

COLORADO HISTORICAL SOCIETY

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name All Souls Unitarian Church

Other Names All Souls Unitarian Universalist Church

Address of Property

address not for publication

Street Address 730 North Tejon Street

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 [owned by congregation] Julie Willis, President of the Board of Trustees

Address 730 North Tejon Street

Phone 719-633-7717

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 Rebecca Harrison

Date 15 May 2007

[adapted from material by R. L. and T. H. Simmons, Front Range Research Associates, Inc.]

Organization All Souls Unitarian Universalist Church, Building and Grounds Team

Address 417 Union Place

Phone _____

City Colorado Springs

State Colorado

Zip 80906

FOR OFFICIAL USE:

Site Number 5EP.626

_____ Nomination Received

Senate # _____

House # _____

8/10/2007 Review Board Recommendation

Approval Denial

8/30/2007

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

Property Name All Souls Unitarian Church

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 Religion / church

Current Religion / church

Original Owner congregation of All Souls Unitarian Church

Source of Information "History of the Unitarian Movement in Colorado Springs: Information to the Year 1901" by Mary Hamilton Stockwell

Year of Construction 1892; with additions in 1952 and 1984-85

Source of Information cornerstone. (Colorado Springs Landmarks Committee) landmark cards, and church files

Architect, Builder, Engineer, Artist or Designer Walter F. Douglas

Source of Information *Where Thy Glory Dwells* by Jean Messinger and Mary Jane Massey Rust

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)

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name All Souls Unitarian Church

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 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 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) East 130 feet of Lot 8 Block 11 Addition Addition 1, Colorado Springs

USGS Topographic Quad Map Colorado Springs

Verbal Boundary Description of Nominated Property

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

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Property Name All Souls Unitarian Church

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 Victoran: Shingle Style

Period of Significance: 1892

Level of Significance: Local State National

Multiple Property Submission: N/A

Acreage: less than one Site Elevation: 6030 feet

P.M. 6th Township 14S Range 66W Section 7 Quarter Sections SW NE NE SW

UTM Reference: Zone 13 Easting 515393 Northing 4299373 NAD27

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

Property Name All Souls Unitarian Church

DESCRIPTION *

All Souls Unitarian Church is located near downtown Colorado Springs and the Colorado College campus in a mixed use area with some older homes utilized as small businesses and offices. Constructed in 1892, the church sits on the southwest corner at the intersection of East Dale and North Tejon streets. The corner lot has a grassy lawn interspersed with deciduous and evergreen trees. A large evergreen tree anchors the northwest corner and small shrubs grow near the building's stone foundation walls. An expanse of asphalt (not part of the nominated parcel) serves as a parking lot on the west side of the building and there is a fenced playground area at its southwest corner. The one-story building has an irregular plan, a raised foundation of pinkish-greenish sandstone, wood shingled walls and a multi-planed complex roof sheathed in asphalt shingles. A 1984-85 addition that ends in a stuccoed firewall extends the building close to the southern lot line.

All Souls is a one-story cross gable church with a smaller gabled addition to the south. The gabled east wall has overhanging eaves and paneled vergeboards. Walls are clad with square coursed shingles above the sill line and fieldstone below. The apex of the gable face projects out and is supported by brackets. This section is clad with wavy wood shingles and has a narrow decorative glass window. The



Northeast Corner

lower portion of the front gable has a round arch stained glass window above four tall sash and transomed windows with stained glass and a molded beltcourse.

There is a projecting gable roof porch at the northeast corner with shaped vergeboards and wavy shingles on its gable face. There are wood supports with brackets atop fieldstone sidewalls with rock faced stone caps, metal railings, a carpeted deck, and double paneled and glazed doors.



The north wall of the porch has a series of pointed arch single light windows. At the south end of the prominent east gable is a smaller projecting gable bay with paired sash and transom windows.

A tall square stone tower with a metal fleur-de-lis finial rises near the northeast corner of the building. The tower has a bellcast roof with overhanging flared eaves and exposed rafters, and a rectangular wood louvered section immediately below the eaves. There are narrow windows on the tower walls below the louvered sections. At the base of the tower on the north wall is a hipped roof bay with a single window of decorative glass. There is a low eyebrow dormer on the roof slope east of the tower.

* Thomas H. and R. Laurie Simmons of Front Range Research Associates, Inc. re-surveyed the building in 2003 and much of the exterior description was taken from their inventory from.

Property Name All Souls Unitarian Church



The north wall of the cross gable (west of the tower) is similar in design and wall materials to the east gable with a projecting section at the gable apex supported by brackets and clad with wavy shingles and a narrow window with decorative glass. Below is a round arch window atop four stained glass sash and transom windows with a molded beltcourse. The basement level has large glass block windows.

On the rear (west wall) is a hipped roof one story projection with a hipped roof semi-octagonal dormer with wood shingled walls, three sets of paired stained glass windows, and a small metal finial. A small octagonal louvered cupola straddles the north-south running ridgeline and has a bellcast roof with a metal fleur-de-lis finial. There are two narrow multi-light eyebrow dormers on the west roof slope. There is a tall, square brick chimney south of the dormer. The west wall has wood shingles above the sill line and fieldstone below with a molded beltcourse.



