

COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form

Page 1 of 7

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:** 5EP1517 **Parcel Number:** 6407211017
2. **Temporary Resource Number:** N/A **SHF/CLG Grant Number:** N/A
3. **County:** El Paso
4. **City:** Colorado Springs
5. **Historic Building Name:** Robinson/Barrett/Tutt House
6. **Current Building Name:** Tutt House-Alumni and Parent Relations (Colorado College)
7. **Building Address:** 1205 N. Cascade Avenue
8. **Owner Name and Address:** Colorado College, c/o Robert Broughton, Armstrong Hall, Colorado Springs, CO 80903

II. GEOGRAPHIC INFORMATION

9. **P.M.** 6th **Township** 14S **Range** 66W
SW 1/4 SE 1/4 NE 1/4 NW 1/4 **of Section** 7
10. **UTM Reference Zone** 13 **Easting** 515344 **Northing** 4300040
11. **USGS Quad Name:** Colorado Springs, Colo. **Year:** 1994 **Map Scale:** 7.5'
12. **Lot (s):** S125', N14' of E39' of S139' of W190' **Block(s):** 209
Addition: Add. 1 to Colo. Springs **Year of Addition:** Pre-1890
13. **Boundary Description and Justification:**
Boundary includes the building's legal parcel.

III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** Irregular
15. **Dimensions in Feet: Length** 110 **X Width** 52
16. **Stories:** 2 1/2
17. **Primary External Wall Material(s) (enter no more than two):**
Stucco
18. **Roof Configuration (enter no more than one):**
Hipped
19. **Primary External Roof Material (enter no more than one):** Asphalt/Composition
20. **Special Features (enter all that apply):**
Flared Eave, Dormer, Decorative Cornice, Porch, Chimney, Balcony, Fence
21. **General Architectural Description:**

The Tutt Alumni House is a 2 1/2-story, rectangular dwelling with smooth stucco walls. There is a projecting water table above the foundation. The building has a hipped roof with composition roofing shingles and widely overhanging, flared eaves with horizontal modillions. There is a cornice with dentil molding. A full-width open porch is topped by a balcony on the façade (west). There are several tall, rectangular, stucco chimneys with corbelled bands of brick and chimney caps at the top. Windows of the first story have projecting hoods.

West (Front)

The full-width projecting porch across the front of the house has full-height tapered columns clad with stucco; at the north end the porch is enclosed with a paneled and glazed door with sidelights and a transom. The porch frieze has dentil molding. Facing the porch at the north end are double, narrow, paneled and glazed doors with security screens. Further south are two very wide, flat arch, 2/2-light windows with projecting hoods. The porch is topped by a full-width balcony enclosed with a balustrade. The second story at the north end has wide 1/1-light windows flanking a smaller central window; the windows have decorative shutters. There is a hipped roof dormer with flared eaves centered on the façade. The dormer has a plate glass window flanked by narrow lattice-light windows.

South

At the west end of the south wall each story has two windows. There is a tall brick chimney on the roof aligned between the windows. Further east is a projecting two-story porch with an open first story with column supports and a concrete deck and a balcony and sleeping porch on the upper story. The porch has dentil molding on the frieze and concrete steps with a wrought iron railing. Facing the porch is a paneled and glazed door with an elliptical arch transom flanked by single-light windows with elliptical arch transoms and with paneling below. At the entrance of the porch is a sign reading "Tutt House/Alumni and Parent Relations." Atop the open porch is a sleeping porch with widely overhanging eaves with modillions and dentil molding, bands of multi-light windows above stucco walls on the west, south, and east, as well as a door on the west facing onto the balcony, which is enclosed with a balustrade. The second story of the house has a window facing south onto the balcony. On the roof above is a hipped roof dormer with two sets of paired lattice-light casement windows. East of the porch on the first story is a wide, beveled bay window with four 1/1-light windows. The roof of the bay window is topped with a balustrade, and facing this are two wide 1/1-light windows divided by a pilaster.

Further east is a slightly lower, rear hipped roof wing. On the first story is a one-story projection with an entrance facing steps on the west wall and the south wall has two sets of three 1/1-light windows sheltered by narrow hoods. There is a balustrade atop the roof of the projection and two 1/1-light windows, followed by a band of multi-light windows at the southeast corner.

