window with drip molding and a paneled base with ropework. The semi-circular tower at the southeast corner is three stories. The first two stories are composed of rock-faced sandstone, while the third story has decorative shingles. There are large 1/1-light windows with curved glass on the first two stories. The third story has a pent roof and a band of windows. There is a conical roof with wood shingles and a metal cap.

South. The south wall is constructed of rock-faced stone to the sill level of the first story windows. West of the semi-circular tower, there is a full-height brick chimney with stone trim, vertical brick ornaments, and a corbelled top. Further west is a projecting, pedimented, two-and-a-half-story brick bay with cutaway corners on the southeast and southwest. The first and second stories have three 1/1-light windows with stone lintels and sills; the center windows are wider. The pedimented gable projects outward above the brick walls below, and there are shaped brackets and pendants at the corners. The gable face has decorative shingles, decorative panels with ropework, and a lunette (half-round window). West of the projecting bay, the south wall of the main wing has an entrance with a paneled and glazed door with a sandstone lintel on the first story. The upper story has a rectangular single-light window with sandstone lintel and sill. Near the southwest corner is a projecting, two-story semi-octagonal bay with stone foundation, red brick first story, shingled second story, and wood shingle roof. The first story has 1/1-light windows with stone lintels and sills, while the upper story has a continuous band of four-light windows, with decorative shingling on the wall below.

West (Rear). At the south end of the west wall is a projecting, two-story, hipped roof brick bay with a stone foundation and a blank wall on the west. There is a tall brick chimney with a corbelled top on the roof. Further north is the main wing of the house, where there are two 1/1-light windows and, further north, a projecting, one-story, shed roof, enclosed, shingled entrance bay with an off-center entrance with a nonhistoric paneled and glazed door facing a concrete stoop with steps and a wrought iron railing. The upper story has two 1/1-light windows with stone lintels and sills at the south end. A metal staircase extends from the ground level to a central entrance. The entrance has a nonhistoric door with large rectangular light. The pedimented gable has decorative shingles, a 1/1-light window, and decorative vergeboards.

North. The north wall has a small 1/1-light window on the second story at the west end. There is a narrow sash and transom window on the second story (with boarded up sash) further east, followed by a small 1/1-light window on the first story adjacent to a full-height brick chimney. The chimney is adjacent to a two-and-a-half-story projecting bay with cutaway corners on the northeast and northwest. The bay has the same design as the one on the south. East of the projecting bay is a round arch multi-light staircase window with an arched stone lintel with keystone. The porte cochere is at the northeast corner.

Carriage House. Behind the house is a one-and-a-half story carriage house with a gabled roof section on the south and a clipped gambrel roof component on the north. The carriage house has wood shingle roofing. The gable and gambrel faces are clad with nonoriginal panels resembling narrow horizontal siding. The south wall has an off-center projecting gabled roof porch with square posts and a concrete deck. The south wall has stucco on the first story, and there are two off-center doors toward the west end (one paneled and one with paneling and leaded glass).

The east wall of the gabled roof component is brick and has five segmental arch 1/1-light windows with brick sills. At the north end of the east wall is a clipped gambrel roof bay. The gambrel face flares at the bottom to shelter the wall below. The first story is red brick and has two nonhistoric overhead sectional garage doors that mimic double vertical board doors with bands of lights at the top. Further south is a paneled and glazed pedestrian door in a

shortened entrance. There are two stone lintels near the top of the brick wall.

The north wall of the building has two tall segmental arch 1/1-light windows with brick sills. The west wall has a tall segmental arch window at the north end, as well as metal stairs leading to an entrance at the south end of the upper story of the gambrel roof bay. There is a filled-in opening below the stairs. At the north end of the gambrel face is a multi-light window. The west wall of the side gabled component is stucco and has three flat arch 1/1-light windows (the south one is shorter).

