

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Wolfe, John, House

other names/site number Harlan-Wolfe House, Harlan-Wolfe Park / 5EP.392

2. Location

street & number 905 West Cheyenne Road

N/A

 not for publication

city or town Colorado Springs

N/A

 vicinity

state Colorado Code CO county El Paso code 041 zip code 80906

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Signature of certifying official/Title _____ Deputy State Historic Preservation Officer _____ Date _____

Office of Archaeology and Historic Preservation, History Colorado
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
3	3	buildings
		district
2		site
6		structure
		object
11	3	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

Domestic / single dwelling

Vacant / not in use

Agriculture / agricultural outbuilding

Recreation and Culture / outdoor recreation

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

Late Victorian

foundation: Stone / granite

walls: Brick

Shingle

roof: Asphalt

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The John Wolfe House property is sited about halfway between the foothills of Cheyenne Mountain and Cheyenne Creek's eastern confluence with south-flowing Fountain Creek. Cheyenne Creek flows east through the south edge of the property. The property is approximately 2.5 miles southwest of downtown Colorado Springs. The property is part of Cheyenne Creek Valley that gently slopes east from the foothills. Due to Cheyenne Creek, a line of trees, principally cottonwoods and elms, edge the property. West Cheyenne Road, an arterial street, abuts the property to the north. Although the stream and trees remain, the valley has changed from its agricultural use, as it has developed into a neighborhood of single-family homes. The property is surrounded by a residential neighborhood with single-family residences that vary by size and date of construction. The only consistently observed building patterns in the neighborhood are that residences face West Cheyenne Road and rounded granite fieldstones are often used to build foundations, chimneys, walls and drainage features.

The property, now a nearly four-acre urban park, combines a sense of openness and shaded seclusion. It is roughly diamond-shaped with about 350' frontage on West Cheyenne Road and along Cheyenne Creek. The sides are about 450' long. The north portion of the park, which faces West Cheyenne Road, is flat and open. The middle section is perched on the edge of the flat space and contains most of the buildings. The south portion slopes south to Cheyenne Creek, and mostly contains open space, trees and shrubs. The park boundary is edged with split rail fencing on the south and v-mesh woven wire fencing on the east and north. The property was initially developed in the early 1860s as a ranch with a log cabin. Later a two-story frame house, barn and several sheds were added. Many of these buildings were removed as the property evolved from a working ranch to a residential property.

There are currently six buildings and six structures on the property. The largest building is located in the southeast quarter of the park. It is a late nineteenth-century single-story brick residence, measuring approximately 43' x 34'. Nearby is a stone dugout building measuring approximately 15' x 12'. It contributed to the ranching function and predates the brick dwelling. Between the brick house and the dugout is a capped brick well that once provided water for household use. It is protected on the north by a short stone retaining wall. Woven wire fencing borders the yard of the brick residence to the north and east and partially on the west. A non-contributing mid-twentieth century residence occupies part of the southwest quarter of the property. It measures about 64' x 18'. Between the two residences are two non-contributing accessory buildings and a historic garage. One is a wood shed about 12' x 8'. Another is a carport that measures about 35' x 30'. The two bay, flat-roof brick garage measuring about 24' x 22' and other historic resources include a U-shaped gravel driveway connected to West Cheyenne Road that provides vehicular access to the buildings, and a rectangular capped granite fieldstone well that sits south of the accessory buildings. The northeast quarter of the property contains an open field partially occupied by a recently planted garden with fencing and raised beds. Produce from this garden is sold to the public. There is no visible evidence of archaeological remains, privies or trash dumps.

Narrative Description

Stone entry pillars (contributing structures, ca 1896)

Three pillars are located at the north edge of the property. Two flank the east entry to the Wolfe district and one pillar sits at the west entry to the property. All three measure about 26" x 26" and are 52" tall. They are placed about 8' south of the curb-face of West Cheyenne Road. The pillars are composed of rounded granite fieldstone, with coping and mortar that appears to contain Portland cement. A 2.5" metal pipe runs vertically out the top of the pillars; on two of the pillars, the pipe has been cut flush with the top of the pillars. Rusted metal hardware is attached to all three pillars. The two pillars at the east entry are about 12' apart. Several fieldstones have fallen from a pillar at the east entry. The pillar at the west entry has a steel pole mounted in the ground and attached on its west side. It appears to be providing reinforcement to the pillar.

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The Pikes Peak Regional Building Department possesses no building permit records for the park property prior to 2006. There is a historic photograph of the Wolfe Ranch that is dated 1887 (See H01). This photograph pre-dates many of the resources, but the foothills visible in the background enable a determination that the current property occupies the original Wolfe Ranch. There is another historic photograph that was printed in local newspapers in 1951 that displays the front of the house, but few details can be discerned. There are a series of photographs hand-dated "9/81." In the absence of photographic evidence, the determination of alterations relies on observation of form, materials and design.

Rounded granite fieldstone is commonly used in the neighborhood for entry features, low walls and foundations. The pillars appear to have been constructed in place, thus exhibiting integrity of location. The design is simple and due to rusted hardware, the pillars appear to have once been used to support gates to the property. The 12' separation between the pillars would have allowed access by wide vehicles. Both entries are shaded by elm trees. The materials are mostly intact, with some missing stone and the introduction of a reinforcing steel pole on the west side of the west entry pillar, and matching hardware without the reinforcing pole on its east side. The workmanship appears good with the mortar in good condition. The feeling is that of a gateway feature dating to the late nineteenth century. The integrity of setting is retained as the property is in a residential neighborhood.

Driveway (contributing structure, ca 1896)

The foreground of the 1887 photograph shows a barbed wire fence mounted on wood posts, and what appears to be a path extending from the north and curving toward the farm buildings. The driveway is in the vicinity of this historic path. A U-shaped driveway, formally established with the construction of the house, provides access to the property from West Cheyenne Road. There are two entries at the east and west corners of the property. The driveway extends about 190' south of West Cheyenne Road. Most of the surface is asphalt with gravel. The driveway varies in width from 10' to nearly 20' at its southern extent.

The driveway enters the park at the east entry between two stone pillars. About 20' south of the pillars, a steel gate with lock is hung from split rail fencing. The driveway proceeds south parallel to the east boundary of the property, until about 160' south of West Cheyenne Road. It then curves to the west, passing north of the Wolfe House, the complex of brick garage, wood shed and carport. The driveway curves north before it reaches the 1966 residence. The driveway then parallels the west boundary of the district and proceeds to the west entry and the single stone pillar. As the driveway proceeds north, it is flanked on the east by a split rail fence. A steel gate is hung on the split rail posts about 40' south of West Cheyenne Road. The driveway is partially shaded by elm trees; juniper bushes and boulders demarcate portions of the driveway.

Integrity

The driveway is the same location and maintains its historic design. Most of the driveway is covered in asphalt although it is in poor condition. The setting is an open space with occasional trees shading the structure. The driveway is associated with the Wolfe House, the garage, shed and carport, and retains good integrity of setting and feeling. Overall, the driveway displays good integrity.

Rectangular well (contributing structure, ca 1880s)

A rectangular well, measuring 74" x 52" and about 15" tall, is located approximately 70' south of the east edge of the brick garage. The structure is not shown in historic photographs. The well is composed of mortared fieldstone covered with a painted plywood cap nailed to a frame of 2" x 6" lumber, and secured to the lumber with a hasp and lock. At some point since construction, the mortar was tuck-pointed. Three small steel pipes protrude from the well. A steel bar has been welded across the top of the cap. The Colorado State Engineer's Office reports that no current well permits are associated with this property; however, the City of Colorado Springs owns the water rights.

Integrity

Observing the 1887 Wolfe ranch photograph, it appears there are at least six ranch buildings and a haystack in the background. These buildings were located where the 1966 residence and the garage now sit. Because of the location of ranching structures, it is likely that the rectangular well was used to provide water for livestock for the ranch. The well occupies its original location and the design exhibits its original form. The wood cap, the three openings and the mortar

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used for tuck-pointing are alterations that are consistent with continued use. Although the setting of the structure has changed since its construction, the setting reflects the ending of the period of significance. Although modern materials have been introduced, the original fieldstones remain intact. The well, due to its association with the Wolfe ranch property during the period of significance, has a good integrity.

North field (contributing site, ca 1896)

Between West Cheyenne Road and the semi-circular driveway is a grass field. An urban garden, about 110' by 115' occupies most of the east half of the field. The urban garden consists of raised and covered planting beds, signs, fencing and water faucets. Toward the southwest edge of field there is a cluster of oak and fir trees, juniper bushes and boulders in a row along an east-west axis.

Integrity

The field served as an expansive front yard at the time the Wolfe House was constructed in 1896. Over time, the setting has changed to include the presence of trees. Although the urban garden is visible, the changes are minimal, temporary and reversible. The field retains its original size, shape, and much of its open landscape character and thus, the field retains integrity.

Wolfe House (contributing building, ca 1896)

The Wolfe House is a one story, generally rectangular Folk Victorian style house constructed of common bond brick with seventh course headers. It has a hipped roof with projecting gables and is clad with asphalt shingles over earlier wood shingles. The house has an inset porch across the western half of the north (main) façade. Each of three gable ends display boxed cornices and are clad with wood shingles and deep eaves. The two chimneys are brick. The mortar is lime-based with fine-grained sand. The foundation is composed of granite fieldstone. Foundation mortar also appears lime-based, but the aggregate ranges from fine sand to gravel. There is a small cellar in the southwest corner of the house, which is accessed by means of an opening on the west side of the house and also through a door and stairway through the kitchen. The area below the remainder of the house is an unfinished crawlspace. The front steps and landing and the rear steps are concrete. All doors and windows, which are covered on the exterior with plywood, sit atop 3" sandstone sills. The interior of the house is consistent with the Folk Victorian style with lath and plaster walls and ceiling, heavy painted wood molding around the doors and windows and wood floors.