East (Rear)

At the south end of the east wall is a one-story flat roof stucco projection with a cornice with dentil molding, a tall stucco chimney, and a rooftop balustrade. The rear wall of the house has a cornice with dentil molding. At the south end, the first story has two small 6/6-light windows and the second story has a 1/1-light window and a multi-light window. At the northeast corner is an open porch with stucco piers. An entrance into the house has a wide elliptical arch and a paneled door with paneled sidelights and a transom. The second story above the porch has a band of three 1/1-light windows. There is a brick-paved courtyard behind the porch.

North

At the east end of the slightly inset rear hipped roof wing, there is a round arched entrance to the porch at the northeast corner. Above this, the second story wall is blank. West of the porch, there are 6/6-light windows on each story. Further west, there is a basement window facing a light well, the first story has a band of three 6/6-light windows, and the second story has a band of three 1/1-light windows at the top of the wall. The main wing of the house, further west, has another band of three 6/6-light windows on the first story and a stairwell with a paneled and glazed door and a small window. Adjacent to the stairwell on the first story is a concrete stoop with a wrought iron railing. A paneled and glazed door sheltered by a flat hood faces the stoop. The upper story has two small 6/6-light windows at the top of the wall. This is followed on the second story by a large Palladian style window with center, arched, multi-light window with flowing tracery at the top flanked by 4/4-light windows and a blank wall below. Just west of the Palladian window are two basement windows facing a window well, with a short filled in opening with a hood on the first story. Further west are two wide 1/1-light windows on the first story and two narrow rectangular windows at the top of the wall on the second story. There are two brick chimneys, and between the chimneys is a broad hipped roof dormer with stucco walls and two sets of paired windows with lattice lights and shutters.

22. Architectural Style/Building Type: Late 19th and 20th Century Revivals/Colonial Revival

23. Landscaping or Special Setting Features:

The house has a large corner lot, facing North Cascade and extending east on Uintah to the alley. There is a low concrete retaining wall along the front of the house next to the public sidewalk, with a parking lawn with tall trees and

a grass front lawn with a hedge and bushes. A wide concrete driveway is on the north and a brick-paved courtyard at the rear in front of the carriage house. There are tall trees and plantings along the north property line and small trees and bushes and plantings adjacent to the house. The house has a magnificent view of Pikes Peak and the mountains to the west.

24. Associated Buildings, Features, or Objects:

A 1 ½-story carriage house located behind the house at the alley has a broad gabled roof with composition roofing shingles and smooth stucco walls. There is a hipped roof projection at the northeast corner that appears to be historic and has double doors facing west (one altered with pedestrian door). The north wall (front) of the carriage house has a paneled and glazed garage door and two windows on the first story. The upper story has a round arched diagonal board loft door flanked by two small four-light windows. There is a hay beam with a hook above the door. The east alley wall has, from the north, three 4/4-light windows, two stacked narrow openings (one with a vent), a hinged opening like a coal chute, and a small rectangular plate glass window. There are two tall stucco chimneys with corbelled bands of brick. The south wall has a narrow pent roof above the first story and a series of five 4-light windows. The upper story has a filled in round arch opening flanked by four-light windows with shutters. The west wall has a 4/4-light window at the north end and a lower, projecting hipped roof bay with a door facing north. A stucco wall intersects the west wall, and beyond the wall are 4/4-light windows flanking a door.

IV. ARCHITECTURAL HISTORY

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

Source of Information: Colorado College, Special Collections, "Tutt House"

26. **Architect:** Edward C.G. Robinson

Source of Information: Colorado College, Special Collections, "Tutt House"

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Ruth Cowles Hart Robinson

Source of Information: Colorado College, Special Coll., "Proposal for Tutt House"

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

The house originally had horizontal wood siding; it was stuccoed by the late 1920s. One-story components at rear on the northeast and southeast corners became two-story components after 1962.

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):** Single Family House, College Alumni Association Building

35. **Historical Background:**

Colorado Springs architect Edward C.G. Robinson designed this house as a residence for himself and his wife Ruth Cowles Hart Robinson; they had previously lived at 1215 North Cascade. Edward Robinson designed the El Paso Bank and several other houses in Colorado Springs, including those at 1222, 1230, 1314, 1516 and 1530 North Cascade. His name appeared under listings for architects in the city directory during 1891-94. Architect Walter F. Douglas called Robinson one of only three architects during the period 1885-1900 who "had any marked influence on the future buildings of our city" and the "greatest architect of the trio." Douglas noted that Robinson had left a practice in New York due to poor health and arrived in Colorado Springs at a time when there was money to build. He complimented Robinson's work: "Everyone interested in the subject must have noted the graceful lines, the perfect proportions and the exquisite delicacy of detail which invariably pervaded his work." Douglas also praised Robinson's houses for their "variety in design, although nearly all were kept to colonial lines" and noted that the city was to be congratulated on having such fine examples to influence the character of future buildings. Architect Thomas MacLaren wrote that Robinson was a master of Colonial design and helped popularize its style in the city. A Century Chest letter noted that Robinson helped Count Pourtales plan "Broadmoor City" in 1897-98, and the Count reported that "Robinson was an architect married to a wealthy wife" Robinson apparently died before the house

was complete.

