

COLORADO HISTORICAL SOCIETY

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Verner Z. Reed Memorial Library

Other Names Printsmart

Address of Property

address not for publication

Street Address 502 S. Tejon St.

City Colorado Springs County El Paso Zip 80903

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Verner Z. Reed Hose Company No. 6 (Steve Balsiger, President)

Address 502 S. Tejon St. Phone _____

City Colorado Springs State Colorado Zip 80903

Owner Consent for Nomination

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

Preparer of Nomination

Name Mark Arnold and David Ryan Date 10 November 2008

Organization Verner Z. Reed Hose Company No. 6

Address 502 S. Tejon St. Phone (719) 385-5639

City Colorado Springs State Colorado Zip 80903

FOR OFFICIAL USE:

11/17/2008 Nomination Received

Site Number 5EP.647

Senate # _____ House # _____

5/8/2009 Review Board Recommendation
 Approval Denial

5/28/2009 CHS Board State Register Listing
 Approved Denied

Listing Criteria A B C D E

Certification of Listing: President, Colorado Historical Society

Date _____

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic EDUCATION/ Library; SOCIAL/ meeting hall

Current SOCIAL/ Meeting Hall; COMMERCE/ Specialty Store

Original Owner V.Z. Reed Library Association

Source of Information Building Contract dated March 30, 1926

Year of Construction 1926

Source of Information Building contract dated March 30, 1926; newspaper articles

Architect, Builder, Engineer, Artist or Designer Thompson Duncan Hetherington – architect;

J.M. Vittetoe- builder

Source of Information Building contract dated March 30, 1926

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|--|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology – prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology – historic | <input type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/ Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government |
| <input checked="" type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input checked="" type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

SECTION V

Locational Information

Lot(s) 1 Block N/A Addition SO-DO Addition

USGS Topographic Quad Map Colorado Springs

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

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SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Prints or Digital Images

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. The Colorado Historical Society may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for Society and/or State Register purposes.

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Late 19th & Early 20th Century Revivals: Classical Revival

Period of Significance: 1926-1968

Level of Significance: Local State National

Multiple Property Submission: N/A

Acreage less than one

P.M. 6th Township 14S Range 66W Section 18 Quarter Sections SW NE SE SW

UTM Reference: Zone 13 Easting 515315 Northing 4297356 NAD27

Site Elevation: 5980 feet

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

Property Name Verner Z. Reed Memorial Library

DESCRIPTION and ALTERATIONS

Located at the southwest corner of the intersection of South Tejon and West Cimarron streets at the southern end of downtown Colorado Springs, the 1926 Classical Revival Verner Z. Reed Memorial Library faces east onto Tejon. A concrete sidewalk runs along the east and north sides of the property. Large established trees line the piece of ground between the sidewalk and Cimarron on the north side while a bus stop and bench occupy the area between the sidewalk and Tejon directly in front of the building. An asphalt-paved driveway exists on the south side, providing limited parking for the business located within the Reed building as well as the adjacent business. Further south on Tejon, diagonal parking is available for the various stores in this busy commercial area.

The one-story, flat roof rectangular building has a stepped parapet with brick coping on the front and sides. Exterior walls are composed of variegated tan raked brick with contrasting raked rowlock brick coping and a slightly projecting rowlock water table. The building rests upon a glazed dark brown brick raised foundation. The most prominent feature of the east façade is a projecting entrance bay with pedimented porch. This entrance bay is slightly lower than the main part of the building and also displays a stepped parapet with brick coping. Flanking the entrance bay are large boarded up openings (French doors are located behind the boards) with fanlight transoms and wrought iron balconets. Yellow plastic is in place to protect the original fanlight panes. The arches of the transoms exhibit rowlock brick lintels with rock face keystones. Underneath the southern balconet is a set of stairs that lead to an original wood five-panel door, providing access to the basement room. A piece of corrugated metal shields the concrete stairs on the south. Boarded up paired windows exist at the basement level under the balconets as well as under the north and south windows of the entrance bay. Eight stairs clad with brown tiles lead to the main entrance; brick sidewalls with concrete coping flank the stairs. The pedimented porch shelters a modern metal frame glazed door with large sidelight and transom. Composition roofing covers the porch roof. Two classical Tuscan columns and two engaged square columns support the pedimented porch with dentil molding. Wrought iron railings stand on each side between the square and round columns.

The north side of the building contains a single 1/1 double-hung window on the entry projection between the pedimented porch and the main section. Brick pilasters divide the north wall of the main section into four bays. The first, second, and fourth bays exhibit paired windows with visible divided light transoms while the third bay exhibits a single window since it is adjacent to the brick chimney. The first set of windows are 6/6 double-hungs and are the only ones visible on this side. The second, third, and fourth windows are boarded up though the original windows are intact. Small windows exist along the basement at the same intervals as the main windows. All of the basement windows are boarded up for security reasons, though the originals are intact and many can be seen on the interior. Windows have soldier course lintels and slightly projecting rowlock sills in contrasting raked brick.

The west (rear) side of the building has an elevated central single entry sheltered by a small plastic entry hood; a metal handrail along concrete stairs facing south provides access. Flanking the modern door are single windows covered by boards. An air conditioning unit protrudes from the north window while electrical boxes are attached to the wall at the extreme north end. Brick pilasters frame the ends of the west wall.

Property Name Verner Z. Reed Memorial Library

The south side is similar to the north side with paired windows divided into four bays by brick pilasters. All four sets of paired windows are boarded up though the divided light transoms remain visible. All basement windows are boarded up as well although the originals are intact beneath the boards and are visible on the interior. A single boarded up window also exists on the south side of the entry projection between the pedimented porch and main section.

Interior

Many original materials and elements remain throughout both the former library space on the main floor and the club room in the basement. On the main floor original features include the radiator in the entrance vestibule, some shelving in the eastern section, original glazed five-panel wood doors mid-way through the space, and original flooring towards the rear. Though windows are covered with boards or yellow plastic (specifically in the arches), original glass remains intact behind the covering. Interior partitions added by various business occupants are free-standing and removable. A dropped ceiling also has been added in the years since the library vacated the space.