**22. Architectural Style/Building Type:** Late Victorian/Queen Anne

**23. Landscaping or Special Setting Features:**

There is a grass parking lawn with newer trees next to the street in front of the house. There are concrete sidewalks, concrete pedestrian ramps with metal railings, and a concrete driveway is on the north. The yard is landscaped with grass, flowers, bushes, and trees (including maple and blue spruce trees). There is a hedge at the south edge of the yard, with parking further south. Between the carriage house and the house is a paved patio enclosed with a low brick wall with stone trim. The patio has metal chairs and tables.

**24. Associated Buildings, Features, or Objects:**

Carriage house to rear, west, see #21

#### IV. ARCHITECTURAL HISTORY

**25. Date of Construction: Estimate** 1892 **Actual**

**Source of Information:** Assessor ownership book, 1892

**26. Architect:** Unknown

**Source of Information:**

**27. Builder/Contractor:** Unknown

**Source of Information:**

**28. Original Owner:** Caroline B. Wills

**Source of Information:** Assessor ownership book, 1892

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

On the 1907 Sanborn map, this house (then addressed as 1128 N. Cascade Avenue) was depicted as two-and-a-half stories with a frame attic and a round three-story tower at the southeast corner. A one-story open porch extended across the front and curved around the tower onto part of the south wall. There was a small one-story open porch on the rear and a one-story section on the south wall at the west end. A circa 1920 photograph of the front of the house comports with the configuration shown on the Sanborn map. In the 1920s, the front porch was rebuilt, with the wrap-around porch replaced with a hipped roof porch with stone piers and a terrace with a stone balustrade on the front and south walls of the house; a hipped roof porte cochere with stone piers was constructed to the north.

The 1907 map showed a one-and-a-half story masonry rectangular barn with a frame attic and an open two-story projection at the northeast corner and a one-story iron clad projection on the north. By 1963, the building was identified as a garage; the two projections noted above were gone, and there was a small one-story projection on the south wall near the east end. Alterations since acquisition by the College that were completed in 2003 include: addition of metal fire stairs on the rear; construction of the projecting gabled roof porch on the south wall; replacement of the garage doors on the east wall; reshingling the roof; and recladding the gambrel faces with nonhistoric horizontal siding.

While this property is situated on Block F of the Mayfair Addition, it is not part of that addition. It is located on unplatted land described as part of the northwest quarter of Section 7 as follows: Beginning at a point on the west line of Cascade Ave. 200' south of the intersection of the south line of Uintah Street with the west line of Cascade Avenue, thence south 100', west 190', north 100', and east 190' to the point of beginning (a 100'X190' rectangular parcel on the west side of N. Cascade Avenue).

**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:**

El Paso County Assessor records indicate that Caroline B. Wills was the owner of this parcel when the house was erected; she acquired the property from Henry C. Lowe in late 1891 or early 1892. The Assessor ownership map book for 1892 shows her as the owner, along with the notations "new Brick" and "4000," indicating the presence of a new brick dwelling with a value of \$4,000. Mrs. Wills, born in New York in 1857, was the wife of Henry LeB. Wills, a prominent Colorado Springs real estate and insurance broker. Mr. Wills was born in Massachusetts in 1851. Tutt Library Special Collections information stating that the house was built in 1889 for Ella M. Robinson is not correct; the house (with its distinctive tower) does not appear on the 1890 bird's-eye-view map of the city.

The Wills did not live in the house, and apparently constructed it as an investment. Assessor ownership maps showed that George E. Lindley owned the house (addressed as 1128 N. Cascade Avenue) for a short period of time after it was built. He was listed here in the 1894 city directory, when he was a principal with Lindley and Fitzpatrick, a firm offering loans and mining stock. In 1894, Herbert and Lucy N. Johnson acquired the house. They were married in Vermont in 1886. Mr. Johnson was associated with his father and brother in N.O. Johnson and Sons, a dry goods, carpet, shoes, and millinery firm. The Johnsons were listed at this address in 1898, but the 1900 directory listed only Mrs. Johnson. The couple apparently separated, and, in April 1901, Mrs. Johnson divorced her husband on grounds of cruelty and received custody of their three minor children. Mr. Johnson, relocated to Falcon, Colorado, where he operated a mercantile, and married a Mrs. Stewart in October 1901.