Mrs. Ruth Cowles Hart Robinson (1864-1942) was the daughter of "millionaire [James C.] Hart, widely known in the tobacco trust, who left an estate valued at \$10,000,000." In 1864 Hart and William S. Kimball established the Kimball Tobacco Co. in Rochester, New York, which operated until 1905. The three floors of the North Cascade house included nine bedrooms, two sleeping porches, five baths, nine fireplaces, a six-car garage, and a full basement. The residence cost between \$40,000 and \$50,000 to erect. Edward Robinson died in 1897 (when Facts Magazine mentioned Mrs. Robinson was a widow); the house was completed in 1898. By 1900 Ruth Robinson married Robert Pomeroy Bartlett, one of the twin sons of General Francis Bartlett of Massachusetts. He died in 1903 and she then lived in Rochester, New York. In 1909 in Rochester she married Dr. Ralph Roswell Fitch, an orthopedist. During World War I, the Fitches and Ruth's daughter, Agnes Bartlett, served in French and American military hospitals.

In March 1906, George A. Fowler purchased the residence from Ruth Robinson Bartlett. The Gazette reported that negotiations for the sale took several weeks. The house was then described as "situated in the most fashionable district in the city, the residence is one of the finest in Colorado Springs." Fowler was described as having extensive interests in Kansas City, where he was associated with the Fowler Packing Co., and in Texas. A month later, Fowler sold the property to Charles L. Tutt, Sr., and purchased Tutt's residence at 1225 Wood Avenue, which he had been leasing for about a year. That property was erected by the George Bonbrights; Mrs. Isabel Bonbright was Ruth Robinson Bartlett's sister.

Charles Leaming Tutt, Sr., was one of the most successful mining investors in the Cripple Creek district, a leader in the development of Colorado Springs, one of the city's most prominent businessmen, and a generous contributor to Colorado College. His father, a doctor, died before Charles was born in Philadelphia in 1864. Charles attended the Ferris Institute and became a clerk at the age of seventeen. At nineteen, he began working for the Pennsylvania Railroad, and in 1884 he purchased a ranch northeast of Colorado Springs. After three years in livestock, Tutt switched to the real estate business in Colorado Springs and Pueblo. He was among the first investors to enter the Cripple Creek mining region, where he located the COD lode. He and associates disposed of it in the first large sale of a mine in the district. Together with Spencer Penrose, he invested in mining and processing facilities and other enterprises in Colorado and Utah. Among other offices, he served as president of the Colorado-Philadelphia Reduction Co., president of the Cripple Creek Sampling & Ore Co., vice president of the COD Gold Mining Co., and president of the Townsite Gold Mining Co., Hayden Gold Mining Co., Pennsylvania Gold Developing Co., and Annie Gold Mining Co. of Cripple Creek and others. Tutt was described as being "...identified intimately with the development of this famous mining region [Cripple Creek], which, in 1897, produced one-fifth of the entire output of gold in the United States...."

Tutt, Sr., married Josephine Thayer of Philadelphia, daughter of a Congressman from Philadelphia, and they became parents of three children: Sophy; Charles L., Jr.; and William Thayer. He announced plans to retire in December 1905, concentrating thereafter on his real estate interests in the city, as well as yachting and a summer home on Puget Sound. After his unexpected death on 21 January 1909 in New York City at the age of forty-five, his twenty-one-year old son, Charles L. Tutt, Jr. (1889-1961), took over management of the Tutt investments. He was born in Colorado Springs, attended schools in Rhode Island and California, and received an LLD degree from Colorado College. He married Eleanor Armit (1889-1925, a Colorado Springs native) in 1908 and, after her death, Vesta Halliday Wood (1900-1983) in 1934. Charles L. Tutt, Jr.'s children included Charles III (1911-1993), William Thayer (1912-1989), Russell Thayer (1913-1992), Josephine Thayer (1919-1976), and John Wood (1939-). Four generations of the family lived in this house over the years. Charles III reported that the sons were born in California and brought home to 1205 N. Cascade, attending a private school up the alley and then Steele School and North Junior High. The 1920 U.S. Census showed the family at this location, as well as their employees: two nurses, a cook, and a waitress. In 1930, Mr. Tutt valued the house at \$18,000 and there were no servants living with the family.