The north (main) façade of the house has an asymmetrical projecting gable. The gable end has a boxed cornice and is clad with fish scale wood shingles. Near the top of the gable is a small louvered wood attic vent. The roof is topped with a brick chimney, which is offset from the center of the house. There is an inset porch on the west half of the façade. The main roof extends as a shed roof over the porch that is supported by four turned posts. Brackets connect the turned posts to the porch roof. A row of squared spindles line the bottom of the porch roof on its north and west sides. The porch roof is drained by a half-round galvanized gutter with a single plain rectangular downspout on the northwest corner. However, storm runoff is slowly eroding the brick and mortar below the east edge of the porch roof. The steps and floor are concrete. The ceiling of the porch is beadboard. A crude hand-railing constructed of 1" galvanized pipe is connected to one of the turned posts and is set into concrete just west of the porch steps. Beneath the porch roof is a cant-bay window containing casement windows and interior aluminum screens on the eastern and western cants. The casement windows contain ten lights. The cant-bay window is an alteration, but the original configuration of this space is unknown and the date of alteration is unknown. The west window is a one-over-one-light double-hung sash wood window. The principal entry is a single west-facing wood paneled door with a single glass pane in the upper half of the door. A double row of bricks forms a segmental arch over the door. East of the doorway are two one-over-one-light single-hung sash wood windows; the east window is significantly wider and taller than the west window. Both have an arch composed of a row of projecting soldier brick capped with a row of projecting header brick.

The west facing side has a gable end with a boxed cornice. Similar to the north façade, the gable end is clad in fish-scale wood shingles. There are three windows of differing sizes. The northern window is nearly square in shape with a steel lintel. Diagonal muntins separate diamond shaped true divided lights. Mortar encasing the brick surrounding the window is different in composition and color. This window is an alteration; the date of the alteration is unknown. The middle window is a tall one-over-one-light double-hung sash wood window with a segmented arch formed by a double row of brick in a header course. The southern window is a short one-over-one-light double-hung sash wood window with a segmented arch formed by a double row of brick in a header course. A rectangular brick chimney abuts the southern window and

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partially covers the sandstone sill and the brick arch. This chimney is composed of brick that is different from the walls of the house. The chimney punctures the cornice and the eave of the gable end and is pulling away from the house. The mortar appears to be Portland cement. The chimney has been tuckpointed in spots. The date of the chimney is unknown, but it is present in the 1951 photograph. There is a cellar opening with plywood doors at the southern edge of the west side. The south half of the base of the cellar opening was built with granite mortared fieldstone. This alteration also occurred before the 1951 photograph.

The west half of the south-facing side contains two windows of different sizes and the rear door. The westerly window is a one-over-one-light double hung sash wood window with a segmented arch formed by a double row of brick headers. There is also a wider and taller one-over-one-light double hung sash wood window that has the same segmented arch formed by a double row of brick headers. Between the two windows is a cellar window with a deteriorated wooden frame and missing glazing. The rear door is a panel door with two-over-two true divided glass lights with a wood screen door. Above the doors is a segmented arch formed by a double row of brick in a header course. A concrete stoop with squared corners provides access to the rear door. The east half of the south-facing side displays a 19'7" by 9'7" shed roof wood porch addition. It does not appear to have a foundation. The addition has large window openings between wood frame roof supports. The addition roof is covered with asphalt shingles and has three domed plastic skylights. The window openings are covered with sheets of plywood. The addition is an alteration, but the date of the alteration is unknown. Both of the original window openings in the brick wall now covered by the wood porch have been filled in with plaster. A portion of the brick wall was removed for a door to the addition.

The east-facing side of the house has a gable end clad in fish-scale wood shingles with a boxed cornice. Near the top of the gable is a small louvered wood attic vent. Near the bottom of the gable end is the telephone service connection with a line attaching to a telephone pole to the east. There are two windows of similar sizes. Both are one-over-one-light double-hung sash wood windows with segmented arches formed by a double row of brick in a header course.

The inside of the house contains one large and several small rooms. No interior openings to the offset chimney are visible. Heat was provided by radiators located in several of the rooms. The radiators are regarded as historic alterations, possibly added at the same time as the west chimney. The hot water boiler that supplied the hot water was located in the cellar; it was removed at an unknown date. Interior doors are paneled wood doors. Heavy molding surrounds the insides of windows, doorways and along the wood floors. Detachable exterior wood storm windows are stored inside the house. The front half of the house contains a foyer that leads to the centered living room and a bedroom to the east. Another bedroom is west of the living room with its own closet. The south half of the house contains a kitchen with wainscoting and wood cabinets with doors, but most of the kitchen fixtures have been removed. Also in the south half of the house are two bathrooms, a storage room and a third bedroom at the southeast corner. Fixtures have been removed from both bathrooms. Wood planks form the floor in the west bathroom. The interior plaster ceilings and walls suffered water damage in the northeast corner of the house in late 1996 or early 1997. Once deeded to the City as park property, the City neglected to turn off water service to the house. Water pipes subsequently froze and once thawed, caused water damage to the plaster walls and ceiling of the living room and the northeast bedroom.

Integrity

The Wolfe House possesses integrity of location. Minor changes include the conversion to heating with hot water, which involved the addition of the west chimney, enlargement of the cellar opening and installation of indoor radiators, the cant-bay window on the north façade and the small diagonal muntin window on the west-facing side. The exact dates of these changes are unknown, but they are within the period of significance and do not significantly affect design integrity. The south addition is a non-historic alteration, introducing a form that differs from that of the house, and different materials including a frame exterior, large window spaces and domed plastic skylights. The two original window openings in the brick wall were covered with plaster, and brick was removed to provide an opening for an internal door. However, the loss of design integrity is lessened by the addition's location on the rear of the house, and its small size. The setting of the house is intact. Cheyenne Creek continues in approximately the same drainageway as when the house was built. Mature trees south of the house appear to occupy the same space as the trees shown in the 1887 photograph. Materials display substantive integrity, with the historic orange brick. The foundation is rounded granite fieldstone, except for the south addition. Both appear to be secured with lime-based mortar. Sandstone sills consistently appear below the doors and windows, and similar sandstone was used when the west-facing side diagonal muntin window was installed. The use of fish-scale wood shingles in the gable ends was commonly used in residences of this era in the area. With the exception of the addition, the house displays high integrity of workmanship. The walls are mortared with fine-grained sand. The foundation has more varied aggregate. The feeling of the house is that of a tree-screened, late nineteenth century home

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that appears relatively unchanged from the building's construction. The association of the building with its longtime occupants covers the evolution of this property from its use as an early ranch to that of a neighborhood of single-family residences. Overall, the Wolfe House displays a very good degree of historic integrity.

Wolfe House landscaped yard (contributing site, ca 1896)

The front yard was established following construction of the Wolfe House with installation of a fence and gate and shrubs. Low front yard fencing was commonly erected for homes built in the 1890s in the Colorado Springs region. This defined and protected the front yard and plantings. The Wolfe House sits at the southern edge of flat ground. It is surrounded on the east, north and west by a currently untended, landscaped yard, bordered with a woven wire fence. The front and both side yards of the Wolfe House constitute the landscaped yard.

The woven wire fence that forms the north edge of the property, and part of the west edge, closely resembles a fence manufactured by the Hartman Manufacturing Company of Ellwood City, Pennsylvania. The style was named Round Top Steel Picket fence. The gate north of the Wolfe House entry is intact, although the latching mechanism is missing. The installation of the Round Top Steel Picket fence is believed to be contemporary with the extant house. Hartman Manufacturing Company advertisements acknowledged the cost of their product was higher than a wood picket fence, but claimed that their product was maintenance free, rust free and never needed painting.¹ The fence's current condition demonstrates that claim was justified. The v-mesh wire fence bordering the site on the east may have been installed at the same time; commonly used to fence livestock, its close spacing was designed to prevent legs from being caught in the fence. A 3' tall galvanized woven wire fence with rounded tops marks the north boundary of the yard and the north portion of the west boundary of the site. This woven wire fence is approximately 27' north of the Wolfe House and 34' from the west side of the house. The fence parallels the U-shaped gravel driveway from the site's northwest corner toward the northeast until it meets a 4' galvanized woven wire fence on the northeast corner of the site. This fence displays no marks identifying the manufacturer. It is attached to steel poles and unfinished wood posts driven into the ground. There is an approximately 8' wide gap in the wire fence at the northwest corner of the site. A metal hinge on the single wood post west of the gap indicates a gate once filled the gap. The opening may have been used for vehicular access to the vicinity of the stone dugout. The east boundary of the site is marked with a v-mesh woven wire fence about 4' tall. It is attached to steel poles and extends from the northeast corner of the site to a point about 38' north of Cheyenne Creek.