In 1900, Facts Magazine, in a listing of the city's residential properties worth \$20,000 or more, reported the value of the Herbert Johnson house at \$25,000. The house had a number of occupants in the early years of the twentieth century. Victor and Minnie Falkenau were listed here in the 1902 directory; no occupations were given. The 1904-05 directory indicated that John F. Curr was operating a riding stable in the carriage house. At that date, Jefferson B. Crawley, a widower, was living in the house with his son and a servant. Crawley, a Virginia-born lawyer, was renting the property. In 1916, John E. and Emma Franklin resided here; no occupations were listed.

In the late 1910s, Dr. Don Allison Vanderhoof purchased the property. Vanderhoof was born in Bloomingdale, Illinois, on 24 May 1878. He graduated from Wheaton College (Wheaton, Illinois) in 1900 and Rush Medical College of the University of Chicago in 1903. He interned in Chicago and married Vergne Culver, a nurse, in Chicago in December 1904. The Vanderhoofs moved to Byron, Illinois, where he practiced general medicine for two years. The couple then went to Chicago, where Dr. Vanderhoof pursued a specialty in eye, ear, nose, and throat treatment. He spent a year-and-a-half in Vienna and London receiving advanced training in otolaryngology and then returned to open a practice in Rockford, Illinois, in 1908.

In 1912, the Vanderhoofs moved to Colorado Springs, where Dr. Vanderhoof continued his practice specializing in otolaryngology; his office was in downtown Colorado Springs. He was a member of the American Medical Association, the Colorado Medical Society, the Colorado State Ear, Nose, and Throat Society, the American Triological Society, and the American Board of Ear, Nose, and Throat. In addition to his private practice, he served as a staff member at the Myron Stratton Home and the Colorado School of the Deaf and the Blind, as well as a consultant for the Denver & Rio Grande and Missouri Pacific Railroads. He was active in several fraternal and social organizations, including the Masons, the Kiwanis, Knights Templar, Elks, and Shriners.

The Vanderhoofs had two children, Genevieve M. and Richard C. Richard became a prominent Colorado Springs ophthalmologist. J. Robert "Bob" Linger (Genevieve's son) spent time at his grandparents' house and characterized them as "well-to-do." They had an African-American maid (Hazel) who they met on a vacation to Tucson and brought back to Colorado Springs. Linger recalls that he and his brother Don were fascinated by the buzzer in the dining room that Mrs. Vanderhoof used to summon Hazel. The property also had a large concrete-lined irrigation ditch that paralleled Cascade Avenue; it had pipes running under the sidewalk that permitted flood-irrigating adjacent lawns by placing a board in vertical grooves in the ditch that diverted water into the pipes. Linger recalled he and his brother putting a board in the ditch grooves, causing the yard to flood, and requiring the assistance of members of the Phi Gamma fraternity in the house to the south to get the board out.

The Vanderhoofs moved from the house in 1945, but continued to live in Colorado Springs. Mrs. Vanderhoof died in 1958 and Dr. Vanderhoof in 1964. His obituary described him as a "well known retired Colorado Springs physician." The 1946 city directory listed Mrs. Ethel M. Campbell at this address as the owner. In 1951 John Frerichs lived in the house, with J.B. Barber in the carriage house. By 1957, James M. and Lucille O. Vetesk owned the house and lived here. Mr. Vetesk ran a wholesale meat business.

