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## **US Air Force Academy Gallagher and Massey Ranch Houses**

Historic American Buildings Surveys CO-237, CO-237-A, and CO-238

Allison R. Young, Carey L. Baxter, Joseph S. Murphey,  
Karlee E. Feinen, Madison L. Story, and Adam D. Smith

June 2023



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**Cover Photo:** *Top left* is looking southwest at the Gallagher House; *bottom right* is looking southwest at the Massey House (ERDC-CERL, 2021).

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Allison R. Young, Carey L. Baxter, Karlee E. Feinen, Madison L. Story, and Adam D. Smith

*US Army Engineer Research and Development Center (ERDC)  
Construction Engineering Research Laboratory (CERL)  
2902 Newmark Dr.  
Champaign, IL 61822*

Joseph S. Murphey

*US Army Corps of Engineers—Fort Worth District  
Regional Planning and Environmental Center (CESWF-PEE-E)  
819 Taylor Street  
Fort Worth, TX 76102*

Final Report

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## **Abstract**

The US Congress codified the National Historic Preservation Act of 1966 (NHPA), the nation's most effective cultural resources legislation to date, mostly through establishing the National Register of Historic Places (NRHP). The NHPA requires federal agencies to address their cultural resources, which are defined as any prehistoric or historic district, site, building, structure, or object. Section 110 of the NHPA requires federal agencies to inventory and evaluate their cultural resources, and Section 106 requires them to determine the effect of federal undertakings on those potentially eligible for the NRHP.

The US Air Force Academy is located at the base of the Front Range within El Paso County. The US Air Force Academy has been used for training US Air Force officers since 1954. The Gallagher Ranch House and its associated garage, erected circa 1953, and the Massey Ranch House, erected 1941, are eligible for the National Register of Historic Places. This report documents the buildings to the standards of the Historic American Buildings Survey and includes a historic context, architectural descriptions, photographs, and measured drawings. This report satisfies Sections 106 and 110 of the National Historic Preservation Act of 1966 as amended and will be used by the US Air Force Academy for mitigation, allowing for the demolition of the three buildings.

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## Preface

This study was conducted for the Cultural Resources Program, 10 CES/CENPP, at the US Air Force Academy, Colorado, under Project Number 497353, “A1040-USAFA—Historic American Bldgs Survey,” MIPR F4BQ001120GW01. The technical monitor was Erwin Roemer (cultural resources manager, 10 CES/CENPP).

The work was performed by the Training Lands and Heritage Branch of the Operational Science and Engineering Division, US Army Engineer Research and Development Center—Construction Engineering Research Laboratory (ERDC-CERL). At the time of publication, Ms. Angela Rhodes was chief, Training Lands and Heritage Branch; Dr. George Calfas was chief, Operational Science and Engineering Division; and Mr. Jim Allen was the technical director for Operational Science and Engineering. Ms. Michelle Hanson was the deputy director, and Dr. Andrew Nelson was the director of ERDC-CERL.

COL Christian Patterson was commander of ERDC, and Dr. David W. Pittman was the director.

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# 1 Introduction

## 1.1 Background

The US Congress codified the National Historic Preservation Act of 1966 (NHPA), the nation's most effective cultural resources legislation to date, to provide guidelines and requirements for identifying tangible elements of our nation's past. This legislative requirement was met through creation of the National Register of Historic Places (NRHP). Contained within this piece of legislation (NHPA Sections 110 and 106) are requirements for federal agencies to address their cultural resources, defined as any prehistoric or historic district, site, building, structure, or object. Section 110 requires federal agencies to inventory and evaluate their cultural resources. Section 106 requires the determination of effect of federal undertakings on properties deemed eligible or potentially eligible for the NRHP.<sup>1</sup>

The US Air Force Academy is located in El Paso County, Colorado, approximately 14 miles north of Colorado Springs and 60 miles south of Denver (Figure 1).<sup>2</sup> It is bounded by the Front Range to the west, Interstate 25 to the east, and rural housing developments to the north and south. It was developed as a service academy for the US Air Force in 1954, when the US government purchased the property from a variety of different landowners.