The plantings in the front yard bound by a wire fence are intentional plantings. Lilacs are not native to the region and would have been introduced. Similarly, the box elder, mulberry and crack willow trees are all non-native species. The spirea shrubs, used as foundation plantings in front of the north façade, are mature but do not exhibit the size one would expect had they had been planted during the period of significance. Small elm trees, purple and white lilac shrubs and chokecherry shrubs are intertwined with the north and west fence. Very large and tall purple lilac shrubs flank the northwest gap in the fence. Three additional large purple lilac shrubs occupy the northeast corner of the front yard, near a mature Douglas fir tree. A mulberry tree with a diameter of about 27" sits southwest of the fir tree. At the far northeast corner of the site sits a small boulder with a Peking cotoneaster shrub planted behind it to the northeast. Adjacent to the Wolfe House on the east is a flat space about the same size as the Wolfe House that contains native grasses but no trees or shrubs. Spirea shrubs grow below the two windows on the east half of the north side of the Wolfe House. The front yard contains native grasses. A concrete sidewalk leads from the front porch to the gate. A mature box elder tree, an elm tree and a green ash tree sit west and northwest of the house. A large purple lilac shrub at the northwest corner of the house was cut down and numerous sucker sprouts now appear.

Integrity

The site displays integrity with regard to location. The design of the site appears unchanged. The gate in the front fence is directly north of the Wolfe House front door. The gap in the fence at the northwest corner, enabling vehicular access, is directly north of the dugout. The north edge follows the curve of the driveway as it approaches West Cheyenne Road. Clumps of very large lilacs flank the gap in the fence, indicating they were planted within the period of significance. Other clumps of lilacs are located northeast of the Wolfe House. The setting of the site retains integrity, as the front yard remains relatively clear of intrusive trees and shrubs. The two-story farmhouse, in the 1887 photograph was moved from the site; the large flat space east of the Wolfe House appears to have served as the location of the demolished farmhouse.

¹ *Ornamental and Field Fencing; Hartman Manufacturing Company*, (Beaver Falls, PA: Daily Tribune Job Rooms, 1888), 4.

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Materials retain a high degree of integrity. Portions of the fence have been trampled but the majority remains intact. Workmanship is evident in the relatively good condition of the fencing. Although parts of the front gate are missing, nearly the entire fence remains standing despite the absence of regular maintenance. The feeling of the front yard is that of a largely intact though currently untended formal landscape with shrubs and trees introduced to beautify the space. The front and side yards, composing the site, are closely related to Wolfe House. Overall, the site is regarded as possessing a high degree of integrity.

Round brick well and retaining wall (contributing structure, ca 1880s)

Wells were customarily constructed near dwellings in rural areas. Observing the 1887 Wolfe ranch photograph, it appears the two-story farmhouse and the log cabin were near to the current location of the Wolfe House. It is believed the extant well was constructed to provide water for household use sometime after construction of the log cabin; the circa 1880s date is used to estimate the date of construction because it is the earliest date available for use that documents buildings on the ranch.

A round brick well is located approximately 3' north of the dugout. Approximately 2' north of the well is a concave wall of stacked, unmortared fieldstone about 1'6" high and 12' long. It forms a retaining wall that protects the well. These two items are regarded as a single structure. The structure is not shown in historic photographs. The well stands 2'6" tall and has a diameter of 5'4". It is capped with a steel plate with steel bolts. A small hole on the south side at ground level appears to have been made for a water line to connect to the electric pump in the dugout that would have then supplied the Wolfe House. The brick has a texture and color that differs from the Wolfe House. The well has been crudely tuck-pointed so that none of the original mortar is visible. The Colorado State Engineer's Office reports that no well permits are associated with this property; however, the City of Colorado Springs owns the water rights.

Integrity

The retaining wall kept the area around the well and between the well and the dugout from filling with soil eroding from the higher ground to the north. The design of the well and wall exhibits most of the original form and structure, with the small hole at the base of the brick, used to allow the electric pump to extract the water, being a change. The retaining wall appears undisturbed. The setting of the structure remains fairly intact, with ground rising to the north and west, but shrubs mostly chokecherries, are beginning to grow around the structure. The structure's materials have slightly changed due to the steel cap bolted over the opening and the crude tuckpointing that covers all the original mortar. The workmanship associated with the well was erased by the tuckpointing, but the wall appears intact and still functions to protect the well space. However, the well and wall are functionally associated with the Wolfe House. Overall, the well and wall structure display a fair degree of integrity.

Dugout (contributing building, ca 1880s)

The mortared stone dugout, which faces north, is approximately 52' south of the southwest corner of the Wolfe House. It sits about 5' lower than the Wolfe House. It is partially fenced with orange plastic net mounted on steel posts. Elm trees and shrubs surround much of the dugout. This building does not appear in historic photographs. It is a simple rectangular building semi-recessed into the ground on the east, south and west sides. It measures about 14'-10" x 12'-6" with walls that are approximately 18" thick. The roof shape is a simple gable. The wood shingled roof is punctured at the center ridge by a square wood vent. A metal ridgecap covers most of the ridgeline. The building is constructed with both cut and wire nails; the cut nails were used for framing the roof and the wire nails secured roof shingles. The roof frame and shingles are deteriorating, and sheet metal covers some holes in the roof.

The north façade is constructed of rough-cut grey limestone rectangular blocks of differing shapes and sizes. The mortar appears to be lime-based. The limestone blocks form quoins on the northeast and northwest corners. The north façade has a stepped parapet, a plank door and a square window on the west side. Both the door and the window have painted wood beam lintels. The window is enclosed with wood planks and the door is secured with a hasp and lock. Some of the limestone blocks have fallen from the parapet.

The other three walls are composed of rounded granite fieldstone mortared into place. Rough-cut limestone also forms quoins at the southeast and southwest corners, but the remainder of the south-facing side is fieldstone. The south face

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has a rectangular awning window set in a wood frame. The glass is absent and the space is filled with plywood. Some of the fieldstone above the window has fallen, leaving an open hole.

The interior walls are exposed limestone and rounded fieldstone. Two ceiling joists run the length of the interior and are mortared into the walls. The square wood vent is attached to one of the joists. There are the remains of a ceiling of milled lumber. Mortared into all four walls are wood boards cut flush with the wall. Small holes in the ends of the boards indicate that nails may have been used to hang objects from the boards. An electrical outlet is attached to the inside of the wood window on the north wall. A modern electric water pump sits on the debris-covered floor and connects to the adjacent water well through a hole in the planks and also through a hole punched through the limestone blocks near ground level. A 2" pipe cut flush with the stone punctures the east wall. The interior displays a dirt floor.

Integrity

The dugout appears to sit at its original location near the Wolfe House. The terrain slopes down to the dugout from the house, and trees and shrubs have sprouted around the building. The design of the building is ornate for a dugout with a limestone façade, a parapet, and limestone quoins. The only apparent change to the original design is a small hole punched at the base of the north façade to connect an electric water pump to the adjacent well. Materials include the wood rafters and wood roof shingles, cut and wire nails, limestone blocks and rounded granite fieldstone that appear unaltered. Quality workmanship involved with the construction is evident; despite foregone maintenance, the walls are nearly intact. Pieces of the limestone parapet have fallen, and some fieldstones above the south window have fallen. The building appears to be older than the Wolfe House and is in poor condition due to cracks in the masonry walls, fallen stone, the decaying roof, and untended interior space. While probably used for food storage, the building exhibits characteristics uncommon to dugouts constructed for this use.² A wood vent punctures the roof; its function is unknown. A window appears on both the north façade and south-facing side. Due to its location near Cheyenne Creek and its elevation being several feet lower than the Wolfe House, it is unlikely the building was used as a residence. It would have easily flooded when Cheyenne Creek overflowed its banks. The estimated construction date of 1887 is associated with the photograph of the Wolfe ranch that displays several buildings. A dugout would have enabled the cooling and storage of milk and cheese of a prosperous ranch. Thus, the association of the building with its use as an early ranch establishes the origin of the property as it began its evolution to a property of single-family residences. Overall, the dugout displays a good degree of historic integrity.

Wood Shed (non-contributing building, date unknown)

A windowless shed clad with wood shingles over wood planks is located north of and close to the brick garage. The U-shaped driveway is adjacent to the north. It is about 10' x 7' with a gable roof. The roof has wood shingles. Rafter ends project on the north and south below the eaves. A single wood door painted grey and secured with a hasp and lock faces east. The door appears to be a hollow-core door. The shed is painted the same tan color as the 1966 residence and carport. The shed sits on a pair of 6" x 6" timbers that rest on the ground. Some shingles are missing from the east (main) façade near the ground.

Integrity

The shed rests on 6" x 6" timbers, indicating it is moveable. It has a simple, functional design, decorated with exposed rafter ends and wood shingles. The modern hollow core door appears to be the only alteration. Although the shed may have been moved, it was likely within the Wolfe property. With the exception of the door, the original materials appear intact. The shed is well constructed and retains good workmanship. The feeling of the shed is that of a late nineteenth century outbuilding in good condition. However, due to the absence of any documentation on the building, it is not possible to associate the shed with the Wolfe House or earlier buildings. Overall, the shed displays a good degree of integrity, but the inability to determine the date of construction causes this structure to be regarded as non-contributing to the significance of the district.

Brick Garage (contributing building, ca 1930)

² Minette Church, Associate Professor of Anthropology, interview by Tim Scanlon, 24 February 2012, Colorado Springs, CO, notes in the possession of Tim Scanlon, Colorado Springs, CO.