At the northwest corner is an under eave porch (facing west) which is supported by wooden brackets atop a stone sidewall. The steps are fieldstone. South of the porch entrance are stairs to the basement with metal pipe railing. There is a secondary entrance at the south end of the west wall with a paneled and glazed door which opens onto a stoop with stone sidewalls and a metal pipe railing. Windows on the west wall include two small square windows near the center flanked by two sets of paired leaded stained glass windows.

An addition on the south wall of the east projecting gable has a gable roof with wood shingled upper walls and stucco below. There is a wood beltcourse. The east wall has a series of three paired stained glass sash and transom windows with wood surrounds. The basement windows have covered window wells. At the south end is a glazed atrium area with a stuccoed concrete wall on the south and glazed doors on the east and west ends.

Property Name All Souls Unitarian Church

Interior

The design of the church was based on a standard plan used by Unitarians in the east. The large fan shaped Great Hall could comfortably seat two hundred and forty persons. The Sunday School room was to the rear of the sanctuary. Today the Sunday School classrooms are located in the basement, but the Great Hall and the Small Hall (formerly the Sunday School Room) retain the character of the 1890s design. There was a ladies parlor located on the first floor next to the former Sunday School Room, which was comfortably furnished and fitted with an open fireplace, built-in bookshelves, and wooden doors that rolled down from the ceiling to enclose the space. The wooden doors, bookshelves, and fireplace are all still in place. Originally the kitchen was located in the basement. Food and dishes were brought to the main floor with the use of a dumbwaiter located next to the fireplace. Ornate metal heating grates are also in evidence as reminders of the heat and ventilation system that was an important consideration for many of the congregation suffering from tuberculosis and other similar ailments.

The Great Hall walls are the original wood lath and plaster situated over a wainscoting of wood planks. The ceiling has been refurbished with sheet rock as a safety measure. The church still has the original exposed wood beams in the Great Hall ceiling as well as the original pews, pulpit and two wooden tables. The pulpit top was fairly small and covered with leather that was extensively worn; it was replaced with a larger solid oak top but the base is still the original. Although records cannot confirm the chancel chairs as original furnishings, they are of the same material, style and workmanship as the pews and pulpit. The wooden sliding doors that separated the Great Hall from the Sunday School Room are still in place and operational today.



The graceful curved wooden arches still delineate the chancel and the choir loft. Many of the original square-head nails can be seen in the hardwood plank flooring throughout the main areas of the church. Care has been taken to maintain the historical integrity of the space. A memorial bookcase was constructed from similar solid oak wood to blend with the surrounding woodwork in the Small Hall.

The church has fifty-six original stained glass windows of various sizes; many have extensive jewels included in their design. Three are large rose windows, two in the main congregational area and one in the former Sunday School room. These windows are an excellent example of the type of craftsmen working at the turn of the century. Extensive research has not uncovered the name of the designer or the company that manufactured the windows or the source of the glass for the windows. The fleur-de-lis motif, seen as roof finials, is repeated in the windows.

Property Name All Souls Unitarian Church

Alterations

The church was renovated and expanded during the tenure of Rev. Hurley Begun (1925-1960). In 1949, nursery and kindergarten rooms were created out of space formerly needed for heating and fuel storage (a coal bin). Modern windows with glass blocks surrounding the panes were put in the coal chutes. A powder room and ladies toilet were also installed at that time. Pine paneling was installed in the former coal bin, creating a very livable space in the basement area. The original kitchen was located in the basement also. Food and dishes were transported from the basement to the main floor by the means of a dumbwaiter that was located next to the fireplace in the ladies parlor. (This labor saving device was converted into storage space with the completion of the addition in 1985.) In 1952, a basement addition was added at the southeast corner of the original building. The basement addition included several classrooms for Sunday School (religious education). The original south entry of the church was eliminated during this time with a small kitchenette occupying some of the space.

The chancel stage area of the Great Hall was remodeled in 1976. The front pews were removed and the stage area was extended out four to six feet. This was in response to services that stressed performances, in particular dance. The original stage was much smaller and square in design.