Today, the mission for the US Air Force Academy is to educate, train, and inspire men and women to become officers of character motivated to lead the US Air Force and Space Force in service to the nation.<sup>3</sup>

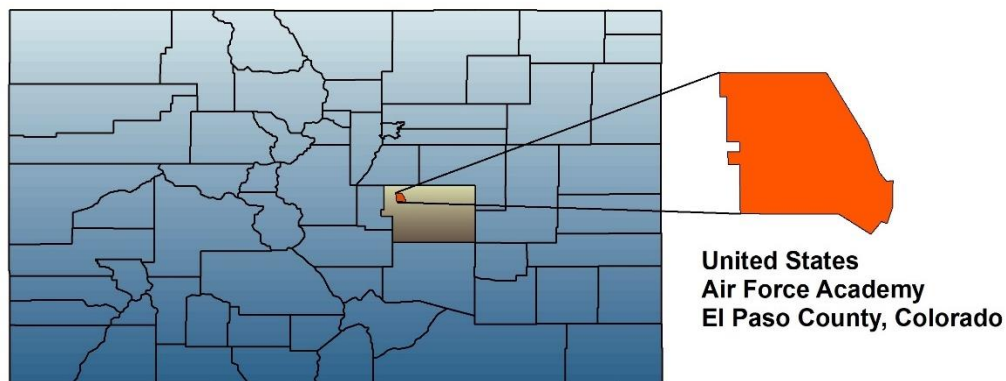
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<sup>1</sup> National Historic Preservation Act, Pub. L. No. 89-665, as amended by Pub. L. No. 96-515, Sections 110, 106 (1966).

<sup>2</sup> For a full list of the spelled-out forms of the units of measure used in this document and their conversions, please refer to US Government Publishing Office Style Manual, 31st ed. (Washington, DC: US Government Publishing Office, 2016), 245–52, <https://www.govinfo.gov/content/pkg/GPO-STYLEMANUAL-2016/pdf/GPO-STYLEMANUAL-2016.pdf>.

<sup>3</sup> United States Air Force Academy (website), "Academy Mission and Vision," accessed 5 February 2023, <https://www.usafa.edu/about/mission/>.

Figure 1. Boundary outline and location of the US Air Force Academy, located in El Paso County, Colorado (ERDC-CERL, 2023).



## 1.2 Objective

The objective of this project is to provide a historic context, measured drawings, photographs, and 3D scan of three buildings at the US Air Force Academy that are eligible for the NRHP and are scheduled for demolition. The mitigation will be in Historic American Buildings Survey (HABS) Level I format. The effort includes measured drawings derived from the 3D scans and 4 × 5 in. photographs. The Engineer Research and Development Center, Construction and Engineering Research Laboratory (ERDC-CERL) created AutoCAD drawings based upon the information from the 3D scans of the site plan, floor plans, elevations, sections, and important details.

## 1.3 Researchers

This project was conducted by the US Army Corps of Engineers, ERDC-CERL in Champaign, Illinois. The research team included Adam D. Smith, Master of Architecture with 25 years of experience in military architectural history as project manager and reviewer; Madison L. Story, Master of Science in Historic Preservation with 3 years of experience as historian; Karlee E. Feinen, federal intern in preservation for the architectural descriptions; Carey L. Baxter, Bachelor of Science in Anthropology with 22 years of experience as an archeologist and 3D scanning expert; Allison R. Young, Master of Urban Planning with 9 years of experience in architect for the measured drawings; and Joseph S. Murphey, Master of Architecture with 42 years of experience for the HABS photography.

## 1.4 Scope

### 1.4.1 Site visits

ERDC-CERL personnel made two trips to the US Air Force Academy with one in August 2021 to gather 3D scan data and one in November 2022 to gather historical information and take the HABS photographs.