Rev. Samuel Onofrio Morreale and his wife, Eufemia, purchased the property for \$27,000 in the early 1960s from Mrs. Vetesk. He was born in Pittston, Pennsylvania, on 20 May 1909. In 1938, he married Eufemia Azzolina. Morreale served as a chaplain in the U.S. Army from 1941 to 1963; by 1957 he had attained the rank of Lieutenant Colonel. In 1965, he was identified as the executive secretary of the Pikes Peak Council of Churches. The 1970 city directory showed him as retired, but he continued to officiate at marriages and funerals in Colorado Springs into the mid-1990s. Mike Sanchez, a patrol officer who lived in the carriage house, recalled Morreale's stories of overseas service as an Army chaplain, life in Sicily, and his secret for preparing Sicilian spaghetti (incompletely drain the pasta so that the Parmesan will stick to the noodles). Sanchez described Morreale as "one of a kind... and he knew everybody. Once we went up to the Broadmoor and he knew everybody there." Sal Bizzarro remembered that when Colorado College began offering classes in Italian, Morreale "invited students of Italian to his house and came to sit in on classes where he could contribute with his knowledge of Italy and of Italian literature." In November 1996, the property was one of seven private residences in the city receiving a beautification award from the Springs Area Beautiful Association. Morreale died in September 1999.

Colorado College purchased the house from the Morreale estate in February 2000. Various improvements and upgrades were made to the interior of the house. In 2003, the building became home to some college administrative offices (Summer Programs-Summer Session and Conferences), while the student government headquarters is located in the carriage house.

### 36. Sources of Information:

J. Robert "Bob" Linger, Aurora, Colorado, photograph collection, newspaper clippings (1964 obituaries for Dr. Vanderhoof), "1130 N. Cascade-Notes/Comments," 19 August 2008, and personal interview by Thomas H. Simmons, 19 August 2008; Colorado Springs city directories; Colorado Press Association, Who's Who in Colorado, 1938 (Boulder, Colorado: Colorado Press Association, Inc., 1938), 496; U.S. Census, Manuscript Returns, Colorado Springs, El Paso County, 1900, 1910, 1920, and 1930; Colorado Springs Gazette, 17 April 1901, 5, 6 October 1901, 1, 4 March 1914, 5, 7 March 1915, 2, 13 January 1923, 6 (obituary of Carrie Bennett Wills), 1 November 1996, and 23 September 1999; Colorado Springs Free Press, 14 April 1964, 1; Scranton Times-Tribune, 15 April 2007; Sanborn fire insurance maps, 1907 and 1963; Bettina Swigger, "Summer Session, Summer Conferences 'Marry,' Co-Habit Morreale House," Access article, 2003, Morreale House, Information on Colorado College Buildings, and photograph of house, H.L. Standley, photographer, c. 1920, in the files of Colorado College, Tutt Library, Special Collections, Colorado Springs, Colorado; Colorado Historical Society, previous survey form for 1130 N. Cascade Avenue, 5EP611.11, October 1993; Facts Magazine, Homes Edition, 18 August 1900, 13.

## 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;
  - X 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

40. Period of Significance: 1892, c. 1920s

41. Level of Significance: Local

### 42. Statement of Significance:

A 1993 historic building survey undertaken by Winter & Company assessed this building as field eligible to the National Register. The building is significant for its architecture as a good example of the Queen Anne style, as

reflected in its steeply pitched gables, asymmetrical façade, use of multiple materials, semi-circular tower and semi-octagonal bay, one-story porch extending into a porte cochere and a terrace, and variety of surface ornamentation, including decorative shingles and panels with ropework. According to City Planning files, the house is only one of three Queen Anne style residences in the city that incorporates substantial masonry elements; most Queen Anne style houses in Colorado Springs were of frame construction. The rebuilding of the porch in the 1920s was in keeping with the original style and reflected its continued use as a house with attractively landscaped yard. The property may also be significant for its association with Doctor Don A. Vanderhoof, a locally-prominent otolaryngologist, whose family lived in the house for about thirty years and completed changes to the porch.

**43. Assessment of Historic Physical Integrity Related to Significance:**

The house displays good historic physical integrity.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

**44. National Register Field Eligibility Assessment:** Eligible

**45. Is there National Register district potential? Discuss.** Unknown

Two resources located on the Colorado College campus were surveyed in this project. The campus has not been systematically surveyed or evaluated for historic district eligibility since the 1990s.