Much of the club room and basement level remains intact. Original features include wood trim, the stairs and balustrade, four- and five-panel doors, linoleum flooring, push button light switches, and door hardware. The larger space contains two pool tables, a variety of chairs, a desk, and stairs leading to the main level. A number of historic photos, including one of Verner Z. Reed, hang throughout this space. A small room exhibits memorabilia and items from the company's early days as a volunteer firefighting unit in locked display cases. A restroom at the far end on the south side is remarkably intact. The original partition door with a latch that, when turned, shows whether the stall is available exists on the outside. The original toilet, sink, wainscoting, push button light switch, and fixtures remain in place and in good condition. An intact original window in the restroom is covered on the interior. Original to the club room, a kitchen at the north side of the far end of the basement displays original double wood panel doors. The interior of the room has been upgraded in past years. A window in this room is covered on the interior.

Alterations

The most obvious change to the building is the covering of almost all the windows with boards. It should be noted, however, that the original windows on both the main level and basement are intact under the boards. Many of these windows can be viewed from the inside, especially in the basement. Other changes include replacement of the front entry door with the current metal glazed door, brown tiles added to the front steps, and an update of the kitchen, all at unknown dates. The former library space has seen changes such as the erection of partition walls and the covering or replacement of some flooring as a variety of tenants have used the space for commercial purposes over the past 30+ years.

Property Name Verner Z. Reed Memorial Library

SIGNIFICANCE STATEMENT

The 1926 Verner Z. Reed Memorial Library Building is eligible to the Colorado State Register of Historic Properties under Criterion A in the areas of **Social History** and **Community Planning and Development**. Built to provide a library to the working class citizens in the South End of Colorado Springs, the building represents the efforts to construct infrastructure for the neighborhood, providing an important service to the local community. In addition to housing a library, the building served as a meeting place for the Verner Z. Reed Hose Company No. 6 and, in later years, various groups such as labor unions, churches, and fraternities/ sororities. The period of significance begins with its construction in 1926 and ends in 1968, the year the library was decommissioned.

The Reed Memorial Library is also eligible under Criterion C in the area of **Architecture** as a good small scale example of the Classical Revival style in the South End, exhibiting key elements such as a pedimented entry, dentil molding, Tuscan columns, and arched windows with keystones. An unusual twist is the commercial influence, seen in the flat roof, single story, brick walls, and stepped parapet with brick coping. Designed by locally known Colorado Springs architect Thompson Duncan Hetherington, the building has experienced minimal alterations and retains the architectural features identifying it as Classical Revival. Though there are other Classical Revival civic and commercial buildings in Colorado Springs, this is the only identified one-story building; all others are at least two stories. As a style that imparts stability and stature, Hetherington designed a building of which the South End neighborhood could be proud.

Historical Background¹

Mrs. Mary Dean Reed funded the construction of the Verner Z. Reed Memorial Library in memory of her late husband, Verner Zevola Reed. Mr. Reed, born on October 13, 1863, in Ohio, grew up in Iowa before heading west to Colorado Springs in 1885. He was 22 years old. While helping his father operate a livery stable he also sold lots along Fountain Creek on commission. He then began building houses in Colorado Springs and sold them on an installment plan through his business - the Reed Building Company. When the Cripple Creek Gold Rush struck in the early 1890s, Reed located the Little Mildred Mine. As a confidante of W. S. Stratton, he brokered Stratton's sale of the Independence Mine, earning one million dollars and making a name for himself. Through various investments in Cripple Creek mines, ranches, and commercial enterprises in Grand Junction, Reed quickly amassed a fortune. In addition, he developed the highly profitable Salt Creek oil fields in Wyoming, amassing a fortune. Many articles on Reed refer to him as a Colorado millionaire.

Reed's 1919 obituary noted "He was one of the original members of the Special Mediation Commission appointed by President Wilson soon after the United States went to war to undertake adjustment of industrial labor troubles. He is accredited with having played a large part in quieting unrest which threatened war preparations."

On December 12, 1893, Reed formed the V. Z. Reed Hose Company No. 6 in the South End of Colorado Springs. Following the tradition of local businessmen sponsoring/ funding local volunteer fire departments, Reed, along with the Springs' first mayor Matt France and local judge and attorney William S. Jackson, started his own hose company. A book on the Colorado Springs Fire Department states that "By 1893

¹ Please note that a significant amount of the historical background was taken directly from the Historical and Architectural Survey form completed by Thomas H. & R. Laurie Simmons of Front Range Research Associates, Inc.

Property Name Verner Z. Reed Memorial Library

there were 8 hose companies and 1 ladder company.” This included the V.Z. Reed Hose Company. From 1894 to 1898, they were housed at one of the corners of East Moreno and South Tejon streets. (This building no longer exists.)

A large fire in 1898 destroyed the Antlers Hotel and several downtown blocks. The V.Z. Reed Hose Company No. 6, along with almost every local hose company in town, fought the fire. The mayor and city council signed a certificate thanking the Reed Hose Company No. 6 for their assistance in extinguishing the fire; this certificate still hangs in the club room today. Later that same year, the city purchased a steam water pumper for its own fire department to use. Shortly thereafter many of the volunteer hose companies faded away.

By 1899 Reed provided a new wooden building with a large portion of it dedicated as a free public library. As Reed’s wife Mary was a big supporter of educational and children’s programs, he also created the V.Z. Reed Library Association around this same time. According to company lore, Verner was involved with the hose company while Mary supported the library. Located at 19 E. Las Animas Street, an 1899 photograph of the company shows members sitting in wooden chairs in front of the building. (See photo H1 and H2.) Members still use these chairs today. Behind the seated members, the building displays the name “V.Z. Reed Library Assn.” with a smaller section to the side showing a sign with “Hose Co. No. 6” behind a banner with the words “V.Z. Reed Hose No. 6” hanging across the upper part of the façade. (This building was demolished at an unknown date as it currently serves as a parking lot.) A February 7, 1903, *Gazette* article reported the Library Association had just filed its incorporation papers. Additionally, the article stated, “The library already has some 1,200 volumes on its shelves, and has become one of the most popular institutions in the south end. Friday evenings [sic] is the time designated by the hose company for the dispensing of books, and business along that line is very brisk at this time each week.”

Mr. Reed reportedly planned to erect another new library building to house the group and library but died before such plans could be realized. Reed died April 20, 1919, in Coronado, California. He had gone there in January in the hope of improving his health. According to his obituary in the *New York Times*, “he was apparently much improved, and recently had begun planning for his return to Denver, Col., where he made his home. Last Friday he was stricken with pneumonia.” His body was returned to Colorado for burial in Wheat Ridge at Mt. Olivet Cemetery where his wife paid for a family mausoleum as well as the chapel building.

