

Historic Preservation Alliance

Awards Gala



Cutler Hall image copyright ©1996 Marshall P. Kean

Historic Cutler Hall was the first building constructed on the Colorado College Campus. Occupied in January of 1880, Cutler was designed by architects Peabody and Stearns in high Victorian Gothic revival style. The exterior is rough ashlar masonry with wall faces of trachyte quarried at Douglas Station near Castle Rock.

In 2002, Colorado College undertook a complete renovation of Cutler Hall with architect Michael Collins, earning the college the "Civic Architecture" Award from the Historic Preservation Alliance. Jurors commented, "This truly great campus building, which exemplifies unique and extraordinary architecture important to our sense of place and community, has been lovingly and accurately restored, including high quality masonry work, exquisite wood shingle roof patterning, and sensitive interior design."

The image of Cutler Hall is reprinted with the permission of Marshall P. Kean.

be rapidly produced," said Liu in the *Discover* article. DNA injected as a vaccine might signal the body to churn out proteins that protect against HIV by provoking an immune response to the virus.

Margaret Liu after she received an honorary degree from CC and spoke at this year's opening convocation.

appreciate intensely the emphasis on critical thinking, integration of science and liberal studies, high standards, individual attention, and encouragement to be independent that I felt."

"A CC education instills the ability to think laterally and always question," said Liu. "It is especially noteworthy that the women being honored are from a liberal arts institution and were not simply trained to focus on the techni-

residential, liberal arts colleges. Colorado College had the second-highest number of undergraduate alumnae of any college or university represented on the list, just behind MIT.



Jane Lubchenko, photo by Jim Harrison 2002.

OLDEST COLLEGE BUILDING WINS HISTORIC PRESERVATION AWARD

By TODD WILSON

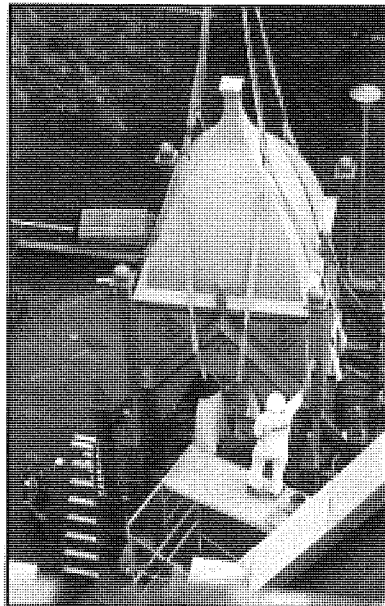
director of college relations

The Historic Preservation Alliance of Colorado Springs has honored Colorado College for a seven-year project preserving and restoring our oldest structure, Cutler Hall.

CC — and restoration architect Michael Collins and original architects Peabody and Stearns — was one of two winners in the civic architecture category, along with the Carnegie Library. The category included historic structures and monuments such as government buildings, universities, schools, museums, monuments, and religious structures, and sites or landscapes that are part of the public domain such as parks and medians. Submittals for the competition also were received from the Pioneer Museum, Fountain Valley School, and the Colorado Springs School.

"This is a well-deserved recognition for a fabulous piece of work by so many people at CC," said CC President Richard Celeste. "The college community should be proud."

In presenting the award to CC, HPA board member Sandra Chesrown said, "This truly great campus building, which exemplifies unique and extraordinary architecture important to our sense of place and commu-



Cutler cupola ready to go back in place during the 1997 restoration.

nity, has been lovingly and accurately restored, including high-quality masonry work, exquisite wood shingle roof patterning, and sensitive interior design. This very accurate restoration reflects our city's pride in our history, and will allow the building to endure into the next century."

The awards were made during a gala celebration in early November at Colorado Springs School's Trianon, an historical jewel in its own right. Attending to accept the award were Gary Reynolds, George Eckhardt, Carl Brandenburg, and Don Crochet from facilities services. Andrea Lucard, Mark Hatch, and Todd Wilson also attended.