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

**46. If the building is in an existing NRHP district, indicate contributing status:** N/A

**VIII. RECORDING INFORMATION**

**47. Photographic Reference(s):** DIG01-DIG13

**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

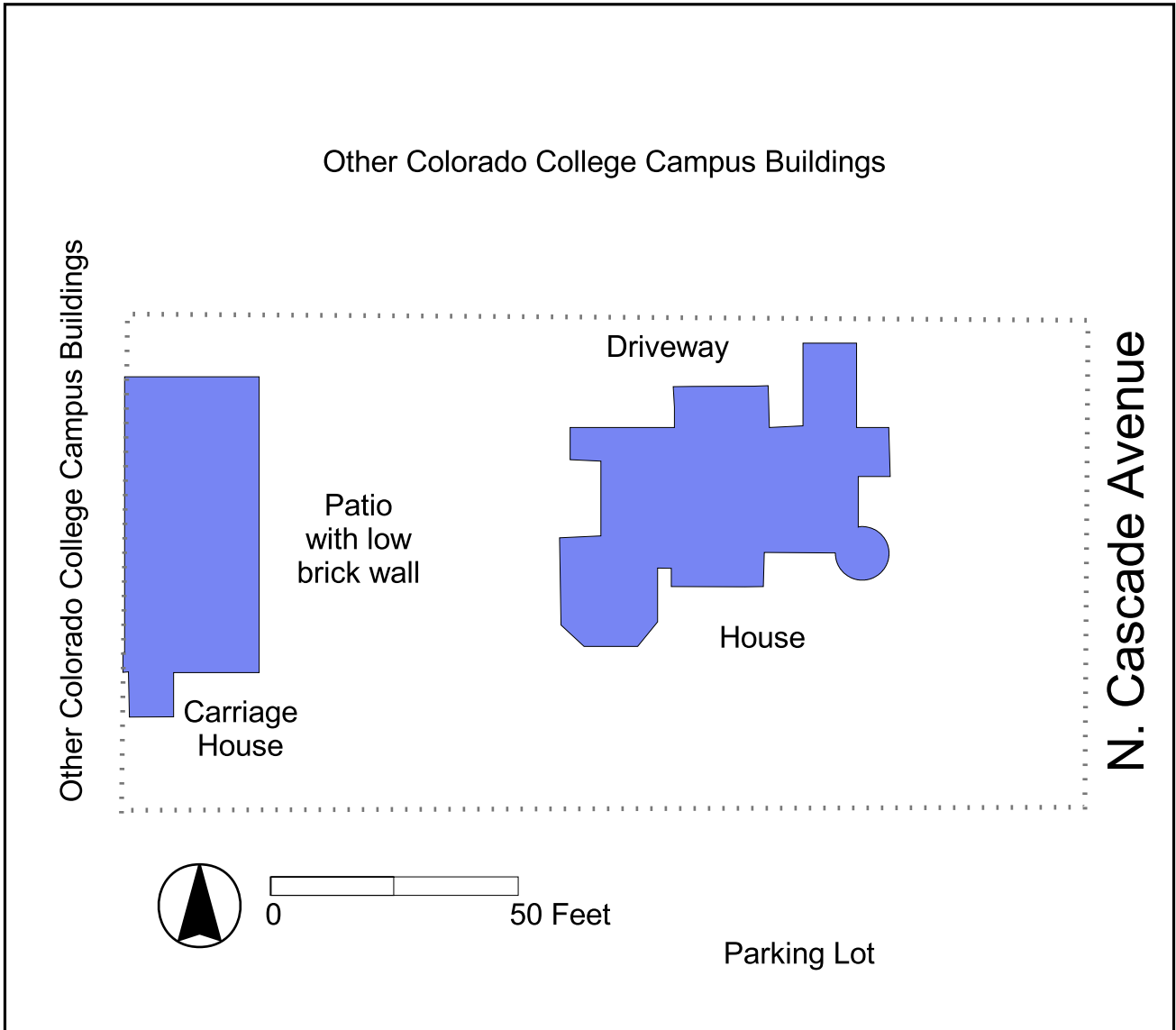
**51. Organization:** Front Range Research Associates, Inc.