Mary Dean Johnson was born on October 8, 1875, also in Ohio. After traveling to Colorado sometime in the late 1880s, she met Verner Z. Reed in Colorado Springs. They married in July 1893; he was 30 years old, she was 18. Little of their life together is known. When Verner died in 1919, Mary was called the “Richest Widow in Colorado.”

Mary Dean Reed was involved in a number of organizations and causes in her life, including the women’s rights movement in the late teens and early twenties. She served on the state executive committee of the National Woman’s Party, a radical group that used confrontation and action to campaign for woman suffrage at the federal level rather than the state or local levels. After winning the right to vote, the group shifted its focus to the adoption of the Equal Rights Amendment. She also was extensively involved in supporting health care and education related causes throughout her life. She funded the construction of the Margery Reed Mayo Child Care Center in Denver in 1926. According to an article in the *Denver Catholic Register*, “Mary Reed crisscrossed the country in 1924 and 1925, visiting various child care facilities. She used the most advanced ideas to build her idea of a modern nursery. The center was built to serve primarily the children of low-income, working families.” (This center is still in existence.)

Property Name Verner Z. Reed Memorial Library

In March 1926, Mary Reed initiated a building contract for construction of a memorial library in Colorado Springs to honor her late husband. George E. Swan, captain of the Verner Z. Reed Hose Company No. 6, and F. F. Parker, librarian, made up the building committee. Reed hired locally known architect Thompson D. Hetherington to design the building. J. M. Vittetoe was the contractor. The \$17,980 building contract was signed in March 1926. (See photos H4 and H5.) A newspaper article in late June stated that the building was nearing completion and estimated its cost at \$35,000.

Thompson Duncan Hetherington² was born in Uxridge, Ontario, Canada, circa 1861. Raised in Newton, Scotland, he received his architectural training there before immigrating to Chicago around 1884 when he was twenty-three. He moved to Colorado for his health in 1886 and worked in the office of Denver architect Robert S. Roeschlaub for ten years. In 1896, Hetherington relocated to Colorado Springs and formed a partnership that lasted until 1914 with Walter Farquar Douglas. A 1900 area publication described Douglas and Hetherington as a prominent local firm and observed, "...the handsome residences, modern business blocks and commanding public buildings they have designed are the highest testimonials their exceptional attainments could have...." Their works included houses for E.P. Shove, G.D.B. Bonbright, William O'Brien, and "most of the Broadmoor cottages;" the Clyde Block (1898); the McIntyre-Barnett Block (1898); and the Elks Club (1902). Other important commissions of Douglas and Hetherington include Ticknor Hall (1898) and McGregor Hall (1903) on the Colorado College campus; both are listed in the National Register. The ornate Burns Building and Theater (1910-12) was another major commission; the building was demolished in 1974 and subsequently removed from the National Register. After Douglas left the area in 1914, Hetherington partnered with noted Colorado Springs architect Thomas MacLaren. Among the firm's projects are the Inez Johnson Lewis School in Monument, Pauline Chapel in Colorado Springs, and the Colorado Springs City Auditorium, all listed in the National Register. Hetherington practiced alone after 1924, designing the Verner Z. Reed Memorial Library in 1926. After living in Colorado Springs for over 30 years, he died on December 7, 1934.

The formal opening of the Verner Z. Reed Memorial Library took place on November 20, 1926, with a reception featuring music and refreshments. The *Gazette* reported "women in the south part of the city have fitted up a room in the building for club room use." A February 23, 1930, article in the *Gazette and Telegraph* displayed the headline: "VERNER REED LIBRARY POPULAR PLACE IN SOUTH END; OLD VOLUNTEER HOSE COMPANY BEING KEPT ALIVE." The article went on to state:

It was November of 1927 [sic] that the library building was completed and opened. Since then it has been a center of social and literary activity in the south part of the city, and it has filled a long felt want. No property owner's signature is required to draw books at this library. Pay 5 cents and a card is yours. The library organization puts its faith in fellow readers....

The old hose company is kept alive, and with a full enrollment, by taking in new members, younger men who fight fires in imagination only. It flourishes as a social organization. There is a kitchen in the building where refreshments may be prepared, and the reception room is large enough for dancing.

With more than 3000 books for the community residents to use, the library was a welcome addition to the

² The biography on Hetherington comes from the OAHF website- Architects of Colorado publication. Additional information added comes from the publication by Front Range Research Associates on Colorado Springs Architects as well as the National Register nomination on the Pauline Chapel.

Property Name Verner Z. Reed Memorial Library

south end of downtown Colorado Springs. Local historians Manly and Eleanor Ormes commented in 1933 that the V. Z. Reed Hose Company “still maintains its organization and rejoices in the possession of a beautiful club house with library room erected by Mrs. Reed....”

An immediate concern for the company was the upkeep of the building and the payment of taxes and insurance. Although Mrs. Reed gave the money for the building’s construction, the other financial obligations fell to the company. Company attempts to transfer the title back to her were unsuccessful. A September 5, 1928, letter stated “she has decided to deliver back the property to you with the understanding that in the future she is to have no responsibility for its management, maintenance, or upkeep.” She did pay a bill for \$369.20 enclosed with the original request to her. A gift of stock from the estate of Verner Z. Reed to the company around the same time partially resolved the funding dilemma. This stock continues to sustain the company even today. Membership meeting minutes of the period 1931 to 1951 frequently reflect company attempts to convince the city to take over some of the maintenance expense for the library.

Mary Reed also provided \$200,000 for the construction of the Margery Reed Memorial Hall on the University of Denver (DU) campus— the building was completed in 1929. She funded the Mary Reed Library at DU with \$500,000 and an endowment. Completed in 1932, she requested an ornate building so the project offered more work to those in need during the Great Depression. In 1939 she was described as “a prominent Denver social leader and philanthropist.” In 1941 she funded the building of the Margery Reed Mayo Nurses Home at Glocker Hospital (Colorado Springs) in memory of her deceased daughter. Upon her death in April 1945, Mary Dean Reed donated most of her library collection to DU with the requirement her picture hang in the Library Building. Her picture remains there.

City directories for the years 1931 through 1951 list the Verner Z. Reed Library at this address with Alda Fleming as the librarian in 1941. By 1951 the company meeting minutes begin to note a small income of five to ten dollars per month from various organizations for use of the building. Since the company only met once a month, the space was available all other times. The practice of renting out the club room continued up through 1970. Various labor organizations, fraternities and sororities, clubs, and churches used the building for meeting space. Some of these groups were the First Christian Church, Immanuel Lutheran Church, the International Hod Carriers of Common Laborers Local 578, International Union of Brick Masons, Building & Construction Trades Council, Sheetmetal Workers, Mail Carriers, Beta Sigma Chapter, Alpha Phi Sorority, the PEO Chapter, Rebecca Lodge, Colorado Springs Kennel Club, War Mothers, and the Girls Club.