### 1.4.2 Archival repositories

ERDC-CERL researchers conducted a review of books, archival repositories, and online resources related to the US Air Force Academy development history, ranching history in El Paso County, and the general history of El Paso County. The following places and sources were contacted, searched, or both:

- NRHP listings and nomination forms (online at <https://www.nps.gov/Nr/publications/index.htm>)
- Historic drawings, maps, photographs, and information provided by the Cultural Resources Office of the US Air Force Academy civilian engineer, the US Air Force Academy library, and the Real Property Office's database
- Courthouse files, El Paso County, Colorado
- Penrose Library, Pikes Peak Library District, El Paso County, Colorado

### 1.4.3 Analysis

After the initial research was completed, the team analyzed the gathered information. Archival information and field information were integrated throughout the course of the project. The information available was contained in text documents, photographs, and historic maps. Using archival sources, the research team extracted relevant historical information. The material was then combined to tell the story in both text and images.

## 2 Gallagher House (CO-237)

The following 36 pages in this chapter reproduce the HABS CO-237 form that was submitted in May 2023 by the US Air Force Academy's cultural resources manager to the Colorado Office of Archaeology and Historic Preservation (OAHP) and to the NPS Denver Regional Office for concurrence as mitigation for the demolition of the Gallagher House.<sup>4</sup> The official HABS document will be housed at the Library of Congress in the Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey (HABS/HAER/HALS) collection.

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<sup>4</sup> The style of the pages follows HABS standards.

GALLAGHER HOUSE  
(Facility No. 6930)  
6930 Willow Drive  
U.S. Air Force Academy  
El Paso County  
Colorado

HABS CO-237

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY  
DENVER REGIONAL OFFICE  
Heritage Partnerships Program  
National Park Service  
Interior Regions 6, 7, 8  
P.O. Box 25287  
Lakewood, CO 80225-0287

## HISTORIC AMERICAN BUILDINGS SURVEY

### GALLAGHER HOUSE

(Facility No. 6930)

HABS No. CO-237

- Location: 6930 Willow Drive, U.S. Air Force Academy, Colorado Springs vicinity, El Paso County, Colorado  
USGS Pikeview, Colorado, United States
- The building is located at latitude: 38.965528, longitude: -104.846818. This point was obtained on 7 May 2023 using Google Earth (WGS84). There is no restriction on its release to the public.
- Present Owner: Department of Defense  
Department of the Air Force  
U.S. Air Force Academy
- Present Use: Vacant
- Significance: The Gallagher House is one of the few premilitary buildings that remain extant at the U.S. Air Force Academy. It incorporates the use of local, random rubblestone in its design, and it represents a distinctive example of the local modification of the Craftsman bungalow style popularized in the early twentieth century by Charles Sumner and Henry Mather Greene.
- Historian(s): Karlee E. Feinen, with assistance from Adam D. Smith, produced the architectural description section of the report. Madison L. Story produced the historic context for the report. The documentation was completed December 2022.
- Project Information: The Cultural Resources Manager in the 10th Civil Engineering Squadron at the United States Air Force Academy, Colorado, sponsored this project. The project was completed at the Training Lands and Heritage Branch of the Construction Engineering Research Laboratory (CERL), part of the United States Army Corps of Engineers, Engineer Research and Development Center (ERDC). The project manager was Adam D. Smith (CERL). Joseph S. Murphey produced the large-format photographs. Carey L. Baxter performed the 3D scan of the building. Allison R. Young produced the measured drawings from the 3D scan data. Documentation was coordinated with the United States Air Force Academy Cultural Resources Management Program through Cultural Resources Planner Bernard Schriever.

## PART I. HISTORICAL INFORMATION

### A. Physical History

1. Date of erection: circa 1953
2. Architect: Unknown
3. Original and subsequent owners, occupants, uses: Henry Leonard, Ellen Leonard and Nell MacVeagh, John Gallagher, and U.S. Air Force Academy housing
4. Builder, contractor, suppliers: Unknown
5. Original plans and construction: No original plans or drawings are on file at the Air Force Academy or are known to exist. The only floor plans on file at the Academy date to 1981.
6. Alterations and additions: The Gallagher House has changed little since its initial construction. Significant known alterations have included the following:
  - The shed-roof, wood-frame addition on the building’s south side was constructed at an unknown date, likely circa 1953.
  - The chimney in the living room was removed, and the fireplace was sealed.
  - The kitchen and bathroom fixtures were modernized.