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

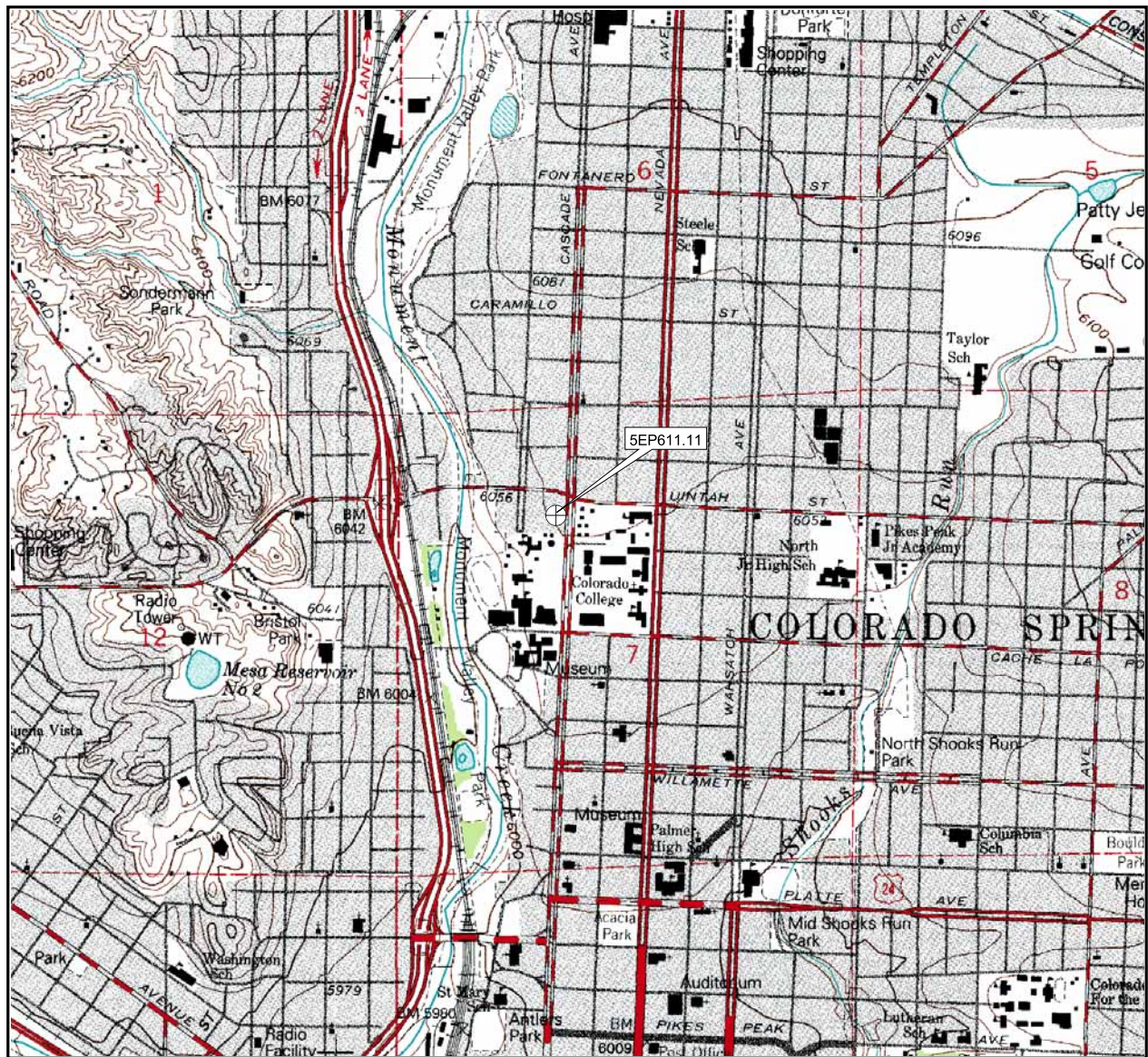
**53. Phone Number(s):** (303) 477-7597

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.



1130 N. Cascade 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.