In 1951 the ownership of the building transferred to the Myron Stratton Home but included a 100-year lease back to the Hose Company for \$1 per year. Membership in the company declined to a point where they were thinking about dissolving, selling the building, and dividing up the profits. It was thought that without the responsibility of building ownership and associated costs, membership would rebound and the Hose Company would survive.

The Verner Z. Reed Library became a part of the Colorado Springs Public Library in 1959. By 1965, the building was identified as a Colorado Springs Public Library with Reed Hall in the basement. It was reportedly the last private library to be absorbed into the public library system. The library was decommissioned and moved out of the building in September 1968. In 1969 and 1970 the building was still being used by the Girls Club of Colorado Springs. Since that time the main floor has had a succession of tenants including a stereo dealer, bail bondsman, real estate office, and a print shop while the Hose Company continues to utilize the club room.

Property Name Verner Z. Reed Memorial Library

In 2000 a developer bought the entire 500 block of South Tejon Street, including the V. Z. Reed Memorial Library along with its remaining lease from the Myron Stratton Home. After several unsuccessful attempts to break the lease, the developer sold the building to the Hose Company in 2007.

The Verner Z. Reed Hose Company No. 6 still occupies the basement. The company has met continuously in the building since it opened in November 1926. The group is limited to 35 members and is "a social organization with its main purpose of perpetuating the memory and works of Verner Zevola Reed." The company has a current membership of 33. Members come from all walks of life and include plumbers, electricians, contractors, postmen, telephone employees, school teachers, municipal employees, and retired military and civil servants.

Opportunities to join occur only with the death, resignation or expulsion of a member (i.e. for excessive unexcused absences). An existing member must sponsor any new member candidates. Member candidates must attend three meetings as a guest and are then placed on a waiting list. Some current members spent three or more years on the waiting list. Candidates on the waiting list must then attend meetings regularly until a vacancy occurs. When a vacancy does occur, the candidate is asked to wait outside as the members vote. A ballot box containing white and black marbles is used to vote. A white marble is a yes and a black is a no. A black ball from any voting member excludes that candidate from membership. If the candidate is voted in they are called back inside, applauded, and assessed the one-time five dollar initiation fee.

A list of members is kept based on years of membership. The top ten on the seniority list have been members for 20 years or more. In 2006 the company established the position of "Honorary Chief," with that title belonging to the member holding the top spot on the seniority list. The most senior member currently is Bill Husted, who is in his 90s and has been a member since 1973. He was presented with a gold Chief's badge and wears it proudly to every meeting.

The company owns many artifacts left over from its days as a firefighting organization, including uniforms, belts, hats, fire nozzles, and trophies from various contests held between the other early hose companies. They are displayed in a small room in the basement. Also in the company's possession is Verner Z. Reed's Masonic ring.

The Hose Company holds business meetings in the basement on the first Thursday of the month and social meetings on the third Thursday of the month. The business meeting consists of a roll call with the accompanying recording of absences both excused and unexcused, the reading of the minutes from last meeting, a treasurer's report, unfinished business, new business, and the reading of anniversaries. The meeting is then adjourned and social hour commences.

Property Name Verner Z. Reed Memorial Library

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CONTINUATION SHEET

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Section IV

Property Name Verner Z. Reed Memorial Library

Waters, Frank. *Midas of the Rockies: Biography of Winfield Scott Stratton, Croesus of Cripple Creek*. 3rd ed. Chicago, Illinois: Swallow Press, 1949.

Who Was Who in America, Volume I 1897-1942. Chicago, Illinois: A. N. Marquis, 1943.

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
CONTINUATION SHEET**

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Section V**

Property Name Verner Z. Reed Memorial Library

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot 1, SO-DO Addition, City of Colorado Springs, El Paso County, State of Colorado.

Property Name Verner Z. Reed Memorial Library

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-17 except as noted:

Photographer: Bob Bills
Date of Photographs: April 11, 2008/ January 14, 2009 ◆
Negatives: CD with tiff images on file at the Office of Archaeology and Historic
Preservation

Photo No. Photographic Information

- 1 East façade. Camera facing west.
- 2 East façade. Camera facing northwest.
- 3 Oblique view of east façade and north side. Camera facing southwest.
- 4 North side. Camera facing southwest.
- 5 Oblique view of north and west (rear) sides. Camera facing southeast.
- 6 North side. Camera facing south.
- 7 Interior: Main floor- original library shelves, window, part of door, and trim. ◆
- 8 Interior: Main floor- original stained pine paneled door, brass hinge, and push button light switch. ◆
- 9 Interior: Main floor- original radiator and window in vestibule. ◆
- 10 Interior: Main floor- general view towards rear of building. ◆
- 11 Interior: Main floor- original glazed panel double doors. ◆
- 12 Interior: Main floor- original door hardware. ◆
- 13 Interior: Basement- club room with pool tables and built-in cue stick rack. ◆
- 14 Interior: Basement- club room with wall-mounted cue stick rack. ◆
- 15 Interior: Basement- original trim and staircase to main floor. ◆
- 16 Interior: Basement- restroom with original stall partition and door hardware to indicate occupancy. ◆
- 17 Interior: Basement- bottom side of original 1899 Hose Company chair. ◆

Property Name Verner Z. Reed Memorial Library

PHOTOGRAPH LOG - HISTORIC

These photographs may not be included in Internet posted documents and other publishing venues due to copyright restrictions.

Photo No.	Photographic Information
H1	Second location of the V.Z. Reed Library Association at 19 E. Las animas St., 1899. Courtesy of the Colorado Springs Pioneers Museum and Starsmore Local History Center.
H2	Second location of the V.Z. Reed Library Association at 19 E. Las Animas St., 1902. Found in <i>Colorado Springs Fire Department Illustrated</i> .
H3	Image of the Verner Z. Reed Memorial Library, <i>Sunday Gazette and Telegraph</i> . November 7, 1926. Courtesy of the Colorado Springs Pioneers Museum and Starsmore Local History Center.
H4	Images of Form of Agreement - Pages 1 & 2 - for construction of the Reed Building-1926. Courtesy of owner.
H5	Images of Form of Agreement - Pages 3 & 4 - for construction of the Reed Building-1926. Courtesy of owner.
H6	Image of the interior of the Verner Z. Reed Memorial Library, 1930. Courtesy of the Colorado Springs Pioneers Museum and Starsmore Local History Center.
H7	Image of the interior of the club room, 1930. Courtesy of the Colorado Springs Pioneers Museum and Starsmore Local History Center.
H8	Verner Z. Reed Memorial Building, OAHF survey form, 1983. Courtesy of OAHF.