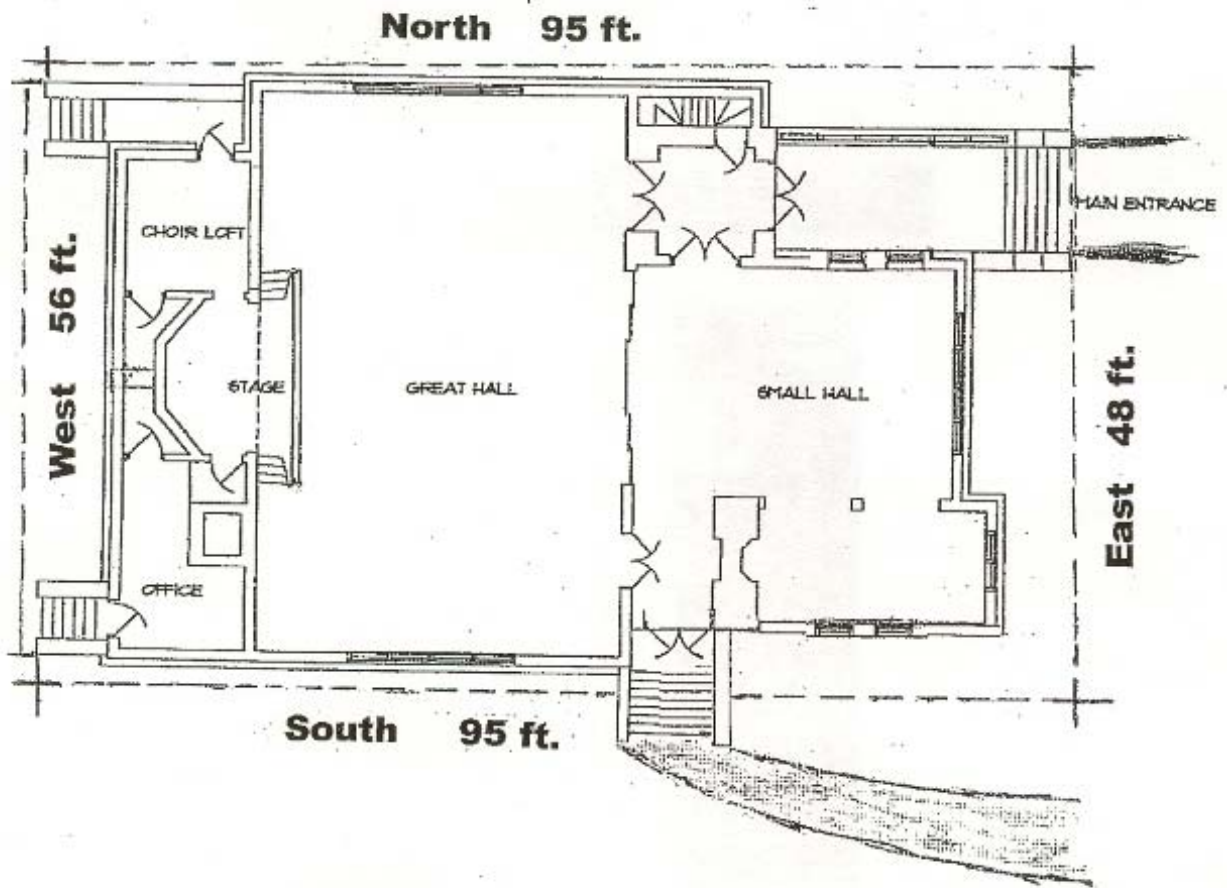
In 1984-85, an upper story was added to the earlier basement addition. Architect Elizabeth Wright Ingraham, granddaughter of renowned architect Frank Lloyd Wright, designed this carefully crafted addition. The architect attempted to "keep the spirit of the original by incorporating its bandings, shadow lines, overhang, stained glass, fenestration, and roof pitch." The stained glass removed from the Small Hall and Ladies Parlor was reused in the addition. This addition created a new minister's study along with a small church office, restrooms for men and women and a vastly remodeled kitchen. This addition involved the creation of a new west-side entry and the ramp that leads to it.

Images from the early 1980s show light colored exterior walls, indicating that the wood shingles have been painted. The original lath and plaster ceiling of the Great Hall was replaced in 1999 for safety reasons.



Except for the stuccoed firewall and glazed stairwell atrium at the south end, the 1984-85 addition maintains much of the original character of the building by incorporating many of its characteristics elements, such as the shingled walls, fenestration pattern, roof pitch and overhang.