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A flat roof one-story red brick garage is located approximately 90' west of the Wolfe House and faces east. It is about 28' x 24' and is located on flat ground. The U-shaped driveway is adjacent to the north. The area east between the building and the round top fence of the Wolfe House is graveled. The garage cornice is composed of brick in a soldier course; the north and south-facing sides are one brick lower than the east-facing side. The walls are common bond with mortar that appears to be composed with Portland cement. The mortar at the top of the building is eroding, and cracks and some repairs appear at the top of the east corner of the façade.

The east (main) façade contains two recessed wood vehicle doors that face east, separated by a column of brick. Metal fittings appear to reinforce the brick between the two doors. The wood doors are paneled in a square pattern and roll up on tracks. There are metal handles and a lock on each door. Each door has four windows covered with a strip of steel mesh. Two concrete aprons extend east of the façade.

The south-facing side has no doors or windows. The north-facing side has a wood door obscured by the adjacent wood shed, but no windows. The west-facing side is partially obscured by the carport. There are three windows of three-over-three-lights set into wood frames. Wood framed screens are mounted on the center and north window.

Integrity

The garage is located west of the Wolfe House, on the south edge of the flat area. It is in its original location. The vehicle doors orient toward the Wolfe House. Its brick is similar but not identical to brick of the west chimney of the Wolfe House, and both contain Portland cement mortar. Its setting has slightly changed with the construction of the carport to the west. The materials appear original, with only minor changes occurring with the tuckpointing of the south corner of the façade's cornice. The feeling of the garage is that of an older building in very good condition, constructed in the early-twentieth century. The garage appears to relate to the Wolfe House, and is believed to have been constructed for Mary Harlan Wolfe by Harlan family members who were masons and bricklayers, following John Wolfe's death. Overall, the garage displays a very good degree of integrity.

Carport (non-contributing building, 1966)

A one-story wood frame carport with features similar to the 1966 residence is located about 40' northeast of the 1966 residence. It is approximately 28' x 28' in size. The brick garage is just to the east of the carport. On the west façade, two-thirds is open for vehicle storage and the other third is enclosed for secured storage. The enclosed north one-third of the carport contains two windows that face south and flank a wood door. The south two-thirds of the roof is flat and the north one third of the roof is a shed roof; the north and south-facing sides have visible rafter ends. The roof is covered in rolled roofing.

While the south portion of the west façade contains the carport's opening, the remainder of the façade, as well as the south-facing side, is clad with board and batten. The north and east-facing sides are clad with horizontal drop siding. The building is painted the same tan color as the 1966 residence. The south-facing side contains eight ribbon windows set into wood frames; two are filled with plywood and six windows contain Plexiglas.

Integrity

The roof shape, the use of wood board and batten and the placement of the garage at right angles to the 1966 residence associates this carport with the 1966 residence. The placement of the carport next to the brick garage while not obscuring the garage's windows indicates the carport was built later than the garage. The carport appears unaltered. However, since the 1966 building was constructed after the period of significance, it is non-contributing.

House (non-contributing building, 1966)

The one-story frame building has an L-shaped footprint with a shed roof. The house measures approximately 60' x 22'. It is located close to the west property line of the park about halfway between West Cheyenne Road and Cheyenne Creek. The U-shaped gravel road connects to West Cheyenne Road north of the building and widens into a graveled space just

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north of the building. It is placed on land that slopes to the south such that the distance between the deck and the ground at the southeast corner is 68".

Deep eaves are located on the east and west-facing sides. The roof material is rolled roofing on the north half and asphalt shingles on the south half. A stone chimney with a chimney cap punctures the roof toward the east side of the house. The top portion of the building is clad with board and batten and is painted a tan color; the foundation is grey-painted stucco. Gutters, downspouts and the garage door are painted dark brown. Sliding aluminum windows are flush with the exterior walls. The building has a crawlspace but no basement. No alterations are apparent.

At the west edge of the building, the north façade has a projecting, one stall garage with a flat roof. The four paneled wood garage door is mounted on rollers. There are three Chicago-style windows, which are covered with steel mesh. To the east, a hollow core wood front door is located at the junction of the façade and the projecting garage. A sidelight is on the east side of the front door. The front step is poured concrete.

The south-facing side, rear of the building, has ten 2" x 6" rafters exposed on the underside of the roof overhang. There are three openings on the south-facing side. In the center, there is an aluminum framed glass sliding door flanked on both sides by equally sized picture windows. Three divided clerestory windows sit above the sliding door and the picture windows. Flanking the center door are glass sliding doors topped with clerestory windows set into painted wood frames. There are four light fixtures mounted high on the wall of the south-facing side. This side displays a raised deck that extends the full length of the side. It has wood railings and is supported by 4" x 4" timbers set into concrete footings. Wood stairs with railings descend to the ground on the east side.

Integrity

It remains in its original location. Its setting consists of open untended yard to the north, east and south, with mature trees flanking Cheyenne Creek to the south. The materials appear to be original to the house, with the exterior consisting of wood panels and concrete cinder blocks. The workmanship similarly remains intact. The feeling is that of a second, or vacation home, due to its relatively small size. This building is non-contributing because it was constructed after the period of significance.

Integrity Summary

The district is composed of resources that appeared over an extended period. The oldest resources are located to the south of the district and include the dugout, the circular well with retaining wall and the rectangular well. These relate to the agricultural use of the property as a nineteenth century ranch and farm. Resources associated with the transition to a more suburban neighborhood include the Wolfe House and its landscaped yard, the north field, the U-shaped driveway and the brick garage. The wood shed is believed to have followed the period of significance, but is compatible with the location, materials, setting and feeling of the Wolfe House. The remaining resources are associated with the more recent past; the 1966 residence and carport provide a feeling different from the other resources.

The overall district exhibits a good degree of integrity as an example of the transition from a pioneer ranch to a single-family suburban residence. Its location near Cheyenne Creek, a reliable source of water for the trees, shrubs and grasses, was an optimum location for settling. The dugout and well date to the use of the area as a working ranch that began in the 1860s. Based upon the 1887 photograph, it appears the extant Wolfe House was constructed in the same location as the initial log cabin. Design varies, but the contributing resources retain a good sense of integrity. The majority of alterations are historic and help retain the feeling and association of this property. The setting remains intact remaining in a suburban environment and located along West Cheyenne Road. Workmanship, particularly involving the Wolfe House and the stone dugout is remarkable. Both buildings appear intact despite years of deferred maintenance. The landscape in the front of the house provides a feel of a residential home, as opposed to the agricultural character of the original ranch. The components of the district are all associated with the occupancy of the house by John and Mary Wolfe and Mary's family, the Harlans.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1887-1930

1887-1896

Significant Dates

1896

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Harlan

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance for social history begins in 1887 when John Wolfe began selling parcels of his ranch to individuals intending to reside in the Cheyenne Creek Valley and ends in 1930 with the death of Mary Wolfe and the transfer of the property to her nephews, James C. and Robert Harlan. The period of significance for architecture begins in 1887 with the estimated construction date of the stone dugout and ends in 1896 at the estimated construction date of the Wolfe House.

Criteria Considerations (explanation, if necessary) N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The John Wolfe House property is locally significant under Criterion A in the area of Social History from 1887 to 1930. This property illustrates the evolution of the region from agriculture and ranching to a residential neighborhood. John Wolfe originally homesteaded land for agricultural use, transitioned from rancher to miner, and then in 1887 began selling parcels of his property. After John's death, Mary Wolfe continued selling portions of the land as the valley slowly transitioned from an agricultural use to a residential area. The Wolfe property reflects those changes from a successful agricultural ranch and farm operation into the home of a miner that achieved moderate success from mining. This district, with the house, yard, brick garage and driveway layout represents that evolution. Additionally, this property is locally significant under Criterion C in the area of Architecture. The stone dugout, built circa 1887 is a significant example of its type and construction. The second building is the Wolfe House, built circa 1896, is an excellent example of a Folk Victorian residence using locally produced brick.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A
Social History

The John Wolfe House property is significant under Criterion A for its strong association between 1887 and 1930 with the transformation of an agricultural area to that of a residential neighborhood of large lots. It is a representative example of the progression of suburban development in the Cheyenne Creek Valley, beginning with Wolfe's initial sale of ranch property to the death of Mary Wolfe in 1930. Throughout the period, the Wolfes sold almost the entirety of the original 160-acre homestead; only the approximately four acre historic district remains.

John Wolfe, a participant in the 1859 Pikes Peak gold rush, settled on Cheyenne Creek in 1862. Filing a squatter's claim with the El Paso Claim Club, he developed a farm and ranch irrigated by the John Wolfe Ditch. He raised horses, milk cows and hogs, and grew spring wheat and oats. Wolfe registered his own livestock brand in 1871. He filed a homestead claim in 1873 that included the subject property. Wolfe also constructed a log cabin, a frame farmhouse and several agricultural buildings on site. Of these, the stone dugout, nearby circular well and retaining wall, and a rectangular well are extant.

Cheyenne Creek Valley was sparsely settled with ranches and farms when Wolfe arrived. By the time of Mary Wolfe's death in 1930, the valley had grown into a suburb of Colorado Springs. Just east of the Wolfe House, a 100-acre Zoological Garden and amusement park had developed, connected to downtown Colorado Springs by an electric streetcar line. To the west, Cheyenne Park, now part of North Cheyenne Canyon Park (NRIS 09000489, site no. 5EP.5968), and Seven Falls had developed as popular tourist and recreation attractions. Atop Broadmoor mesa, south of the Cheyenne Creek Valley, the Broadmoor Casino and a small hotel were operating (5EP.368 and 5EP.3183).