### B. Historical Context

#### **Colorado Springs homesteads and the U.S. Air Force Academy acquisition**

Prior to Euro-American settlement, Colorado was inhabited by the Arapaho, Cheyenne, Kiowa, Comanche, Pawnee, and Ute peoples. The Cheyenne and Arapaho lived on plains between the Arkansas and Platte Rivers. The Kiowas and Comanche lived south of the Arkansas River. The Pawnee hunted buffalo along the Republican River, and the Ute lived in the mountains around what is now Colorado Springs.<sup>5</sup>

The Ute—who called themselves the Nuche—were seminomadic and the first people in the area around what is now called Pikes Peak, though they called the mountain Tavá Kaa-vi, or Sun Mountain, because it was the first feature of the landscape to be illuminated by the sun each day. According to the Ute creation story, they originated at the summit of the mountain. The Ute regularly climbed to the summit of the mountain to be close to their creator, and, due to its importance as a religious site, many rituals were and still are conducted on the mountain.<sup>6</sup> As the eastern parts of what is now America were

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<sup>5</sup> Colorado.gov, “Colorado History Chronology,” Colorado State Archives, accessed May 12, 2023, <https://archives.colorado.gov/sites/archives/files/Chronology%20of%20Colorado%20History.pdf>.

<sup>6</sup> Pikes Peak Region Attractions, “The Ute and Pikes Peak,” Uniquely Colorado/History, accessed May 12, 2023, <https://www.pikes-peak.com/the-ute-and-pikes-peak/>.

settled by Europeans, the Apache, Shoshone, and Navajo moved into what is now Colorado and the Colorado Springs area. Increased population of this area resulted in increased violence between tribes.<sup>7</sup>

Although the first Euro-Americans passed through the Colorado Springs area in the early to mid-1800s, Euro-American settlement did not begin in earnest until the early 1860s.<sup>8</sup> In 1859, Euro-Americans discovered gold in Colorado, yielding increased interest in settling in the region. In 1861, a stage road was established between Colorado City and Denver City, and settlers quickly began homesteading or purchasing land in the area that would later become the U.S. Air Force Academy.<sup>9</sup> Settlement rapidly increased in 1862 when the Homestead Act of 1862 allowed prospective settlers to obtain a 160-acre parcel for a dwelling and homestead.<sup>10</sup> At this time, much of the land in the area was government land, often referred to as “offered land,” which was open to private entry, another way for settlers to obtain parcels of land. Government regulations provided that surveyed land that had been open to preemption and homestead for five years but had not been occupied could be purchased in unlimited acreage at \$1.25 per acre. Most of the Colorado Springs area was “offered land” in the 1860s and 1870s, but many settlers primarily homesteaded in the Shooks Run and Monument Creek valleys.<sup>11</sup>

During this period, many of the existing Indigenous populations were relocated to reservations in other states. The Arapaho and Cheyenne, who had resided on a reservation east of El Paso County since 1861, were relocated to a reservation in Oklahoma following a multiyear war with the US military in response to the Sand Creek Massacre. The US government relocated the Ute to a reservation in Utah in 1881. Thus, the amount of land available in the area for Euro-American settlement increased through the late nineteenth century.<sup>12</sup>

As the land that would become the U.S. Air Force Academy became increasingly homesteaded and ranched in the late nineteenth and early twentieth centuries, a rail line was established along two small towns, Edgerton and Husted, which developed as shipping points for cattle and ice. These industries, particularly ranching, continued as Colorado Springs developed, but the area also became popular as a location for summer homes and estates during the 1920s and 1930s.<sup>13</sup> By the time the U.S. Air Force Academy purchased

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<sup>7</sup> Christa Sadler, “The Original Coloradans,” Uncover Colorado, April 15, 2022, <https://www.uncovercolorado.com/native-american-tribes-in-colorado/>.

<sup>8</sup> HMdb.org, “Before the Academy: United States Air Force Academy,” The Historical Marker Database, October 20, 2020, <https://www.hmdb.org/m.asp?m=158304>.