Property Name All Souls Unitarian Church

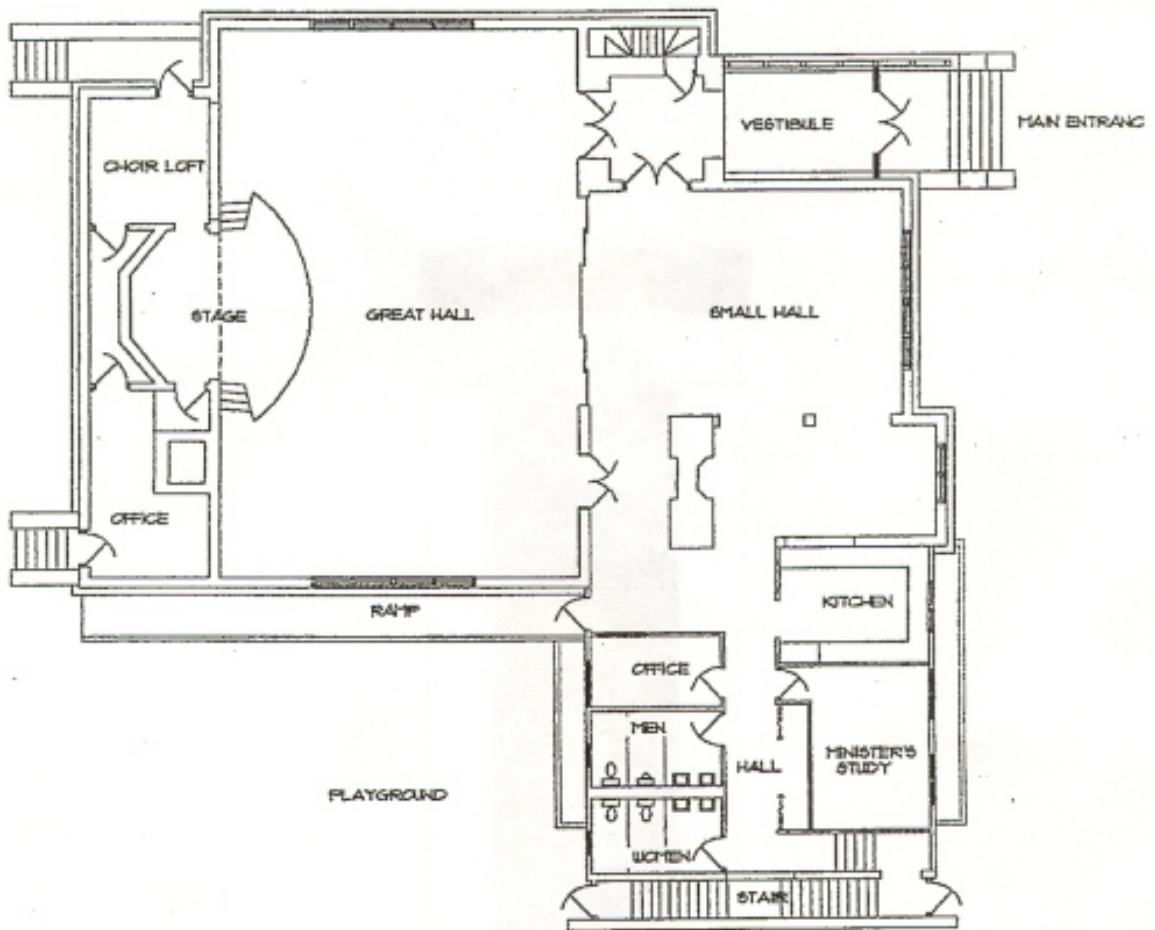


Building Plan

1892 to 1949

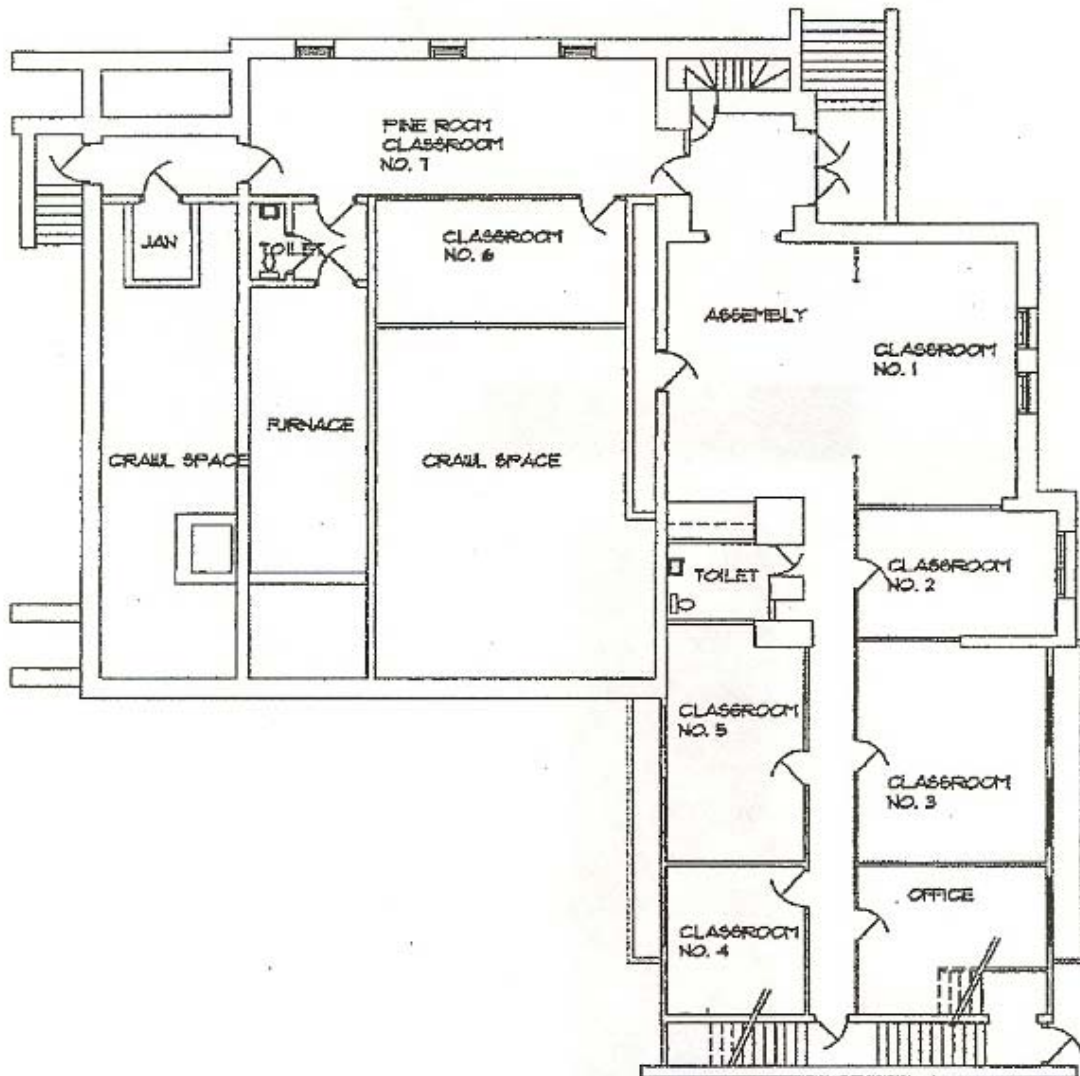
Property Name All Souls Unitarian Church