The Cutler renovation and restoration project began in 1995 with a grant to help the college catalog and evaluate its historic facilities. At about the same time, facilities services was investigating how to fix significant roof leaks in Cutler Hall.

"The building exterior was in need of very extensive repairs due to its 120 years exposed to the harsh Colorado environment," said Eckhardt, assistant director of facilities. "However, my goal was to do the repairs using historically sensitive methods and materials so that the building could be enjoyed as close as possible to its original state for another 100 years."

The project was made possible by three grants from the State Historical Fund of the Colorado Historical Society, supplemented with funds from the college. The project's finishing touches are being made now and should be completed before winter break. Landscaping will be done upon completion of the campus landscape architectural guidelines design, which is underway.

For more on the background of the Cutler project, see George Eckhardt's recollections in a special Web extra story at www.ColoradoCollege.edu/news_events#Cutler.

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Historic buildings garner architectural awards

By Janice Yaklich Gazette.com

Efforts to preserve historic buildings in Colorado Springs were recognized earlier this month by the Historic Preservation Alliance of Colorado Springs.

HPA designated four categories for recognition in its first-ever awards program: residential architecture, civic architecture, commercial architecture and historically compatible new construction.

The awards were juried by HPA board of directors, with the guidance of Nan and Dave Anderson, partners in the architectural firm Anderson and Anderson Architects in Golden.

Competition was tough, forcing jurors to hand out two awards in the civic and commercial architecture categories.

While the buildings themselves were recognized as contributing to the history of Colorado Springs, the architects and contractors on the projects were recognized for their achievement in preserving the city's history.

The renovation of Cutler Hall on the Colorado College campus was recognized in the civic architecture category along with the Carnegie Library in downtown Colorado Springs.

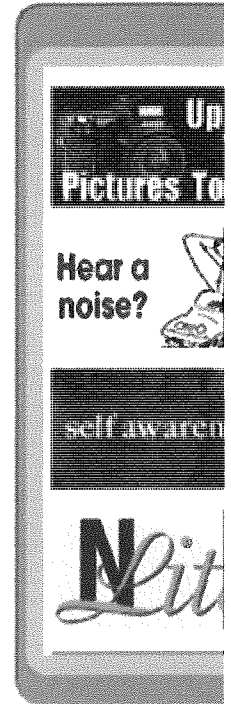
The adaptation of Lowell School, the first elementary school in Colorado Springs, into office buildings was a winner in the commercial category. The co-winner was the massive renovation project at the Broadmoor Hotel.

The former Augustine House in the north end neighborhood was recognized for an historically compatible living space.

In the category of historically compatible new construction, jurors recognized the Colorado Springs School campus landscaping plan.

Select a link to the right for a closer look at each of the projects.

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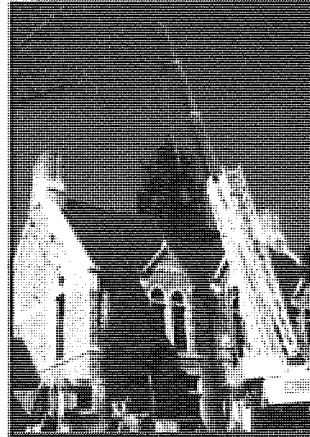
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Cutler Hall at Colorado College

By Janice Yaklich Gazette.com

The first students to grace the halls of Cutler Hall on the Colorado College campus did so in 1890. The first structure to be built on land donated by Gen. William Jackson Palmer is now on the National Register of Historic Places and has been completely renovated with the assistance of several grants from the State Historical Fund.



Renovation of the building began in 1997 with a grant to replace the leaking roof and the cupola, which was suffering from roof rot.

Painted black during a previous renovation, the cupola was taken down using cranes and moved off-site, where it was reinforced with a steel frame and painted to match what campus officials believe are colors that replicate how the decorative piece originally looked.

"The cupola was one of the more single challenging pieces of the project," Todd Wilson, director of college relations, said.