Between 1887 and 1905, John Wolfe sold 23 parcels to individuals totaling over 42 acres of land. After John's death, Mary Wolfe continued to sell land parcels. These parcels were located along West Cheyenne Road, and later, West Cheyenne Boulevard, and were used for residential purposes by the purchasers. Schools and parks followed. Wolfe provided early sites for the Cheyenne School, and in 1887 deeded a parcel to School District 12 for school use. Wolfe and his wife built their house during this period, developing it with a fenced and landscaped yard, similar to those of his neighbors. The house is located near the site of the claim cabin constructed to validate his initial squatters claim. The combination of ranch-related resources and the Wolfe House and landscaped yard illustrate the transition of this area from agricultural use to the current large lot residential neighborhood.

Criterion C

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Architecture –Dugout and Wolfe House

The stone dugout is considered significant under Criterion C for Architecture with a period of significance of 1887 as an ornate example of an agricultural outbuilding. The façade consists of rough-cut limestone forming a false front parapet and quoins. Additional limestone blocks are located on the south-facing side of the building, also forming quoins. It was designed with window openings on both the façade and south-facing side. The wood vent, the metal roof ridgecap and wood shingles are additional features of the dugout.

The Wolfe House is considered significant under Criterion C for Architecture with a period of significance of 1896 as a good example of Folk Victorian brick house. When built, most local residences were clad with narrow clapboard siding or with wood shingles. The Wolfe House does display decorative wood shingles in the three gables of the house, but the body of the house is constructed of brick with original lime mortar. Since very few residences in the Colorado Springs area are constructed of brick, this serves as a good, rare example of the use of brick in residential property. The brick was locally manufactured in Carter Harlan's kiln that was sited in the early 1870s atop the adjacent Broadmoor mesa, in the vicinity of the current Broadmoor Hotel.³ The house displays numerous architectural details, including segmented arch windows and doors, and sandstone sills. The extant house provides a good example of an affluent residence replacing an earlier ranch.

Developmental history/additional historic context information (if appropriate)

John and Mary Wolfe

John Wolfe was born in December 1830, in Harrison County Ohio, the son of Thomas and Mary (Kelly) Wolfe. Thomas Wolfe was a farmer, as well as a schoolteacher.⁴ John Wolfe journeyed to Colorado with his brother-in-law William Strum in 1860 to participate in the Pikes Peak gold rush.⁵ Gold fever had struck the country following discovery at Sutters Mill California in 1848, but travel to those gold fields involved either a lengthy ocean voyage or crossing half the continent on overland trails. The proximity of purported Rocky Mountain gold fields relatively near settled lands enticed crowds to venture west. As many as 100,000 people, nearly all men, poured across the Great Plains in search of wealth.

In 1861 Wolfe moved on to Breckenridge. The following winter, he journeyed to Georgia Gulch in what is now Summit County, Colorado, where he mined for several months.⁶ Wolfe experienced some success and in late 1862 moved to the Pikes Peak region where he settled on Cheyenne Creek, about four miles southeast of Colorado City, the nearest town. Colorado City was founded on August 13, 1859, by M. S. Beech and R. E. Cable.⁷ Leaders of the Colorado City Town Company, they laid out a site of about 1,200 acres.⁸ As the region was unsurveyed, the town founders followed Denver's lead in establishing a system of recording land claims.⁹ Named the El Paso Claim Club, this entity recorded farming claims, established a process for transfer of title and promised to protect claimants against later filings.

Colorado City was expected to function as a supply post on the route to the South Park gold fields.¹⁰ By the summer of 1860, there were about 300 log cabins and false-front commercial buildings.¹¹ Despite high hopes, Colorado City struggled after 1860, due to conflicts with Native Americans along the Arkansas River route and the onset of the Civil War. Agriculture sustained Colorado City through the 1860s.¹² Irving Howbert identified the initiation of local agriculture in the

³ "Apprentice Chairman is A Bricklayer," *Colorado Springs Free Press*, (April 22, 1951), 1.

⁴ *Portrait and Biographical Record of the State of Colorado; Containing Portraits and Biographies of Many Well Known Citizens of the Past and Present* (Chicago: Chapman Publishing Company, 1899), 637.

⁵ Ibid.

⁶ Ibid.

⁷ Irving Howbert, *Memories of a Lifetime in the Pikes Peak Region* (New York and London: The Knickerbocker Press, 1925), 25.

⁸ Ibid.

⁹ Ibid., 45.

¹⁰ Manley and Eleanor Ormes, *The Book of Colorado Springs* (Colorado Springs CO: The Dentan Press, 1933), 8.

¹¹ Howbert, *Memories*, 43.

¹² Ibid., 51.

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summer of 1860 as the product of irrigation, using water from Fountain Creek on a parcel southeast of Colorado City. Henry Fosdick, a member of the Colorado City Town Company who had surveyed the initial plat of Colorado City, constructed an irrigation ditch and a large garden that served as a local showpiece.¹³

In November 1862, Wolfe constructed the John Wolfe Ditch and claimed water rights from Cheyenne Creek. The ditch was about a mile long, two feet wide and two feet deep.¹⁴ It ran north of and parallel to Cheyenne Creek. On May 2, 1863, Wolfe filed a Declaration of Occupancy, essentially a squatter's claim, with the El Paso Claim Club.¹⁵ The original log cabin would have been constructed about this time, as the El Paso Claim Club required that a cabin be constructed to validate the claim.¹⁶ Wolfe's claim totaled 160 acres, and was square in shape. He used Reverend William Howbert's claim on Cheyenne Creek as the point of beginning for his claim. Wolfe worked on Howbert's claim until Reverend Howbert moved his family to Camp Creek, northwest of Colorado City and near the Garden of the Gods.¹⁷ Wolfe then claimed part of Reverend Howbert's land in his Declaration of Occupancy. In 1864, John Wolfe volunteered for the Third Colorado Cavalry, one of nine soldiers from El Paso County. He participated in the Sand Creek Massacre, in November 1864.¹⁸

Upon the expiration of his enlistment, Wolfe returned to his home on Cheyenne Creek. He developed a successful ranch and farm.¹⁹ According to the 1870 Census, he raised horses, "milch" cows, and swine, and grew spring wheat and oats.²⁰ In 1871, he locally registered a livestock brand "... for the purposes of branding or marketing my horses, mares, colts, mules, sheep or and head of meat cattle..."²¹ In 1873, Wolfe filed a homestead claim and obtained a land patent for 160 acres.²² The shape of this land patent differed from what Wolfe initially claimed under his Declaration of Occupancy, as that was a square and the land patent was "T" shaped. The John Wolfe House property occupies the remainder of land conveyed with the land patent, and is located about 500' east of the east boundary line of the homestead claim. According to a newspaper article, a two-story farmhouse was built on the property around this time.²³

In 1873, the three school board members of Cheyenne School sought to move the one-year old schoolhouse from its site on the north edge of the Broadmoor mesa. John Wolfe offered use of his land and the building was moved north across Cheyenne Creek to a spot between West Cheyenne Road and what is now West Cheyenne Boulevard.²⁴ According to local historian Dora Foster, "John Wolfe's irrigating ditch ran behind the school house."²⁵ Late in 1877, Wolfe sold his 160 acres to Timothy E. Johnson for \$1,230 and then traveled to the South Dakota Black Hills to resume mining. He returned to Cheyenne Creek in early 1878 and repurchased the 160 acres for \$1,000.²⁶

In 1887, Wolfe sought to fence his pasture.²⁷ A massive 1864 storm had diverted Cheyenne Creek to the south and more than twenty years later residents of Cheyenne Creek Valley chose to reroute West Cheyenne Road to the south. Wolfe asked the Cheyenne School Board to move the Cheyenne School, which was still located on his property, to the new road alignment. He offered a portion of his pasture for the school.²⁸ On August 1, 1887, Wolfe deeded a 12,000 square foot

¹³Irving Howbert, "Colorado Springs, The County and the Town," *Colorado Springs Weekly Gazette* (August 6, 1896), 1.

¹⁴El Paso County Colorado, Clerk and Recorder, Book 116 p 492.

¹⁵El Paso County Colorado, Clerk and Recorder, Book A p 291.

¹⁶Howbert, *Memories*, 50.

¹⁷*Portrait*, 637; Howbert, *Memories*, 62.

¹⁸*Portrait*, 637.

¹⁹Dora Foster, *Then...The Best of Pikes Peak Region Yesterdays* (Colorado Springs CO: The Dentan Printing Co. Inc., 1964), 16.

²⁰1880 Census of Agriculture, El Paso County Colorado.

²¹EPC Livestock Brand Records, Pikes Peak Library District, Special Collections.

²²Land Patent, Bureau of Land Management, Accession/Serial #: COCOAA 071199.

²³"Chairman of Apprenticeship is Leader in Building Trades," *Colorado Springs Gazette Telegraph* (April 27, 1951), 17.

²⁴Foster, *Then*, 16.

²⁵*Ibid.*, 14.

²⁶El Paso County Colorado, Clerk and Recorder, Book R, 550 and Book R, 556.

²⁷Foster, *Then*, 16.

²⁸*Ibid.*

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parcel for Cheyenne School to School District #12.²⁹ This parcel has an address of 1015 West Cheyenne Road and is currently used as a private school.