About a year after Charles, Sr.'s death, Spencer Penrose hired Charles, Jr., to assist him in his business. He became a close friend and advisor of Penrose, as well as an investor in Penrose's Broadmoor Hotel Co., which he managed, and served on the board of trustees of the El Pomar Foundation after its founding by Penrose in 1937. Among his many positions, Tutt, Jr., served as chairman of the board of the Mount Manitou Park Incline Railway Co., Manitou and Pike's Peak Railway Co., the Pikes Peak Automobile Co., the Pikes Peak Railway Co., the Garden City Railway Co., and the Pikes Peak Auto Highway Co. He was a director of Holly Sugar Corp., the First National Bank of Colorado Springs, and Holly Oil Co. In 1935, President Davis appointed him as a trustee of Colorado College. As president of the El Pomar Foundation, he announced the grant of \$1.25 million to the college for a new library, which opened in 1962 and was named after the family. As the college acquired properties in areas east and north of the

campus beginning in the 1960s, grants from the foundation made much of the expansion possible.

Mr. and Mrs. Charles L. Tutt, Jr., moved into a new home on Cheyenne Mountain about 1959, and the family donated this residence to the college. College President Louis T. Benezet judged the residence was "a splendid new addition to our campus." The institution noted that many Colorado College students had been entertained at the Tutt home over the years. The college viewed the house as "one of the city's landmark homes." Charles Tutt, Jr., died suddenly in 1961 at age 72. Colorado College cited him as an "industrialist, civic leader, and builder of the West." The Gazette judged him "one of the last remaining ties with the rugged days when Colorado Springs was being developed from a frontier town into the present modern city that it is."

After the college received the gift, the house was utilized as a rental property to conform to existing zoning in the area. A current employee of the college recalls that a person who managed many apartment houses rented the building until the mid-1980s and used most of it to store rental repair parts and materials while living on the first floor. The college hoped eventually to "preserve and maintain this historic Colorado Springs family residence as a center for the CC Alumni Association and other College volunteers." This concept was in keeping with a tradition at other colleges. Renovation of the building during the 1980s included updating of electrical and plumbing systems, improving the kitchen, adding new paint and wallpaper, and creating new landscaping. The exterior remained unchanged, except for installation of a new window on the west wall dormer to be used as office space. The Office of Alumni Relations moved into the house and a dedication ceremony for the building was held on 1 June 1986. Since its acquisition by the college, the house has been utilized by the Alumni, Development, and College Relations programs and the President's office. Meetings, seminars, recitals, lectures, receptions, retreats, and catered meals have taken place here.

36. Sources of Information:

Office of Archaeology and Historic Preservation, Colorado Historical Society [hereafter OAH], "Colorado Architects, Directory Listings," 33; W.F. Douglas, "Architects of Colorado Springs' Past," Mountain Sunshine, 22; "Rules and Regulations Regarding Use of Tutt Alumni House," CCIF files, "Buildings-Tutt Alumni House," Special Collections, Tutt Library, Colorado College [hereafter cited as Special Collections]; Colorado College Trustee files, Biography-Tutt, Charles Leaming, Special Collections; Portrait and Biographical Record (Chicago: Chapman Publishing Co., 1899), 181-82; Colorado College Bulletin, October 1985 and January 1986; Sanborn Fire Insurance Co. Maps, 1907 and 1962; "Proposal for Tutt House at Colorado College," January 1985, CCIF Files, "Buildings-Tutt Alumni House," Special Collections; Colorado Springs City Directories, 1896-1900, 1951, 1959; Colorado Springs Gazette, 16 March 1906, 5, 15 April 1906, 5, 25 April 1908, 5, 13 December 1959 and 1 November 1961, 1; Colorado Springs Gazette Telegraph, 13 November 1983, Section E; Rocky Mountain News, 13 December 1959 and 4 November 1961, 8; Colorado College Tiger, 11 December 1959; CCIF files, "Buildings-Tutt Alumni House, Special Collections; George Eckhardt, Colorado College Facilities Services, Email to Laurie and Tom Simmons, 6 April 2009; Marshal Sprague, Newport in the Rockies (Denver: Sage Books, 1961); J. Juan Reid, Colorado College: The First Century, 1874-1974 (Colorado Springs: The Colorado College, 1979); Who's Who in Denver & Colorado, 1940-42, 394; Colorado College, Press Release: Death of Charles L. Tutt, Trustee, 1961; CCIF, Tutt Family, "Tutt Family History," family tree, Special Collections; Rochester Central Library, "Rochester Images: The Kimball Tobacco Company Factory," accessed at <http://www.rochester.lib.ny.us> on 20 July 2009; Dr. Samuel LeNord Caldwell, "Social Life in Colorado Springs," July 1901, Century Chest Transcription 52, and T. MacLaren, "An Account of the Architecture of the City," 3 August 1901, Century Chest Transcription 17, accessed at <http://www.coloradocollege.edu/Library/SpecialCollections/CenturyChest> on 24 March 2009; U.S. Census, 1920 and 1930; Baker and Hafen, History of Colorado, vol. 5, 38; OAH, Historic Building Inventory Record, Tutt Alumni House, 5EP1517, 1993; Krissy Caudle, Alumni and Parent Program Specialist with Colorado College, Telephone Interview by Thomas H. Simmons, 27 July 2009; Lisa Carlson, El Pomar Foundation, telephone report of recollection of Thayer Tutt, Jr., 28 July 2009.