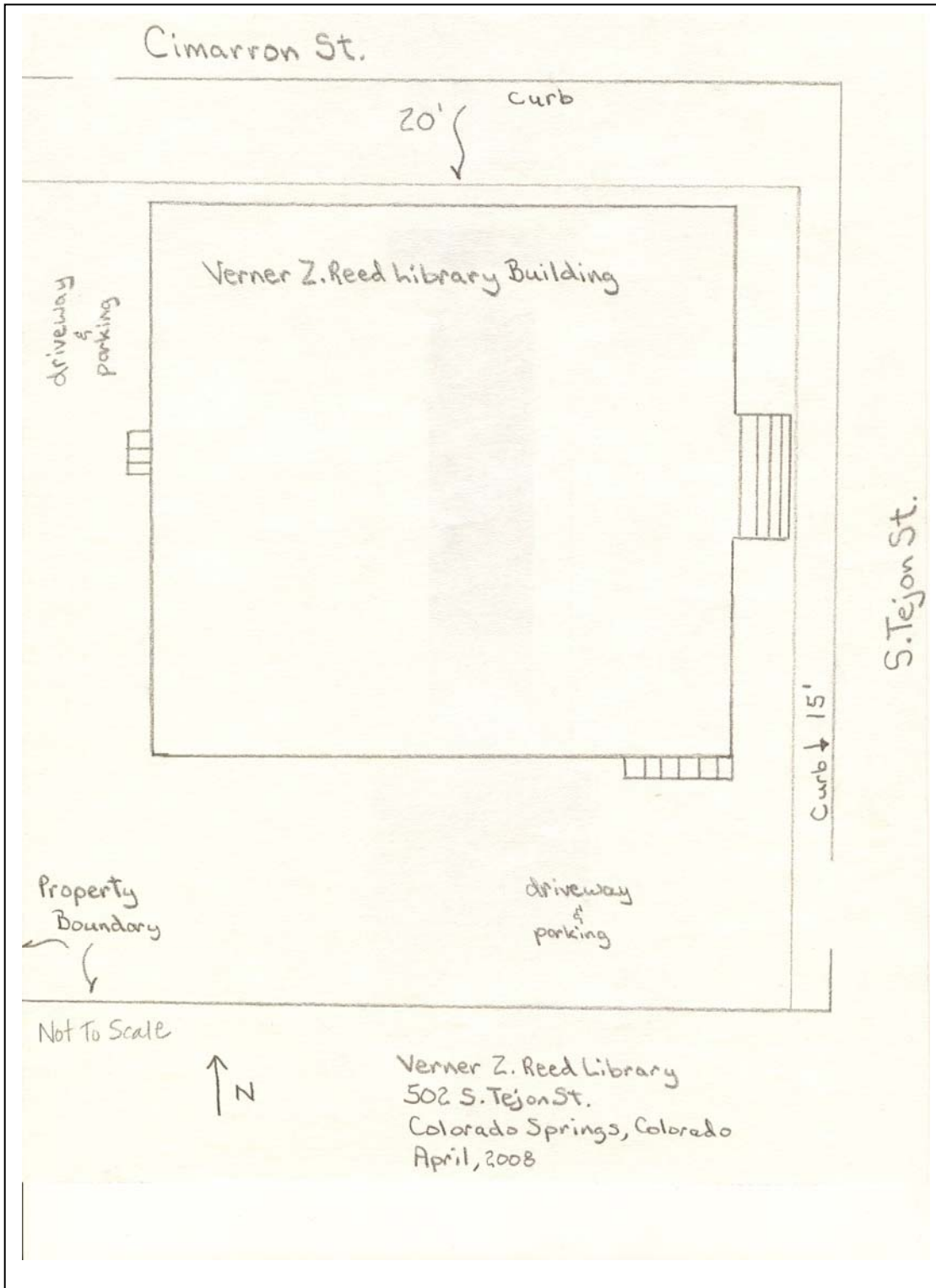
Property Name Verner Z. Reed Memorial Library