The 1887 photograph of the Wolfe Ranch displays a prosperous operation. A two-story farmhouse is shown in front of a one-story log cabin. The photograph also shows a single shed with a sloping roof, two gable roofed buildings, two barns, a massive haystack and a third roofed gable building that appears to be under construction. The haystack provides evidence of livestock on the ranch. The dugout and wells are believed to date to this era. The rectangular well would have been south of the barns to provide water for livestock. The dugout, with its limestone façade and parapet, may have provided cool storage for milk and dairy products; however, it is not visible in the photograph. It is speculated that the circular well would have provided water for domestic use. At least one spring remains active in the vicinity, south of Cheyenne Creek and east of Wolfe Lane, below the Broadmoor mesa.³⁰

In 1887, Wolfe began to subdivide his property for resale as residential lots, large and small. In addition to the land provided for the school, he sold three other parcels totaling over eighteen acres. The following year, he sold five parcels totaling 12.2 acres and in 1890, he sold five parcels amounting to 6.65 acres. The sales in 1889 and 1890 all involved the sale of interest in the John Wolfe Ditch, ranging from a 1/8th interest to a 1/240th interest. The parcels in 1890 normally involved single acre purchases, as compared to the multi-acre sales of 1887. Frederick P. Buck purchased a parcel of .65 acres with a 1/12th share in the John Wolfe ditch in 1889.³¹ This property was on the south side of West Cheyenne Road and just east of the Cheyenne School at 1015 West Cheyenne Road. That same year, a larger sale on the north side of West Cheyenne Road involved 5.75 acres and a 1/8th interest in the John Wolfe Ditch. This sale was to Carlton Cozens and Henry Heyward.³² This parcel was on the north side of West Cheyenne Road, between the current Wolfe Avenue and Mesita Court. Emma Seyffert also purchased a one-acre parcel that same year, but it was located on the north side of Cheyenne Boulevard west of Wolfe Avenue.³³

Together with four partners, Wolfe incorporated the John Wolfe Land and Water Company in March 1890. Its stated purposes included "... the carrying and storage of water for domestic and mechanical uses for irrigation, and for bathing, fishing, boating, shooting, skating and dealing in ice to build, operate and maintain hotels, restaurants, casinos, bathing and boating houses."³⁴ However, no activity followed. On May 11, 1891, John Wolfe, Timothy E. Johnson and William Banning sold their rights in the John Wolfe Ditch to the Brookside Water Company.³⁵ Johnson had purchased 12.6 acres of land from Wolfe in 1882, and Banning bought 6.385 acres of land from Wolfe in 1887.³⁶ This sale of the John Wolfe Ditch indicates that Wolfe had ended his interest in agriculture.

John Wolfe then returned to mining. He was among the early gold-seekers to visit the Cripple Creek gold mining district in 1891. Wolfe filed seven claims at the end of 1891 and recorded them in the February 1892.³⁷ In July 1892, Wolfe and four partners, including his neighbor Frederick Buck, signed an indenture distributing ownership. This indenture assigned Wolfe a one-third share, with the other partners splitting the remaining two-thirds.³⁸ The same month, the Buck Horn Gold Mining Company was incorporated with six mining claims folded into the company's holdings.³⁹ One of the claims, the Whippoorwill, near the top of Bull Hill, developed into a shipping mine. A shipping mine extracted ore that was transported to the processing mills, thus generating income for the company. The other mines remained as prospective mines. These mines contained ore-bearing rock and were traded in the mining stock exchanges, but did not engage in actual mineral extraction.⁴⁰

²⁹ El Paso County Colorado, Clerk and Recorder, Book 82, 279.

³⁰ "Resident Unearths Neighborhood's Wild Past," *Colorado Springs Gazette Telegraph* (September 25, 2003), B1.

³¹ El Paso County Colorado, Clerk and Recorder, Book 104, 230.

³² El Paso County Colorado, Clerk and Recorder, Book 104, 340.

³³ El Paso County Colorado, Clerk and Recorder, Book 106, 106.

³⁴ El Paso County Colorado, Clerk and Recorder, Book 79, 202.

³⁵ El Paso County Colorado, Clerk and Recorder, Book 116, 492.

³⁶ El Paso County Colorado, Clerk and Recorder, Book 30, 562 and Book 82, 191.

³⁷ El Paso County Colorado, Clerk and Recorder, Mining Claims Book 2, 271, 185, 186.

³⁸ El Paso County Colorado, Clerk and Recorder, Book 150, 36.

³⁹ *The Official Manual of the Cripple Creek District, Colorado, USA* (Colorado Springs, CO: Fred Hills, E. M. 1900), 96.

⁴⁰ *Cripple Creek and Colorado Springs; a Review and Panorama of a Unique Gold Field* (Colorado Springs CO: Warren & Stride, 1896), 78.

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In April 1894 Wolfe was elected president and director of the Buck Horn Gold Mining Company.⁴¹ By 1897 he was elected as vice-president and director.⁴² At that time, the company had four sets of active leases and was working on the John Wolfe Tunnel located on Bull Hill.⁴³ The Buck Horn Mining Company's stock was listed in the Colorado Springs Board of Trade and Mining Exchange. The Board of Trade listed mining stocks under the headings of shipping mines, prospective mines and prospects. Buck Horn was listed as a prospective mine until it was dropped from listing in August 1898. Buck Horn was not, however, listed with the more prestigious Colorado Springs Mining Stock Association, housed in Colorado Springs' Mining Exchange Building.

Colorado Springs City Directories for the late nineteenth century made no mention of Wolfe until 1892. The first entry noted that Wolfe was a miner residing on Cheyenne Creek.⁴⁴ Wolfe was not referenced in the 1894 or 1896 directories. In January 1894, Wolfe married Mrs. Mary Elizabeth Worrell, nee Harlan, whom he had known for nearly 20 years.⁴⁵

The Wolfe House was built circa 1896, "... where the historic Wolfe ranch buildings stood, dating back to 1873."⁴⁶ It probably occupied the site where the log cabin was located in the 1887 photograph. It would have been close to the dugout and the circular well. Wolfe probably lived in the two-story farmhouse as the Wolfe House was being constructed. The large flat space next to the Wolfe House is believed to be the site of that building. Landscaping was planted around the new house; lilac was introduced, along with the mulberry and box elder tree. The round top woven wire fence was installed to define the yard.

The *Colorado Springs Free Press* reported, "The famous two-story ranch house was moved to the Three Eagles tract and later razed as that became an attractive suburban residential area" (H02).⁴⁷ This Three Eagles Subdivision was located north of West Cheyenne Road and east of South Eighth Street, about 1,000' northeast of the current Harlan-Wolfe City Park. The move occurred sometime before 1915. The house is visible in photographs taken from the Cheyenne Springs Zoological Garden.⁴⁸ The west boundary of the Zoological Gardens was only about 300' east of the Wolfe House, and occupied part of Wolfe's homestead claim. The 100-acre Zoo Park, as it was locally known, was opened in 1906 by John "Bathhouse" Coughlin, a Chicago alderman.⁴⁹ One of the amusements, a 100' tall water slide, used water from one of the local springs. The park's last season was 1915. Colorado enacted a state prohibition against alcohol that went into effect in 1916, and Coughlin subsequently refused to reside in a "dry" state and walked away from the Zoo Park.⁵⁰

In addition to his involvement with the mining venture, Wolfe continued to parcel off his land. In 1892 he sold two additional properties. In 1894, he co-signed a lien with Alice and Paul Hutchinson.⁵¹ The lien was issued by the Newton Lumber Company of Colorado Springs and amounted to \$780.40.⁵² Wolfe had sold the Hutchinsons a 1.75-acre parcel that was used as collateral for the loan. That lien was released in January 1895. Wolfe also issued deeds of trust, securing debt, for Emma Pleines and Jacob Trueb; both had purchased one-acre parcels with 1/240th interest in the John Wolfe Ditch.⁵³ These deeds of trust were released in 1906.⁵⁴

In 1898, Wolfe was shown in the City Directory as living on West Cheyenne Road. The specific address of 905 West Cheyenne Road first appears in 1900; John and Mary Wolfe lived there in 1901 and 1902. Wolfe was listed as boarding with his wife at 31 Lake Avenue on Broadmoor mesa in the 1903 edition, but returned in 1904-05. In 1907, John Wolfe

⁴¹ "The Buckhorn Mining Company," *Colorado Springs Gazette Telegraph* (April 12, 1894), 8.

⁴² "Buck Horn Annual," *Colorado Springs Gazette Telegraph* (August 5, 1897), 4.

⁴³ Hills, *Official Manual*, 78.

⁴⁴ Colorado Springs City Directory, 1892.

⁴⁵ *Portrait*, 637.

⁴⁶ "Apprentice Chairman is A Bricklayer," *Colorado Springs Free Press* (April 22, 1951), 1.

⁴⁷ *Ibid.*

⁴⁸ "Wolfe File," Colorado Springs Starsmore Center, Pioneers Museum.

⁴⁹ "Resident Unearths Neighborhood's Wild Past," *Colorado Springs Gazette Telegraph* (September 25, 2003), B1.

⁵⁰ "Landell Bartlett Recalls Zoo and 'Bathhouse John'," *Colorado Springs Gazette Telegraph* (June 18, 1958), 2.

⁵¹ El Paso County Colorado, Clerk and Recorder, Book 190, 359.

⁵² El Paso County Colorado, Clerk and Recorder, Book 141, 540.

⁵³ El Paso County Colorado, Clerk and Recorder, Book 312, 467 and Book 319, 166.

⁵⁴ El Paso County Colorado, Clerk and Recorder, Book 412, 587 and Book 419, 70.