Current First Floor Plan



Property Name All Souls Unitarian Church

Current Basement Level Plan

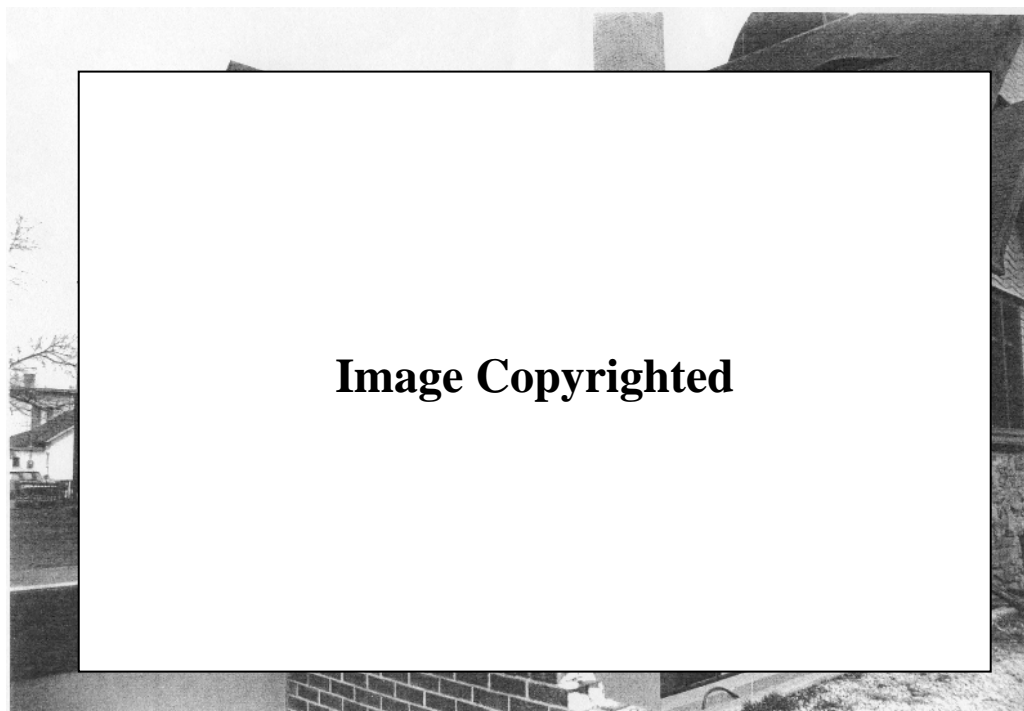


Property Name All Souls Unitarian Church

ca. 1920s image



*ca. 1952 photo, after
basement addition*



Property Name All Souls Unitarian Church

SIGNIFICANCE STATEMENT

The 1892 Unitarian Church meets Criterion C for Architecture as an interesting local expression of the Shingle Style and the only ecclesiastical application of the style identified in Colorado Springs. Elements of the style can be seen in the building's wood shingled walls, long sloping gabled roofs and windows grouped into pairs and fours. The use of undulating or wavy pattern wood shingles, which appear in the apex of the gables, is another characteristic of this style. Other decorative features include paneled vergeboard, eyebrow dormers, and stained glass windows. Walter F. Douglas, a noted local architect, designed the building, which was based on a standard plan used by Unitarians in the East. A 1984 addition incorporates many of these characteristic elements while replacing the stone portion of the walls with stucco.

The Shingle Style succeeded the more exuberant Queen Anne around 1880 as the most up-to date expression for residences. It remained popular for the next two decades. The Shingle Style is characterized by the uniform use of wood shingles as the primary wall surface material without interruption by corner boards. Other characteristics include an asymmetrical façade, broad multi-planed or gabled roofs with long slopes and narrow eaves, and clusters of windows—often grouped in twos or threes. A single Palladian window occasionally appears and if the ground story walls are not shingled, they are typically stone. "The over-all effect is altogether simpler and quieter than in the Queen Anne style, with more horizontal emphasis and less variety of color and texture" (Whiffen 1969:127).