When it was built 120 years ago, Cutler Hall was an all-purpose building used for classrooms, administrative offices and the dining hall. It now houses the admissions and financial aid offices.

Layers of paint have been scraped off doorways, windows, window frames and paneling to reveal details etched in wood by hand more than a century ago. The original wood flooring, worn by years of use, has been replaced by new hardwood floors.

"The main part of the project was the exterior restoration," Wilson said. "The roof originally had wood shingles that were replaced at some point with basic asphalt shingles. We replaced those with new wood shingles that closely replicate the original ones."

Colorado College received close to \$400,000 in grant money from the State Historical Society to assist in the renovation work.

Contractors are now refurbishing the limestone exterior of the building and installing sandstone steps at the front entrance. The original stairs were replaced several years ago with poured concrete.

The final phase of the project will be to complete landscaping in front of the building.

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THE
HISTORIC PRESERVATION ALLIANCE
OF
COLORADO SPRINGS

publicly recognizes
your important contribution
to the historic character of our fair city
and is proud to bestow upon you the

First Annual Historic Preservation Award
in the Category of Civic Architecture

Restoration of Cutler Hall
The Colorado College
Architect, Peabody and Stearns
Restoration Architect, Michael Collins

On this sixth day of November, 2002
Colorado Springs, Colorado

Story for print Access November 2002

The Historic Preservation Alliance of Colorado Springs has honored Colorado College for a seven-year project preserving and restoring our oldest structure, Cutler Hall.

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The Cutler renovation and restoration project began in 1995 with a grant to help the college catalog and evaluate its historic facilities. At about the same time, facilities services was investigating how to fix significant roof leaks in Cutler Hall.

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Some Background and Highlights of the Cutler Hall Preservation Work, 1996-2002

George Eckhardt

11/9/02

Background:

In looking through the project books I have organized to record the State Historical Fund grants, I have tried to recall how all the pieces of the puzzle fell together that led us to the first and subsequent applications for State Historical Society grant funds to do the much needed repairs on Cutler Hall. The building exterior was in need of very extensive repairs due to its 120 years exposed to the harsh Colorado environment. However, my goal was to do the repairs using historically sensitive methods and materials so that the building could be enjoyed as close as possible in its original state for another 100 years.

The concern over restoring Cutler Hall really started as the result of some bad roof leaks occurring in summer and fall of 1995. I found a condition report that I wrote describing what was found in an inspection of the Bell Tower conducted on January 10, 1996. Phil Rector, Facilities Director, George Eckhardt, Assistant Facilities Director, Fred Fletemeyer, General Contractor, and Ed Samberson, Structural Engineer crawled through the rafters up into the framed boxlike area below the cupola and then up into the cupola through a trap door. I believe I took Andrea Lucard up through that maze to show her the problems at some later time when we began considering applying for historic grants assistance. I had previously found the water leakage problems, but of even more concern was the fact that I had found so much “dry rot” in the exposed structural supports for the cupola that I could push a pencil through the paint and deep into the pine wood supports. The vertical corner supports appeared to be only 2 by 6’s sandwiched together to give the appearance of being sturdy 6x6 support columns.

I was very concerned that a strong wind could easily topple the cupola off of the building roof. After all, I was there about 10 years before when about two tons of the limestone parapet cap stone slid off the northwest roof edge during Homecoming, barely missing Barbara Yalich, who I believe was vice president for advancement at the time. We were just reminiscing about that close call at the recent Homecoming activities, 17 years later.

That may have been the same Homecoming in 1986 when President Gresham Riley stood on the Palmer Hall steps and announced the successful nominations for Cutler Hall and Palmer Hall, which were just added to the National Register of Historic Places. Also speaking was alumna Judy Rice-Jones, documents librarian at UCCS, and chairperson of the Colorado Springs Historic Resources Board. She gave the college procedural advice and helped generate interest in getting the historical recognition for Cutler and Palmer Halls. Attending the dedication where members of the City Council, City Planning Commission, WES Society, and Historic Property Alliance, which sounds like the predecessor of the Historic Preservation Alliance that recently presented an award to the college for the historic preservation work on Cutler Hall. This recognition for Cutler and

Palmer halls was really the beginning of the college's active interest in preserving the historical heritage of the college and what Gresham Riley detailed as the "institutional memory of Colorado College".