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transferred his remaining property to his wife Mary.⁵⁵ She continued the practice of selling land with three sales in 1908; she sold additional lots throughout her lifetime.

John and Mary Wolfe lived at 905 West Cheyenne Road until his death on August 9, 1909. His obituary noted that he "... engaged successfully in ranching and for the last several years had not been actively involved in business." It also characterized him as being "... widely known throughout the county as a man of sterling character."⁵⁶ John Wolfe is buried in the Harlan-Wolfe family plot at Evergreen Cemetery in Colorado Springs.

Several references to John Wolfe occur in the vicinity of the Wolfe House. Wolfe Avenue, located north of West Cheyenne Road, is named for him, and probably follows his early route from Cheyenne Creek to Fountain Creek, leading to both Colorado City and Colorado Springs. Wolfe Lane is a cul-de-sac east of the Wolfe House and south of West Cheyenne Road that provides access to nearby properties.

Wolfe's sale of portions of his ranch helped to establish the existing neighborhood. As the legal descriptions of early sales were defined in a metes and bounds, exact locations of involved properties are difficult to locate. However, some of his parcels remain, particularly the lot purchased by Madigan in 1898. That property stretches from Cheyenne Creek to West Cheyenne Road, and currently has an address of 933 West Cheyenne Road. Wolfe played a role in the early history of School District 12, allowing use of his land between West Cheyenne Road and Cheyenne Boulevard as the second site for Cheyenne School. Later, he donated the land at 1015 West Cheyenne Road to School District 12 for the third site for the school.

Harlan Family

Carter Smith Harlan was born February 19, 1816 in Guildford County, North Carolina. Carter Harlan was also a participant in the Pikes Peak gold rush, arriving in Colorado in 1861.⁵⁷ He returned to Iowa in 1865 to move his family to Colorado. The Harlans settled south of Cheyenne Creek atop the Broadmoor mesa. Harlan constructed a brick kiln on ranchland near the current Broadmoor Hotel. He was reported to have dug the clay, fired the kiln and laid brick for many of the original buildings in Colorado Springs.⁵⁸ Although no complete listing of the buildings constructed with brick manufactured by Carter Harlan has been located, it is known the Wolfe House was constructed with brick manufactured by the Harlan family.⁵⁹ Carter Harlan filed his own Declaration of Occupancy for 160 acres in January 1871.⁶⁰ This parcel later was subdivided as the Count Pourtales Addition to the Broadmoor.

In 1872, Carter S. Harlan, with his neighbors Daniel Kinsman and Marcus Foster, decided to build a schoolhouse for the education of their children. The first Cheyenne School was located on the Broadmoor bluff south of Cheyenne Creek, centrally located among the families. Logs were harvested on Cheyenne Mountain and hauled to the site. Foster, a carpenter, constructed the 12' x 14' schoolhouse. Harlan, Kinsman and Foster formed a school board, and Harlan was selected as the first treasurer. His daughter, Mary Harlan at the age of 21 was the first teacher, but taught only one year. Her younger brothers, Stephen and James L., were among the pupils.⁶¹

Carter Harlan died March 13, 1873, but his family remained in the area. On October 2, 1876, at the age of 24, Mary Harlan wed William H. Worrell, a merchant formerly of Springfield, Missouri.⁶² William died three years later, in Springfield. Mary married John Wolfe in 1894, and was recorded in the City directories as living at 905 West Cheyenne Road in 1901 with her husband, her mother and her older brother Eli. After two years absence, Mary lived at the Wolfe House until John Wolfe's death in 1909. Mary Wolfe did not appear in the City Directories between 1911 and 1913; in 1914, Mary Wolfe was listed as a teacher at Longfellow School and resided at the National Hotel, both in Colorado City.

⁵⁵ El Paso County Colorado, Clerk and Recorder, Book 436, 163.

⁵⁶ "John Wolfe, Early Settler, Is Dead," *Colorado Springs Gazette Telegraph* (August 10, 1909), 5.

⁵⁷ Alpheush Harlan, *History and Genealogy of the Harlan Family: and Particularly of the Descendents of George and Michael Harlan who Settled in Chester County, PA., 1687* (Baltimore, MD: Lord Baltimore Press, 1914), 398.

⁵⁸ "Apprentice Chairman is A Bricklayer," *Colorado Springs Free Press* (April 22, 1951), 1.

⁵⁹ Ibid.

⁶⁰ El Paso County Colorado, Clerk and Recorder, Book C, 109.

⁶¹ Dora Foster, *Colorado Yesterdays* (Colorado Springs, Colorado; Dentan Printing Co., Inc., 1961), 72.

⁶² Harlan, *History and Genealogy*, 398.

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Then, from 1915 until her death on July 27, 1930, she resided at 905 West Cheyenne Road.⁶³ Due to the composition of the brick garage, it is believed it was constructed by Mary Wolfe's brothers and nephews during this period. Mary Wolfe was buried in the Harlan-Wolfe family plot at Evergreen Cemetery in Colorado Springs.

Carter Harlan's three sons and two nephews worked as bricklayers and stonemasons in the region.⁶⁴ Mary Wolfe willed the Wolfe House to her two nephews, James C. and Robert Harlan. James C. Harlan is recorded as boarding at the property in 1912, while working as a dairyman, and then from 1932 until his death in 1955. In 1935, he began serving as the secretary-treasurer of the Bricklayer and Mason's union and continued that service until at least 1951. In 1951 he was the chairman of the Apprenticeship Advisory Committee of Colorado Springs that coordinated the work of building and mechanical trades in the Pikes Peak region.⁶⁵

Some of the alterations to the Wolfe House probably occurred during James C. Harlan's ownership. The brick chimney is visible in the 1951 newspaper photograph. The change to using a hot water boiler and inside radiators may have altered the cellar opening at the southwest corner of the house.

Nancy Harlan, widow of James C. Harlan, lived in the Wolfe House until her death on December 2, 1956. She willed the property to her daughter, Edna Katherine Harlan, born December 12, 1913.⁶⁶ Edna had lived at the Wolfe House from 1931 until 1939.⁶⁷ She returned to the region in 1958, dividing her time between her West Cheyenne Road property and Malibu, California, where her husband, Delmer Rodabaugh taught at Pepperdine University. Edna Rodabaugh built the 1966 residence and carport west of the Wolfe House.⁶⁸ However, she is reported to have come to prefer the coolness afforded by the shade of the Wolfe House.⁶⁹ Both the Wolfe House and the 1966 house were often rented to tenants while owned by Edna Rodabaugh. On October 1, 1980, the Wolfe House and the surrounding area were annexed to the City of Colorado Springs as part of the Southwest Annexation Area.

Edna Rodabaugh willed her property to the City of Colorado Springs due to her regard for its historic significance. Following her death on September 15, 1995, both houses and the surrounding land were deeded to the City of Colorado Springs by a personal representatives deed dated June 25, 1996.⁷⁰ Both houses became the responsibility of the Parks and Recreation Department, who boarded up the properties shortly after taking possession. The land between West Cheyenne Road and the Wolfe House is now used as an urban garden and park.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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⁶³ "Mrs. Mary Wolfe, Pioneer of City, Dies at Her Home," *Colorado Springs Gazette Telegraph* (July 28, 1930), 1.

⁶⁴ Colorado Springs City Directories.

⁶⁵ "Apprentice Chairman is A Bricklayer," *Colorado Springs Free Press* (April 22, 1951), 1.

⁶⁶ "Edna Katherine (Harlan) Rodabaugh Obituary," *Colorado Springs Gazette Telegraph* (September 22, 1995), B3.

⁶⁷ Colorado Springs City Directories.

⁶⁸ Zoltan Malocz, tenant, interview by Tim Scanlon, 19 September 2011, Colorado Springs, CO, notes in the possession of Tim Scanlon, Colorado Springs, CO.

⁶⁹ Ibid.

⁷⁰ El Paso County Colorado, Clerk and Recorder, Book 6915, 1261.

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Maloczy, Zoltan, tenant, interview by Tim Scanlon, 19 September 2011, Colorado Springs, CO. notes in the possession of Tim Scanlon, Colorado Springs, CO.

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<http://ia600305.us.archive.org/17/items/ornamentalfieldf00hart/ornamentalfieldf00hart.pdf>

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been

Primary location of additional data:

State Historic Preservation Office

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requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Colorado Springs Pioneers Museum

Historic Resources Survey Number (if assigned): 5EP.392

10. Geographical Data

Acreage of Property 3.87 acres
(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

UTM References (NAD 27)

(Place additional UTM references on a continuation sheet.)

1 13 513652 4294377
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The north boundary is the south right-of-way line of West Cheyenne Road; it is marked with a v-mesh woven wire fence and stone pillars. The east boundary is the east edge of the Harlan-Wolfe Park and is marked with v-mesh woven wire fence. The south boundary is the Harlan-Wolfe Park property line just south of Cheyenne Creek, which is partially edged with a split-rail fence. The west boundary line is the Harlan Wolfe Park west property line. It is marked by a series of trees, shrubs and a topographic grade change that rises to the west.

Boundary Justification (Explain why the boundaries were selected.)