The building contains some unusual features. Unlike the conical-roofed round towers normally found with this style, the tower of All Souls is square with a bellcast roof ending in flared eaves. The tower is incorporated into the intersection of two major gables and rises out of the roof rather than from the ground. A large round arched window centered over four tall windows creates a Palladian window effect. This fenestration pattern is centered on the gabled ends of the east, north, and south elevations.

A search of the OAHP database provided many residential applications of the style in Colorado Springs. However, All Souls is the only Shingle Style church that has been identified in the city.

Historical Background

General Palmer envisioned Colorado Springs to be a genteel community for the upper classes. Citizens were expected to be of good moral character with strict temperance habits. Religious organizations and the churches they built were an important part of the town's early development. Designed by prominent architects and constructed of high quality materials, many of these churches have become objects of congregational and community pride. The style, size and setting of these buildings contribute substantially to the historic character and feeling of the city.

Unitarians were active in Colorado Springs in the 1870s, led by Eliza Tupper Wilkes (Mrs. W.A. Wilkes) who was an ordained Universalist minister.[§] She had preached in New England before moving to Colorado Springs with her family, where she organized a Unitarian church in 1874. A building, Unity Hall, was built for their use in 1876 on land donated by the Colorado Springs Company. The group disbanded in 1879 after Wilkes left and a second pastor resigned due to an inability to tolerate the altitude.

[§] Much of the following information was taken from the Inventory form for the church and other materials prepared by Thomas H. and R. Laurie Simmons of Front Range Research Associates, Inc.

Property Name All Souls Unitarian Church

In 1890, Rev. Samuel Eliot, son of Harvard president Charles Eliot, came to Colorado Springs as an exchange minister and motivated the Unitarians to reorganize, which they did on February 25, 1891. Founding members of the congregation included Jerome B. Wheeler (prominent in the state's mining industry), James J. Hagerman, Irving Howbert, and William S. Jackson. In May 1891, the group purchased a church building site at Dale and Tejon from the Colorado Springs Company at a discount price of \$4,000.

Several architects submitted plans for the new church and those of Walter F. Douglas were chosen. His plan was based on a standard plan used by Unitarians in the East. All Souls Unitarian Church was erected in 1892. W.C. Johnson served as general contractor. Another local architect, Willard B. Perkins, reportedly supervised construction and made some additional revisions to the church interior.

The corner stone for the church was laid on July 2, 1892. The foundation of All Souls is Manitou Greenstone, which was quarried from the Younts quarry, west of Manitou Springs. Many of the bridges in Manitou Springs were built with this colorful stone, and it was used for residences and commercial buildings, particularly in Manitou Springs.

The building was dedicated on January 8, 1893. The complete cost of construction was \$19,960.66. In 1901, architect Thomas MacLaren described All Souls as "a frame building on a high stone base reaching to the level of the window sills, and for a mountain village as this practically was at the time, is a very pleasing and appropriate structure. Its bold projecting eaves and gable produce a good light and shade effect and the building is simple in its parts."

The building has been the home of All Souls Unitarian Church since its dedication in 1893. It was reportedly one of the first churches built expressly for a Unitarian house of worship west of the Mississippi. Although additions have enlarged the building by about a third, the original component is differentiated from later additions

From the very start the building's history has included support for the community. While raising funds for the construction of their own church, the congregation also helped raise money for the public library by sponsoring lectures by Charles Eliot, the President of Harvard University and Julia Ward Howe, author of "The Battle Hymn of the Republic." On March 16, 1897, the Colorado Springs Day Nursery was created to help families who were being torn apart by tuberculosis. All Souls Unitarian Church provided the meeting place for the early discussions. Several female leaders in this effort were from the church. The women produced bylaws on the spot, and emphasized that the efforts were to be sectarian only, with no regard to politics, religion or beliefs. In 1897, the church was home to the Colorado Springs Day Nursery for a short time.

Unitarians have been active in the United States since 1825. The Universalists organized earlier, in 1793. Since both religions had many common faith beliefs they merged their efforts in 1961 forming the Unitarian Universalist Association. All Souls Unitarian Church voted to change their name from All Souls Unitarian Church to All Souls Unitarian Universalist Church in May 2002, to reflect the change made at the national level and to give credence to both denominations.

Walter F. Douglas

Walter Farquhar Douglas was born in 1862 in India, where his father served as an officer in the British Army. He attended the University of Edinburgh and then came to the United States, arriving in Colorado in 1886. He settled in Colorado Springs about 1888, and his early designs included the

Property Name All Souls Unitarian Church

following properties (all in Colorado Springs unless noted otherwise):

- Argyle Block (1889; within the Old Colorado City National Register Historic District)
- Ute Hotel in Chipita Park (1890; no longer extant)
- First Baptist Church of Colorado City (1890; listed in the State Register)
- J. Arthur Connell House (c.1890; within North End National Register Historic District)
- Montgomery Hall at Colorado College (1891; listed in the National Register)
- Stockbridge House (1891; listed in the National Register)
- Charles Learning Tutt House (1892)
- All Souls Unitarian Church (1892)