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;
- X 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: Commerce
Architecture

40. Period of Significance: 1898; 1906-1959

41. Level of Significance: Local

42. Statement of Significance:

This house is significant for its association with a family which had an enormous impact on the development of Colorado Springs and the region. Charles Leaming Tutt, Sr., was one of the most successful mining investors in the Cripple Creek district, a leader in the development of Colorado Springs, one of the city's most prominent businessmen, and a generous contributor to Colorado College. Together with Spencer Penrose, he invested in mining and processing facilities and other enterprises in Colorado and Utah. Upon his untimely death, son Charles L. Tutt, Jr., took charge of his father's business interests, and forged his own career as a close associate of Penrose. He became an investor and officer in Penrose's Broadmoor Hotel Co. and served on the board of trustees of the El Pomar Foundation after it's founding in 1937, as well as participating in several other Penrose enterprises. He was a director of Holly Sugar Corp., the First National Bank of Colorado Springs, and Holly Oil Co. In 1935, President Davis appointed him as a trustee of Colorado College and he guided the El Pomar Foundation in its substantial donations to the college thereafter. Four generations of the family lived in the house before it was donated to Colorado College in 1959. Application of stucco to the walls of the house is believed to have occurred during the Tutt family's occupation of the house. This is the best preserved house in the city associated with Charles L. Tutt, Sr., and the house associated with Charles L. Tutt, Jr., during the period of his most significant accomplishments. The house is evaluated as eligible to the National Register under Criterion B in the area of Commerce for its association with Charles L. Tutt, Sr. and his son, Charles L. Tutt, Jr., with a 1906-59 period of significance. The house is also eligible under Criterion C as an example of E.C.G. Robinson's residential designs and as an influential example of the Colonial Revival style in Colorado Springs; the period of significance is 1898.

The house, although it has undergone some alterations, may be said to represent the work of Edward C.G. Robinson, who moved to the city for his health and lived in Colorado Springs less than a decade before passing away. Robinson designed the house for himself and his wife, and it is representative of the residences in the Colonial Revival style for which he was most noted in the city. Colorado Springs architects Thomas MacLaren and Walter Douglas both praised Robinson's works in the style, calling them influential within the city.

43. Assessment of Historic Physical Integrity Related to Significance:

An early photograph of the house shows it with horizontal board siding, but Thayer Tutt, Jr., states that the house walls had stucco as far back as he can remember, into the late 1920s. Krissy Caudle, Alumni and Parent Program Specialist with Colorado College, talked to an alumna who attended the college between 1964 and 1968, who confirmed that the building then had stucco walls. Therefore, it appears the stucco was applied during the Tutt years, 1906-1959, and probably by the late 1920s. The historic photograph also shows a different balcony balustrade. The porch balustrade has been removed. George Eckhardt indicates that the front dormer window was altered in 2007 when an office was created. On the rear, a one-story section at the north east corner was replaced with a two-story component that is open on the first story. The one-story section at the southeast corner received a second story. The latter changes occurred after 1962, based on a Sanborn map of that date.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Eligible

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

This house is located within the National Register-listed North End Historic Residential District.