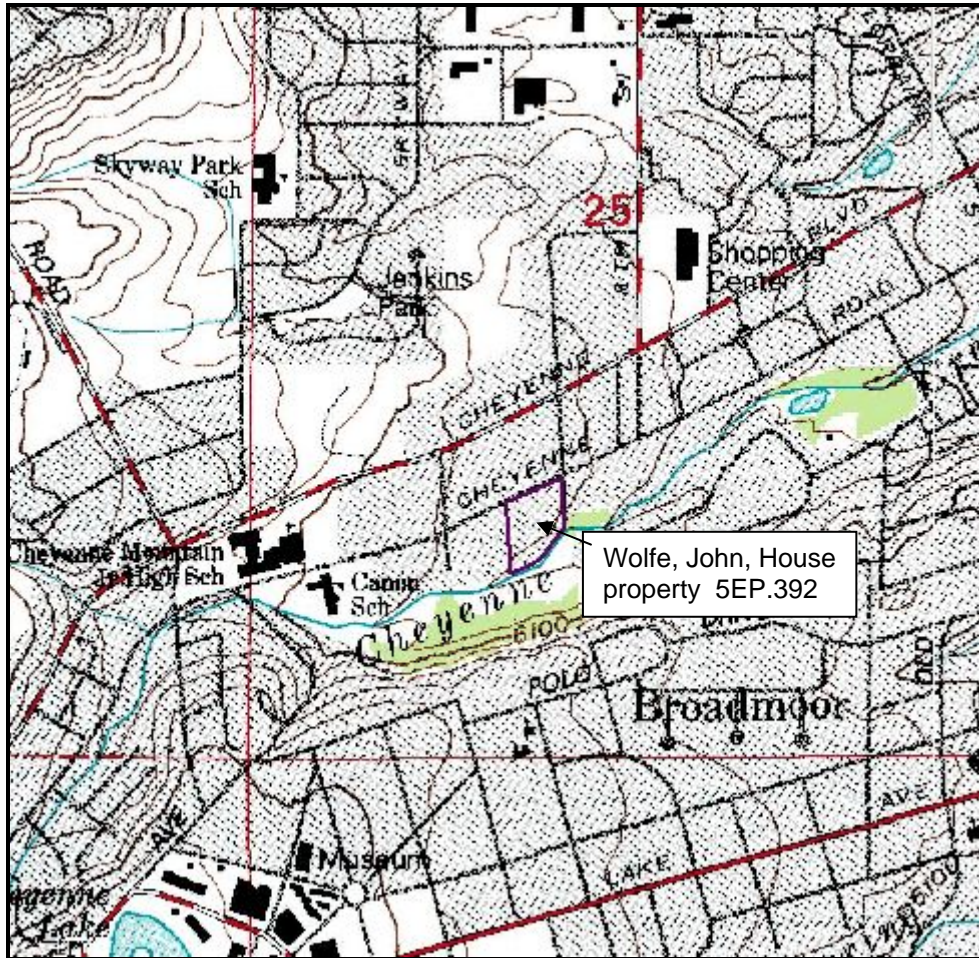
The boundary selected for the John Wolfe House property contains the entire remaining portion of the homestead claim filed by John Wolfe in 1873.

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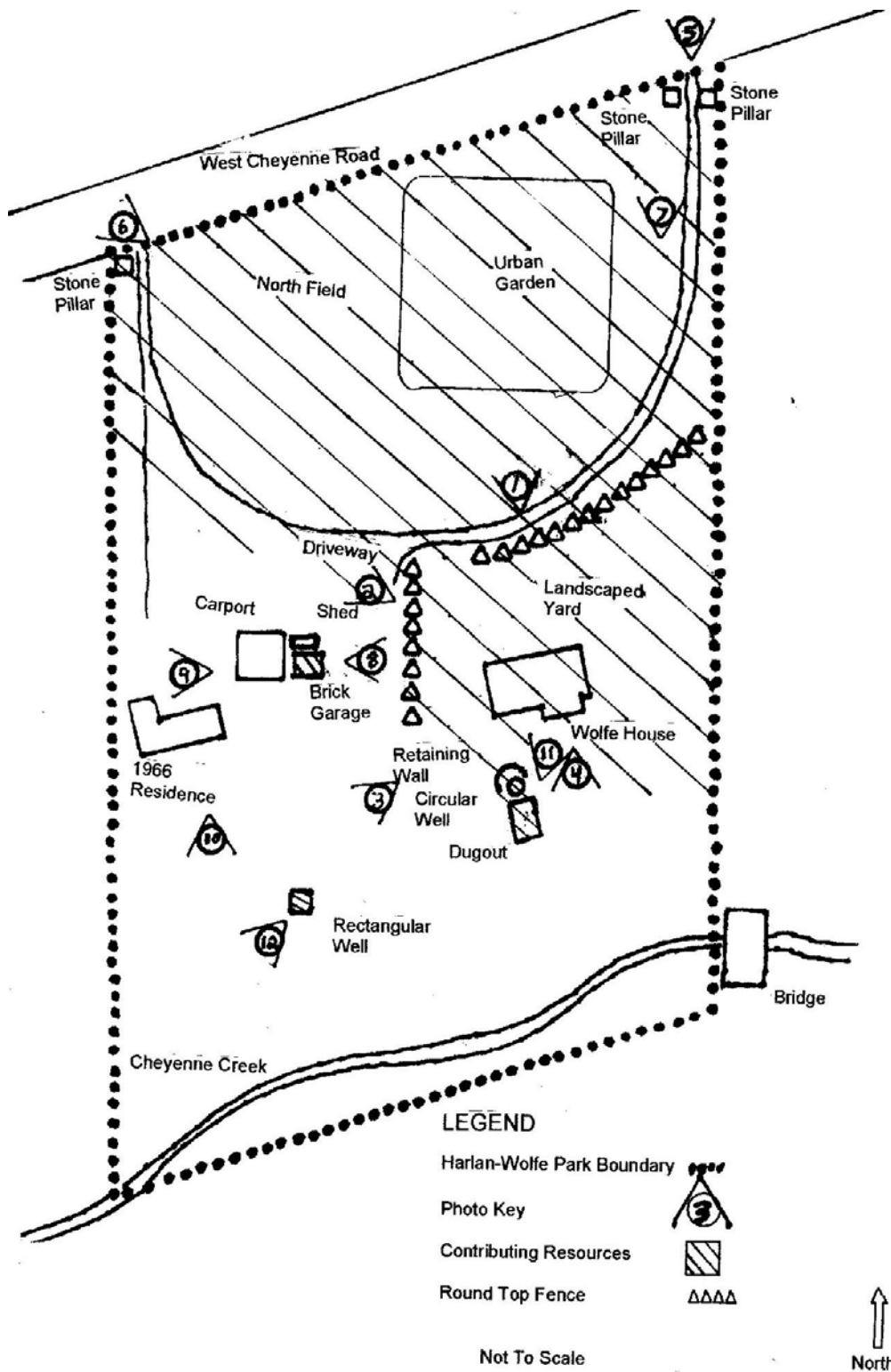
USGS Section – Close up
Colorado Springs Quadrangle
7.5 Minute Series

PLSS: T 14S, R 67W, Section 25
S NE SW, N SE SW
Elevation: 6070'



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Map drawn by Tim Scanlon, 6/25/2012

Historic Photos

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H01 - Wolfe Ranch. Cheyenne Valley. March 1887. John Wolfe cabin was log. See same behind 2 story house.
Starsmore Center, Colorado Springs Pioneers Museum



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H02 - John Wolfe home, picture taken from Circle Swing at the Zoo and looking northeast; house faces west.
Starsmore Center, Colorado Springs Pioneers Museum



H03 - John Wolfe, undated photograph.
Starsmore Center, Colorado Springs Pioneers Museum

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H04 - Mary E. Wolfe, undated photograph.
Starsmore Center, Colorado Springs Pioneers Museum

11. Form Prepared By

name/title Tim Scanlon, consultant (for the property owner)
organization Shooks Run Research date June 25, 2012
street & number P O Box 1464 telephone (719) 217-3271
city or town Colorado Springs state CO zip code 80901-1464
e-mail shooksrunresearch@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Wolfe House

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City or Vicinity: Colorado Springs
County: El Paso **State:** Colorado
Photographer: Sandra K. Smith

Date Photographed: November 25, 2011

Description of Photograph(s) and number:

CO_ El Paso County_ John Wolfe House_001
Wolfe House north façade, camera faced south

CO_ El Paso County_ John Wolfe House_002
Wolfe House west-facing side, camera faced southeast

CO_ El Paso County_ John Wolfe House_004
Wolfe House south-facing side, camera faced north

CO_ El Paso County_ John Wolfe House_011
Dugout north façade and circular well, camera faced southwest

Date Photographed: June 14, 2012

Description of Photograph(s) and number:

CO_ El Paso County_ John Wolfe House_003
Wolfe House west and south-facing side, camera faced north

CO_ El Paso County_ John Wolfe House_005
Stone pillars, east entry, camera faced south

CO_ El Paso County_ John Wolfe House_006
North field and urban garden, camera faced southeast

CO_ El Paso County_ John Wolfe House_007
Driveway and urban garden, camera faced south

CO_ El Paso County_ John Wolfe House_008
Brick Garage and shed, camera faced west

CO_ El Paso County_ John Wolfe House_009
Carport, camera faced northeast

CO_ El Paso County_ John Wolfe House_010
1966 Residence south-facing side, camera faced north

CO_ El Paso County_ John Wolfe House_012
Rectangular well, camera faced northeast

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Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name City of Colorado Springs (contact: Erin McCauley, Planner)
street & number P O Box 1575 telephone (719) 385-5369
city or town Colorado Springs state CO zip code 80901-1575

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.