In 1896, Thompson Duncan Hetherington relocated to Colorado Springs and formed a partnership with Douglas that lasted until 1914. A 1900 local publication described Douglas and Heatherington 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..." The architectural firm designed "most of the Broadmoor cottages" as well as the following Colorado Springs properties:

- Eugene P. Shove House (c.1897; within North End National Register Historic District)
- Clyde Block (1898)
- McIntyre-Barnett Block (1898)
- Ticknor Hall at Colorado College (1898; listed in the National Register)
- William O'Brien/President's House at Colorado College (1900)
- Elk's Club (1902)
- Edgeplain-expansion (1902-07; listed in the National Register)
- McGregor Hall at Colorado College (1903; listed in the National Register)
- Burns Building and Theater (1910 – 1912, razed and removed from the National Register)

Other Colorado Springs buildings attributed to the firm include the G.D.B. Bonbright House, the Odd Fellows Hall, the Unitarian Church, and St. Francis Hospital. Douglas left the area in 1914 and died in 1941.

Property Name All Souls Unitarian Church

BIBLIOGRAPHY

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Property Name All Souls Unitarian Church

Simmons, Thomas H. and Simmons, R. Laurie [Front Range Research Associates, Inc.]. Architectural Inventory Form for All Souls Unitarian Church [5EP626], 2003. On file in the Office of Archaeology and Historic Preservation, Colorado Historical Society, Denver, Colorado.

Stockwell, Mary Hamilton. "History of the Unitarian Movement in Colorado Springs: Information to the Year 1901." All Souls Unitarian Church files.

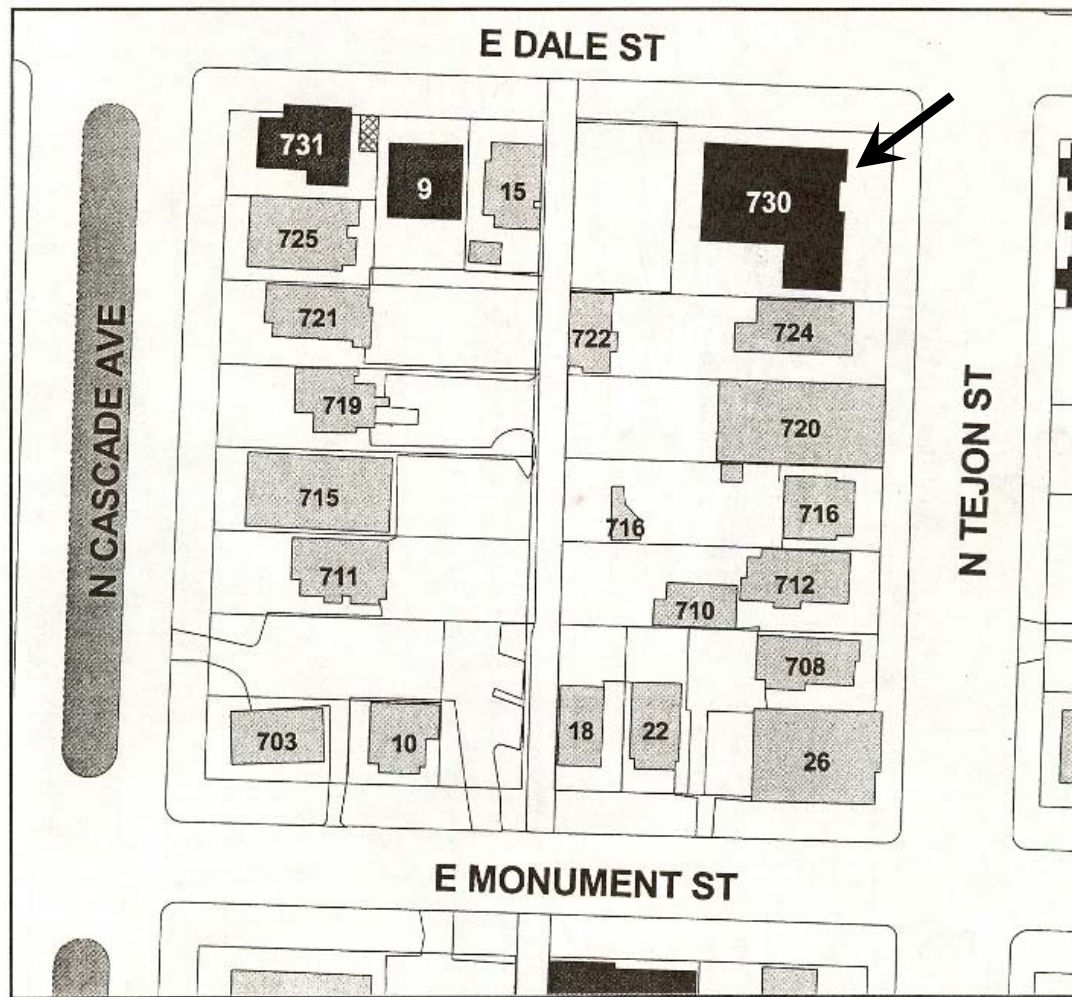
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Property Name All Souls Unitarian Church

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

East 130 feet of Lot 8, Block 11, Add 1 Colorado Springs



730 N. Tejon St.

20 0 20 40 Feet



Source: Architectural Inventory Form for 5EP626 (Simmons 2003) based on City of Colorado Springs, Geographic Information System data.