At about the time I recognized the seriousness of the Cupola and roof problems, I read an article in the paper with a picture showing Fletemeyer Construction replacing a cupola on a church on Colorado Avenue. Fred Fletemeyer had recently donated an upgrade to the old hockey locker room in Cossitt Hall. I invited Fletemeyer to be involved in the project because I knew his company could do the work and they would care about the college. I can't remember exactly how I got Michael Collins Architects involved other than the fact that the firm did design work on Cutler Hall in 1982, just the year before I started work at the college. I had done some follow up on that project and knew Michael Collins, who also did design work in Palmer Hall. I knew he had an interest and respect for the historic buildings at Colorado College. He also had drawings of Cutler Hall on file. It turned out that the firm was also on the State Historical Society's list of recommended architects for doing Historical Fund grant work.

As soon as we started looking at costs estimates that were exceeding \$200,000 to do basic Cupola and roof repairs to Cutler, it was obvious we had a real challenge on our hands. At the time, our capital project reserves could fund projects only up to \$30,000 to \$40,000 in size. Hence, conversations began between Elaine Freed and Andrea Lucard in the development office, and Jan Legoza, then-vice president for business and finance, about applying for a State Historical Fund grant. I believe that was a real uphill challenge for Elaine Freed at the time. We had successfully completed the "Colorado College Historic Preservation Project" study in December, 1993, which was a historic survey and plan for the college Master Plan by Manning Architects, John Prosser Associates, and Winter & Company. This study was funded by a State Historical Fund grant. However, in 1995, Freed submitted several college properties for Historic Register nominations as follow-on to the historical study recommendations. Our nominations were turned down, unfortunately, due to confusion in the process and communications between the local government review group, the college, and the state government review group. We have come a long way since that early attempt. The college is well respected now by the local and state review groups for our thorough and quality applications and stewardship of projects which began with the "Cutler Hall Cupola and Roof Restoration" and "East Campus Historical Study and Demonstration Project" grants. The latter grant resulted in restoration of the house on Weber Street used by the Kappa Sigma Fraternity. Then two additional grants were obtained for Cutler exterior restoration and two obtained for Bemis exterior restoration.

These projects have really demonstrated to the State Historic Society the college's expertise in writing compelling grants and executing quality historic preservation work. In fact, our SHF Technical Advisor, Nan Ricky, provided strong encouragement for me to apply for the grant to reconstruct the massive Jackson House front porch, even though the grant is for a large amount, \$250,000. Awarding of a grant of that magnitude is very rare, so we have our fingers crossed. Andrea Lucard and Ann Hatch prepared a grant request that is so compelling that it appears that Colorado Springs grew up around the

Jackson House. I was impressed by the community support documents that accompanied the grant application. As we build on our successes in these projects, our community support grows even stronger, which in turn helps us prepare more convincing applications and have more visibly successful restorations. I was interviewed recently by a Colorado University graduate student who is working with the Colorado State Historical Society to document the Cutler Hall and Bemis Hall restorations in a book about successful restorations to be illustrated by John Fielder, famous Colorado photographer. Pictures of completed Bemis and Cutler work will be taken this spring.

Due to financial limitations in making cash matches for the grants, the college had to submit for phased grants for Cutler Hall restoration over about five year's time. We started out making a match of 40 percent to show our strong commitment to the Cutler preservation project, but later grants were achieved with the college matches being closer to the 25 percent minimum match requirements. In this way the college resources were stretched to maximize the grant assistance available in order to do more of the work needed on Cutler. Also, the college committed additional resources to restore the exterior steps and remodel the first floor without grant assistance.