USGS TOPOGRAPHIC MAP
Colorado Springs Quadrangle, Colorado
7.5 Minute Series



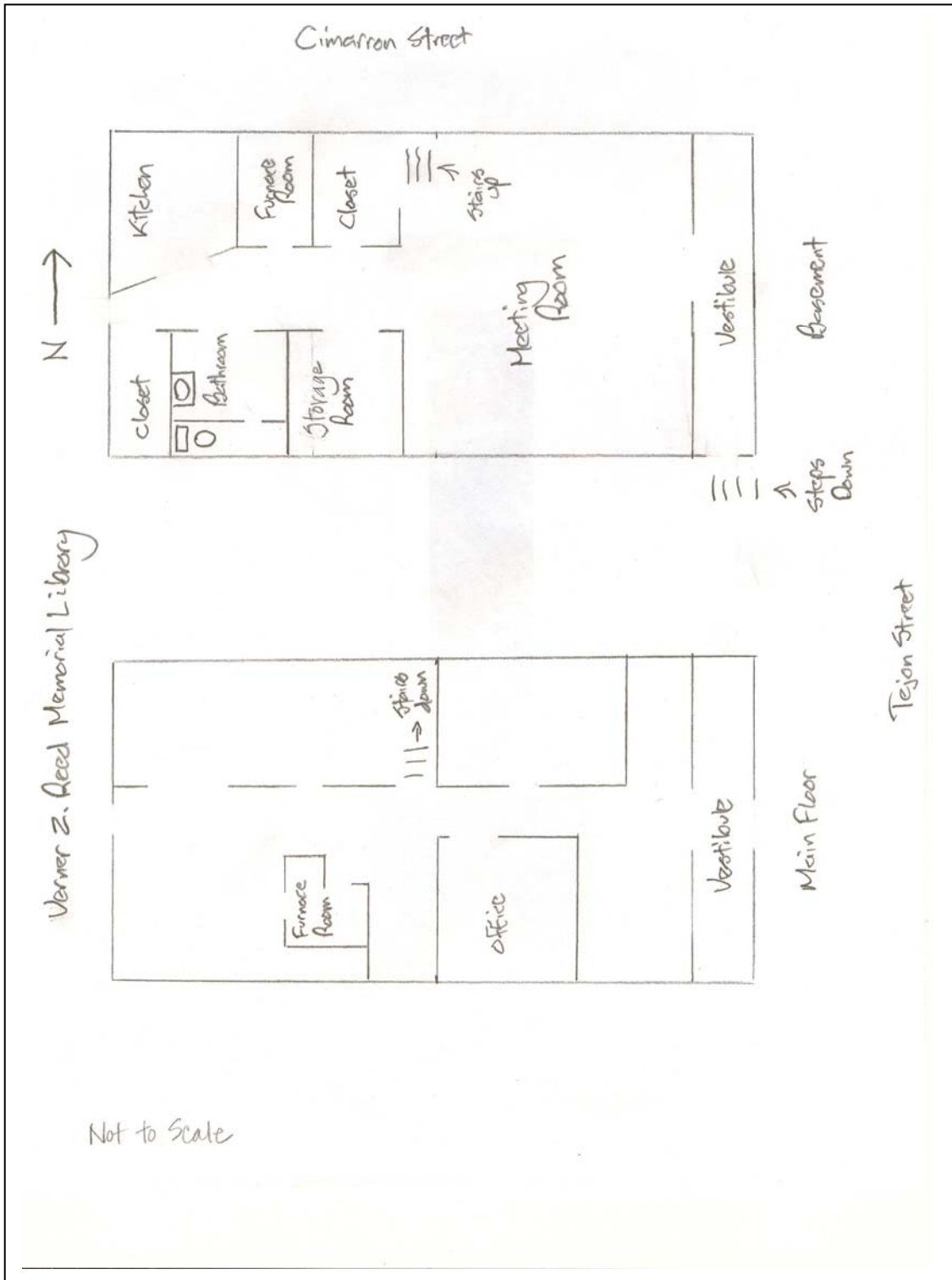
Property Name Verner Z. Reed Memorial Library