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

46. If the building is in an existing NRHP district, indicate contributing status: Contributing

VIII. RECORDING INFORMATION

47. Photographic Reference(s): EP1517-1 through 1517-7

Negatives Filed At: Colorado College Facilities Services

Photographer: T.H. Simmons

48. Report Title: Colorado College, Colorado Springs, Colorado: Survey of Three Buildings, 2009 (Memo)

49. Date(s): July 2009

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.

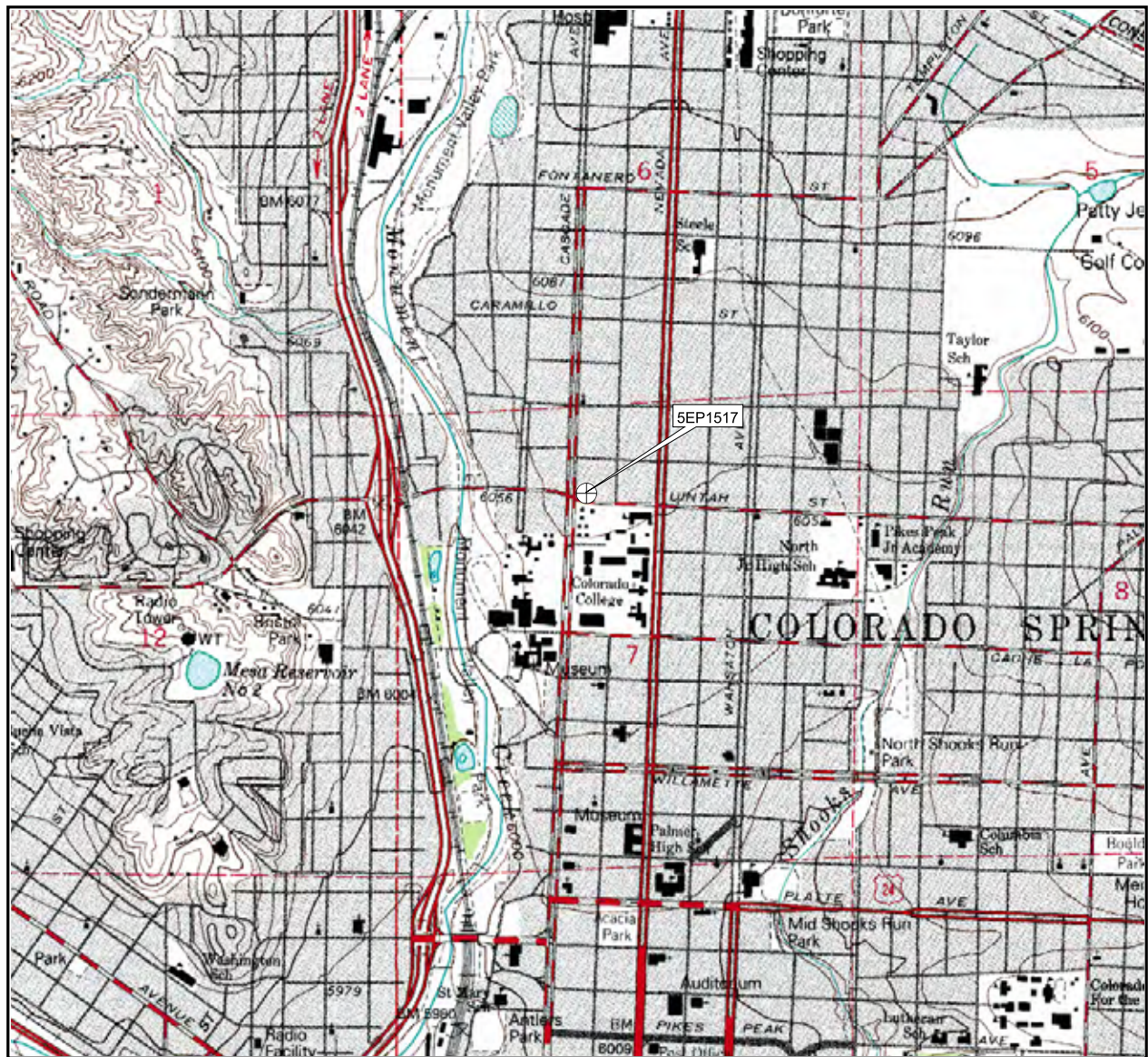
**Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395**



1205 N. Cascade Avenue



1 inch equals approximately 113 feet.



1205 N. Cascade Avenue

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.