Summary of the State Historical Fund Grants Awarded for Cutler Hall Restoration

Cutler Hall Cupola & Roof Restoration:

Started January, 1997 Grant \$85,320

Cutler Hall Exterior Trim, Window, Stone Restoration:

Phase 1 March, 1999 Grant \$74,406

Phase 2 July, 2000 Grant \$81,608

Phase 3 October, 2001 Grant \$83,500

Cutler Hall Final Masonry Restoration:

Started August, 2002 Grant \$75,000

Restoration Highlights:

After the Cupola was removed, project manager Drew Fletemeyer removed by hand approximately 800 pounds of pigeon droppings in 12 large leaf bags. He said he had to do the dirty work because he couldn't ask one of his employees to do it.

A new improved steel framework was built inside the attic box on top of the Cutler roof to support the cupola, which also had a separate steel framework built inside it for improved strength. Fletemeyer Construction found that the original wood framing construction was not very accurately laid out or even near square. The measurements for new support steel had to be designed with the irregular dimensions to fit inside the existing framing on the Cutler roof. Therefore, the steel framing constructed in the roof box and the new steel cupola support legs and bolt holes being constructed 10 miles from campus, had to be constructed to match up exactly when the cupola was set in place by a

large crane. Everyone was amazed when the crane placed the cupola over the mounting bolt holes and the holes lined up nearly perfectly. Due to the irregular shape, the cupola would only fit one way, so there was no danger of remounting it backwards.

The newly constructed 11-foot steel spire that replicated the original spire seen in very old photos was then slipped into a sleeve at the top of the cupola. This spire was connected to the ground by a large copper cable to serve as a lightning rod. Lightning strikes along the ridge above Monument Creek are very common. The new chimney caps also have lightning arrestors installed on them.

The new cedar wood shingle roof replaced the residential style T-lock asphalt shingled roof that was leaking badly. Dal Solano, from Central States Roofing, took on the personal challenge and used his skills to replicate the diamond patterns in the new cedar wood roof shingles seen in original photographs. It was a real challenge to determine how to turn and cut the cedar shingles to achieve the original pattern while maintaining the waterproof integrity of the roof.

After the Cupola and roof projects were complete Fletemeyer Construction began rebuilding the exterior wood trim, west porch balcony, windows, and rebuilt the east entry doorway and interior archway. Everyone was amazed at the improvement resulting from restoring the round window above the entry door that had been boarded over. Also, the lowered entry ceiling was returned to full height and the interior arch was recreated and trimmed with wood. The window restoration project included removing paint and re-staining the window sash frames on the inside. Because of financial limitations, it did not include re-staining all of the interior window casework. However, to demonstrate the beauty of the stained casework, the window casework in the important visitor conference room was stained. This demonstration led to staining of all the first floor casework, and adding wood door trim and wood molding trim throughout the first floor during the first floor remodel this past summer.

If the project wasn't already a great success and going better than expected, the college was very fortunate to find a stone restoration specialist in Craig Nelson and his crew from Professional Restoration and Repair Company. There is probably only one other company in Colorado professionally trained in the type of stone and mortar repairs prescribed by the Historical Standards and Guidelines written by the Department of Interior. Enough cannot be said about the quality of work that has been done and the tedious and detailed process involved in removing deteriorated stones, parts of stones, and deteriorated mortar joints, then rebuilding them to like new condition. Craig Nelson is a technical "perfectionist" who really examines details of problems and recommends carefully thought out solutions. Craig has helped solve many challenging restoration problems around the campus. His crew did the beautiful caulking and repair work on the Palmer Hall front stone steps. Every one of the limestone roof parapet caps, similar to the ones that slid off during Homecoming in 1986, have been repaired and have been pinned in place. Some of them were 50 percent deteriorated and rebuilt. Only a couple had to be replaced. Some decorative stone pieces at the pinnacles of gables were about ready to fall. The bonding mortar was deteriorated and the stones were lifted easily by

hand. The stone repair was long overdue, but only in recent times were the lasting repair products and techniques available. The stone repair product is called Jahn mortar. It is a Swedish product that bonds to stone, looks like the original stone but is stronger. The stone repair mortar has the same freeze-thaw characteristics of the stone in our climate, which means it could outlast the stone.