Property Name All Souls Unitarian Church

PHOTOGRAPH LOG

The following information pertains to all photographs:

Name of Property: All Souls Unitarian Church
Location: Colorado Springs, El Paso County
Photographer: Lew Phinney
Date of Photographs: 2007
Negatives: Digital images

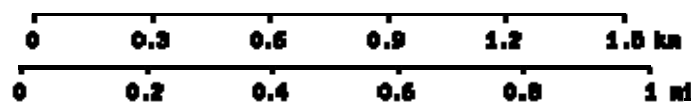
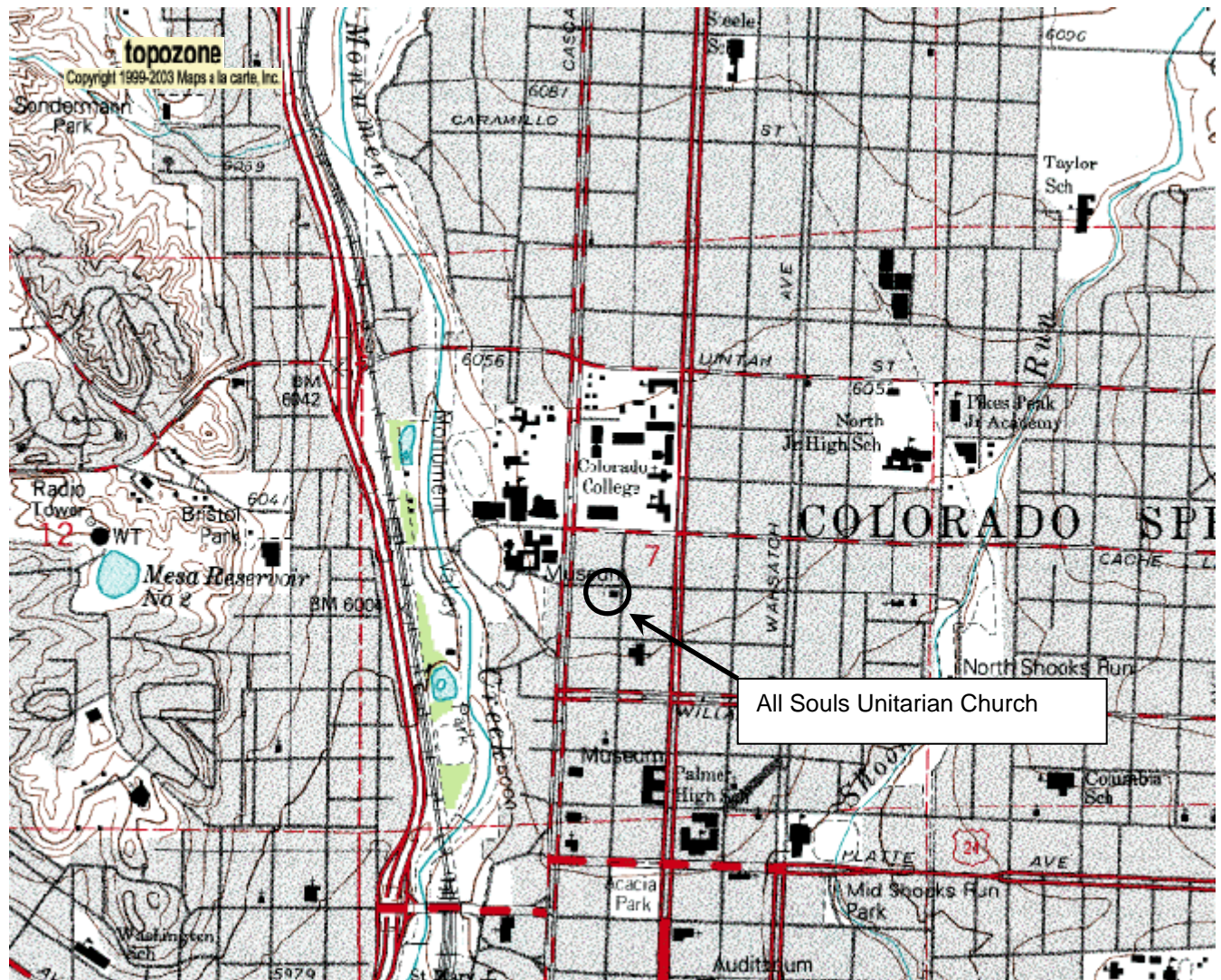
Photo No. Photographic Information

- 1 East (Tejon Street) façade of church; camera facing West
- 2 North (Dale Street) façade of church; camera facing South
- 3 West (rear) of church; camera facing East
- 4 South side of church; camera facing North-northeast (on an angle due to close proximity of building to the south)

Property Name All Souls Unitarian Church

USGS TOPOGRAPHIC MAP

Quadrangle, Colorado
7.5 Minute Series



USGS Colorado Springs (CO) Quadrangle