Site Plan



Property Name Verner Z. Reed Memorial Library

Footprints



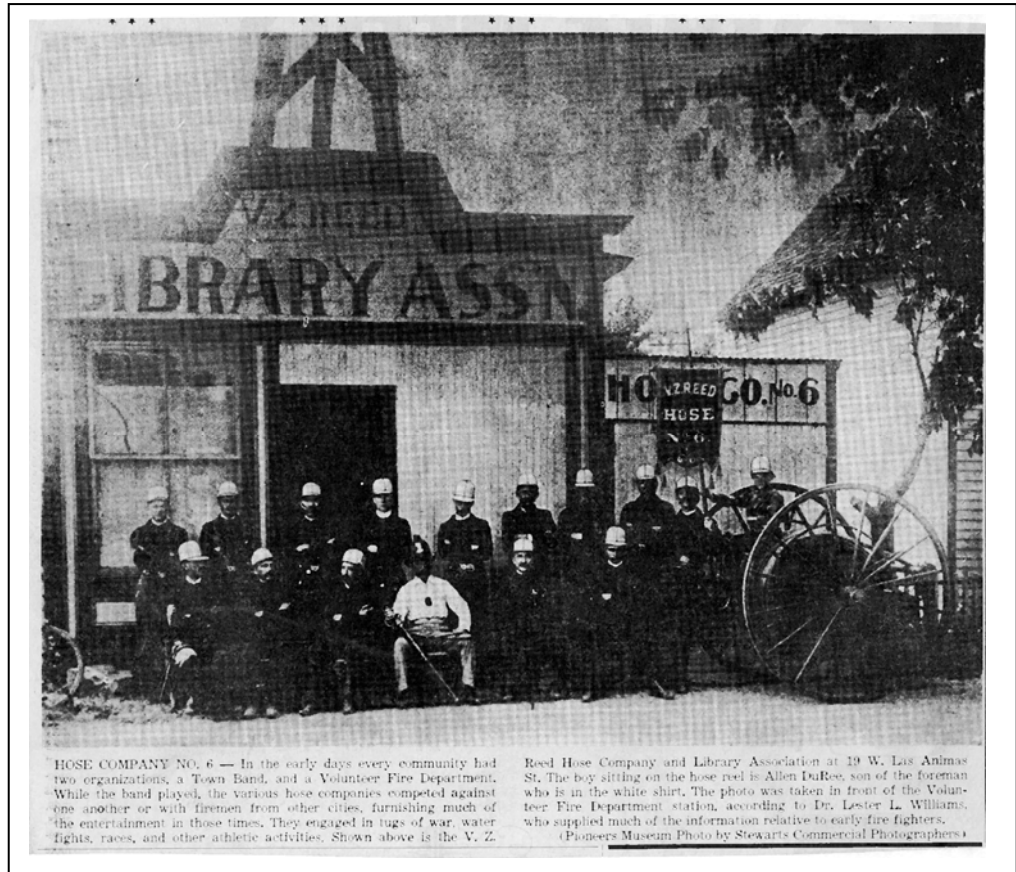
Not to Scale

Property Name Verner Z. Reed Memorial Library

Historic Photos

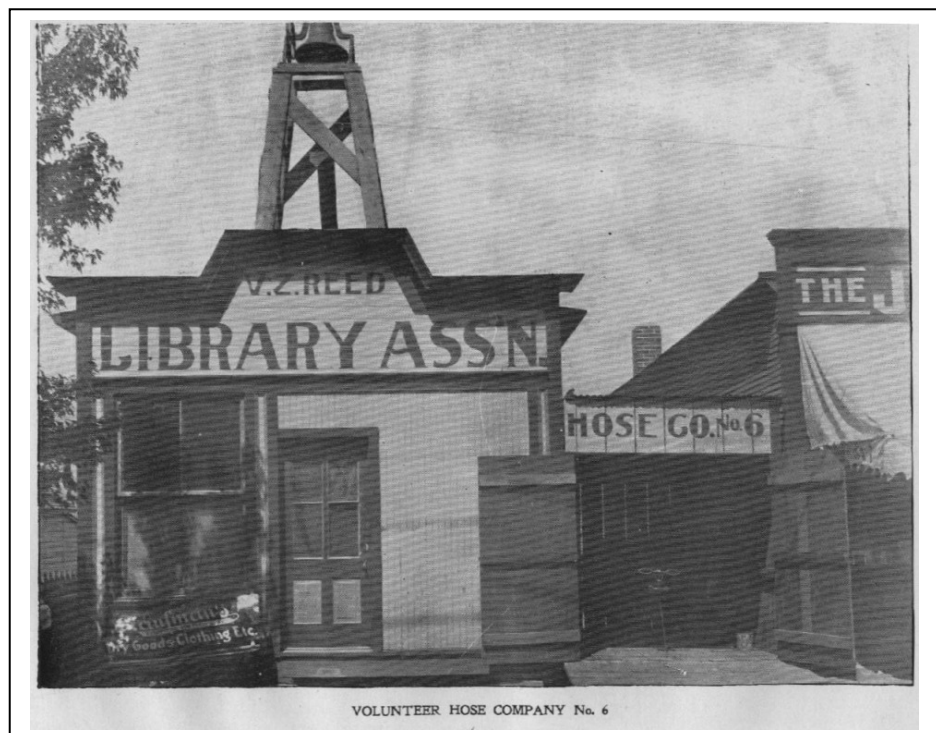
H1

Second location of the V.Z. Reed Library Association at 19 E. Las Animas St., 1899.



H2

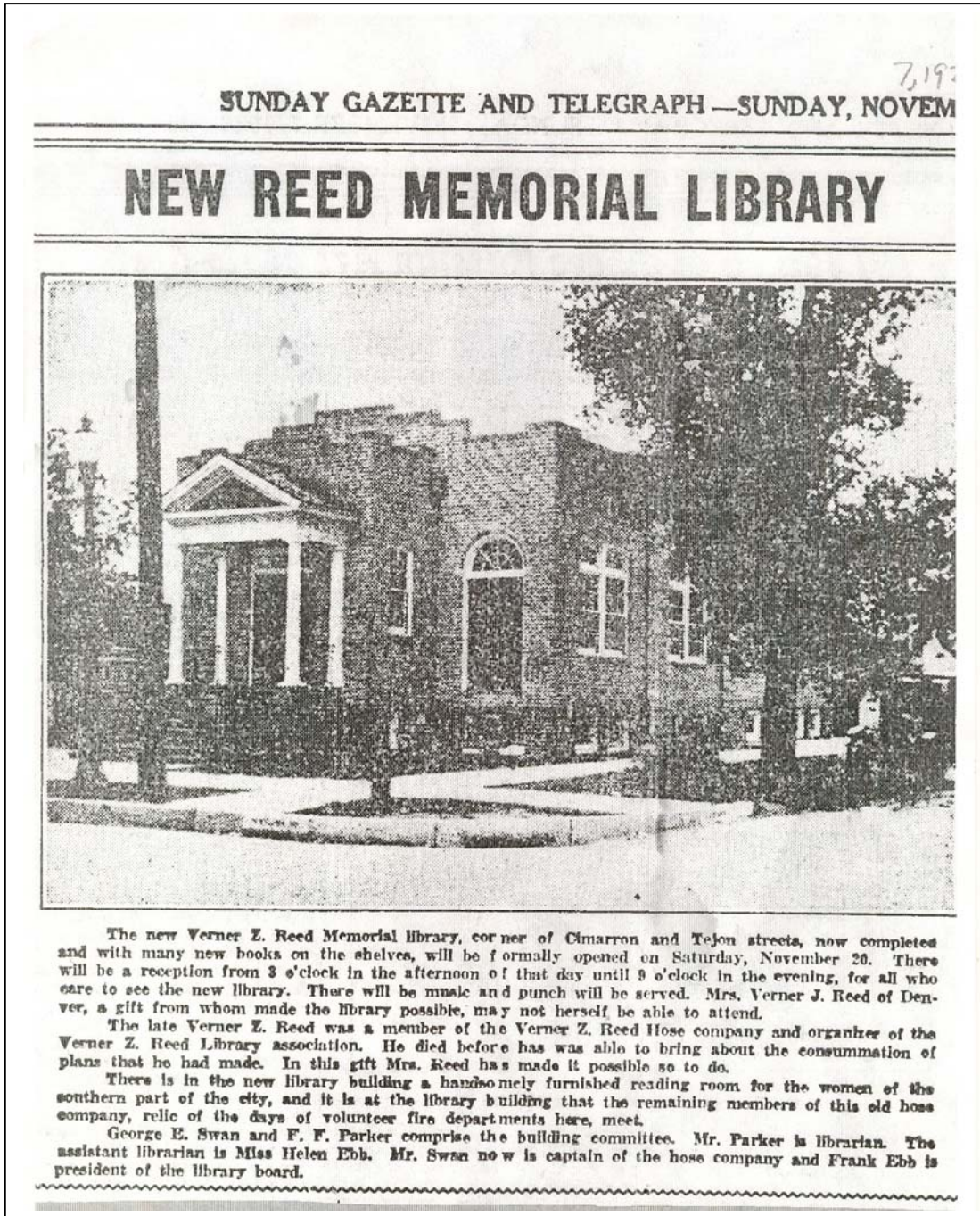
Second location of the V.Z. Reed Library Association at 19 E. Las Animas St., 1902.



Property Name Verner Z. Reed Memorial Library

H3

Image of the Verner Z.
Reed Memorial Library,
*Sunday Gazette and
Telegraph.*
November 7, 1926.



Property Name Verner Z. Reed Memorial Library

H4

Images of Form of Agreement - Pages 1 & 2 - for construction of the Reed Building- 1926

THE STANDARD FORM OF AGREEMENT BETWEEN
CONTRACTOR AND OWNER

ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS FOR USE WHEN A
STIPULATED SUM FORMS THE BASIS OF PAYMENT

The Standard Documents have received the approval of the National Association of Builders' Exchanges, the National Association of Master Plumbers, the National Association of Sheet Metal Contractors of the United States, the National Electrical Contractors' Association of the United States, the National Association of Marble Dealers, the Building Granite Quarries Association, the Building Trades Employers' Association of the City of New York, and the Heating and Piping Contractors National Association.