High upon the pinnacle above the front entry to Cutler was found an inscription carved in the stone top, **J. Bruce, May 11, 1880**. He may have been the stone mason who set the stone cap on its perch above the east entry to Cutler Hall.



Professional Restoration owner Craig Nelson had taken such a personal interest in the restoration of Cutler Hall that he found an unusually large supply of used sandstone steps in a Denver “used stone and brick” yard. Craig suggested that we should replace the concrete steps at Cutler that were formed over the top of the original sandstone steps in the 1950s. These used steps were in excellent condition and were obtained for a fraction of new cost. It was rumored that they were recovered from a building demolished on the University of Denver campus years earlier. So these steps may be just continuing to provide a service for many more footsteps in the educational heritage of Colorado.

Gold
HARD HAT AWARD

Outstanding Restoration-Renovation Project

Cutler Hall at Colorado College

Submitted by
Jean Sebben Associates Inc.

As one of the largest single sites for historic buildings in the state, Colorado College is committed to historic preservation and restoration – especially of its Cutler Hall, one of the original buildings on campus, built in 1878.

Several renovations to the hall over the past 117 years had almost destroyed its historic appearance. The goal was to return the interior to some of its original grandeur, reflecting the heritage and tradition of the college for first-time visitors. Colorado College initiated a substantial interior renovation and rehabilitation of the interior. Layers of paint were scraped off doorways, windows, window frames and paneling to reveal hand-etched details in wood more than a century old. The original wood floor-

ing, worn by years of use, was replaced by new hardwood floors.

To convey the building's warmth and tradition, period-oriented color was added with the dark royal blue carpet and bronze-toned accent walls. The banister was stripped and restored to its original state and a portion of the railing was reproduced to provide a private sitting area.

Careful space planning added two additional offices while maintaining the look and feel of the original building. Cove base and wood trim – including chair rails, moulding and rosettes – were restored or reproduced to finish the new walls and doors added during the project. Private waiting areas were designed to provide place for families to gather during their campus visits.

Period lighting was restored in the large conference room, and the re-

Project Team

Owner Colorado College

Architect Michael H. Collins Architects Inc.

Engineer SMI International

Interior Design Jean Sebben Associates Inc.

General Contractor Pinkard Construction

Major Subs Whitney Electric, Olson Plumbing & Heating, Bowman Construction Supply, General Ceilings and Partitions, Leiser Painting & Decorating, Cimarron Tile, DP Construction, Western States Fire Protection, Pioneer Sand Co.

creation of traditional literature racks enhanced the display of college information pamphlets. An inventory of the college's artwork was taken and the most appropriate pieces were moved from other campus locations into the hall.

Several honors have been awarded to the project, including the Civic Architecture Award from the Historic Preservation Alliance of Colorado Springs. <<





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Colorado Construction

Gold Hard Hat Awards - Oct 2004

Outstanding Restoration-Renovation Project - Gold

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Colorado Construction



2004 Gold Hard Hat Awards



Illustration by Cheryl Fuhrmeister

McGraw Hill
CONSTRUCTION

Outstanding Restoration/Renovation Project

2004 Gold Hard Hat Award

Cutler Hall at Colorado College



The Historic Preservation Alliance
of
Colorado Springs

Presents this award of

EXCELLENCE

for

Historically Compatible
Commercial Restoration

Colorado College • Cutler Hall

912 N. Cascade Avenue

Owner: The Colorado College – Cutler Hall
Architect: Michael H. Collins, Architects
Contractor: Pinkard Construction

On this twentieth day of October, 2005
Colorado Springs, Colorado