THIRD EDITION, COPYRIGHT 1915-1918 BY THE AMERICAN INSTITUTE OF ARCHITECTS, THE OCTAGON, WASHINGTON, D. C.
THIS FORM IS TO BE USED ONLY WITH THE STANDARD GENERAL CONDITIONS OF THE CONTRACT

THIS AGREEMENT made the Thirtieth
day of March in the year Nineteen Hundred and Twenty Six
by and between J. M. Vittatos
hereinafter called the Contractor, and The Building Committee of the
V. Z. Reed Library Association of Colorado Springs, Colo.
hereinafter called the Owner,
WITNESSETH, that the Contractor and the Owner for the considerations hereinafter named agree as follows:

Article 1. The Contractor agrees to provide all the materials and to perform all the work shown on the drawings and described in the Specifications entitled
(Here insert the caption descriptive of the work as used in the Proposal, General Conditions, Specifications, and upon the Drawings.)
For the erection and completion of Building for the
V. Z. Reed Library Association at Colorado Springs,
Colorado.
prepared by Mr. T. J. Hetherington of Colorado Springs,
Colorado
acting as, and in these Contract Documents entitled the Architect, and to do everything required by the General Conditions of the Contract, the Specifications and the Drawings.

THIRD EDITION, 1918—PAGE 1
6-16-22—20,000

Article 2. The Contractor agrees that the work under this Contract shall be substantially completed July 1st, 1926
(Here insert the date of completion, and stipulations as to liquidated damages, if any.)

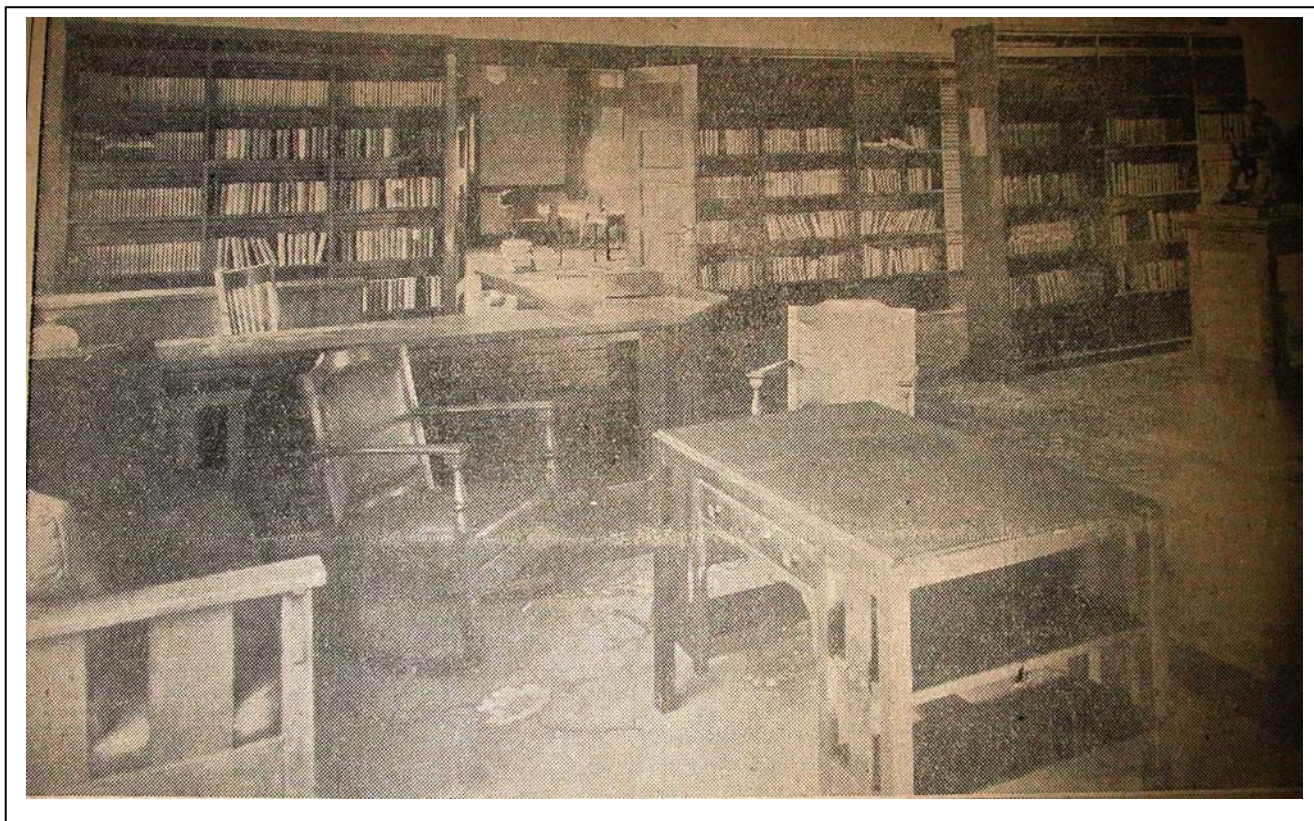
Article 3. The Owner agrees to pay the Contractor in current funds for the performance of the Contract
Seventeen Thousand Nine Hundred Eighty Dollars
(\$17,980.00) subject to additions and deductions as provided in the General Conditions of the Contract and to make payments on account thereof as provided therein, as follows: On or about the Tenth day of each month eighty five per cent of the value, proportionate to the amount of the Contract, of labor and materials incorporated in the work up to the first day of that month as estimated by the Architect, less the aggregate of previous payments. On substantial completion of the entire work, a sum sufficient to increase the total payments to sixty per cent of the contract price, and thirty (30) days thereafter, provided the work be fully completed and the Contract fully performed, the balance due under the Contract.

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Property Name Verner Z. Reed Memorial Library

H6

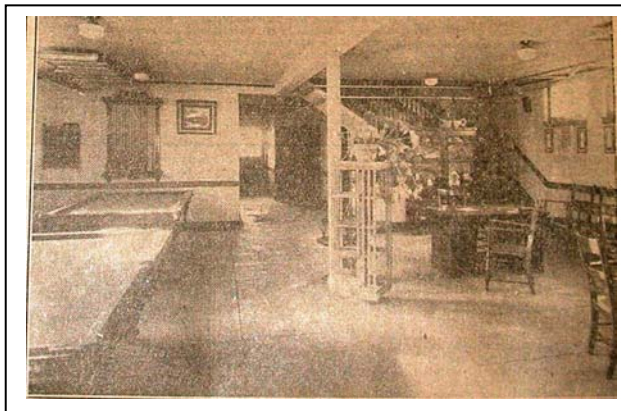
Image of the interior of the
Verner Z. Reed Memorial
Library, 1930.



Property Name Verner Z. Reed Memorial Library

H7

Image of the interior of the club room, 1930.



H8

Verner Z. Reed Memorial Building,
1983.