<sup>9</sup> Versar, Inc., *National Register Eligibility Evaluation of Archaeological Site 5EP1619, United States Air Force Academy, El Paso County, Colorado* (Colorado Springs, CO: United States Air Force Academy, 2007), 7.

<sup>10</sup> HMdb.org, “Before the Academy: United States Air Force Academy;” Versar, Inc., *National Register Eligibility Evaluation of Archaeological Site 5EP1619, United States Air Force Academy, El Paso County, Colorado*, 7.

<sup>11</sup> I. Howbert, *Memories of a Lifetime in the Pikes Peak Region* (New York, NY: G. P. Putnam’s Sons, 1925).

<sup>12</sup> Colorado Encyclopedia staff, El Paso County, Colorado Encyclopedia, accessed May 12, 2023, <https://coloradoencyclopedia.org/article/el-paso-county>.

<sup>13</sup> Versar, Inc., *National Register Eligibility Evaluation of Archaeological Site 5EP1619*, 7.



the land in the 1950s, much of the land had been parceled and subdivided into four communities and ranches:

- Pine Valley, approximately the southern third of the U.S. Air Force Academy, roughly bounded by the U.S. Air Force Academy's southern boundary and Community Center Drive to the north
- Douglass Valley, roughly bounded by Community Center Drive to the south and Academy Drive to the north
- Jack Valley, roughly bounded by Academy Drive to the south and Parade Loop to the north
- Cathedral Rock Ranch, roughly bounded by Parade Loop to the south and the U.S. Air Force Academy's northern boundary to the north<sup>14</sup>

### *Pine Valley*

In the late 1860s, Harlow Teachout constructed a two-story, eight-bedroom home to serve as a hotel for people traveling between Denver and Pueblo. The hotel was soon named Edgerton House after David Edgerton, who arrived in the area to homestead 160 acres on 27 July 1869. (It is unclear if Edgerton House was located on Edgerton's 160 acres or adjacent to them, and it is unclear why Edgerton House was named after David Edgerton rather than Harlow Teachout).<sup>15</sup> By 1878, a small community had formed on Edgerton's homestead, and it served as a station on the Denver & Rio Grande Railroad. The town of Edgerton grew rapidly, with a population of fifty in 1890 and of 350 by 1902. The same year, the community hosted four cattle companies, two coal companies, and one ice company. Edgerton still appeared on highway maps in 1936, but, by 1955, it had been divided up into approximately eighteen parcels for smaller landowners, primarily businessmen of Colorado Springs. Most of the homes in this area were built in the 1930s and 1940s.<sup>16</sup>

William Lennox was the earliest settler in Pine Valley, located directly adjacent to, and later encompassing, portions of Edgerton. Lennox moved with his family to Pine Valley from Iowa in 1872 to remediate his severe asthma. Within two years of arriving, Lennox became a sales agent for Palmer's Colorado Fuel and Coal Company. Eventually, he purchased a prospecting claim in Cripple Creek and found a gold vein, ultimately becoming the owner of Strong and Gold King Mines. He then invested his wealth and became co-owner of the Cripple Creek Short Line.<sup>17</sup> Further utilizing his wealth, Lennox transformed his home into a large estate called Glenwood Ranch. Following William

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<sup>14</sup> Jill R. Trout, "Communities of Yesterday," July 19, 1988, MSS 0126 SC, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO, 2.

<sup>15</sup> Trout, "Communities of Yesterday," 2.

<sup>16</sup> Trout, "Communities of Yesterday," 2-4.

<sup>17</sup> George V. Fagan, *The Air Force Academy: An Illustrated History* (Boulder, CO: Johnson Publishing Company, 1988), 104.

Lennox's death in 1909, his widow sold the Glenwood Ranch property to William Otis, another prominent landowner in the area.<sup>18</sup>

William A. Otis initially settled in the area in 1888, when he purchased unknown acreage from David Edgerton and other local landowners.<sup>19</sup> Like Lennox, he settled in Colorado due to respiratory problems; however, Otis was wealthy prior to establishing himself and his family in Colorado, as he had owned his own investment and brokerage firm in Cleveland named Otis and Company. After moving, he established a branch office in Colorado Springs.<sup>20</sup> He also, in 1889, constructed a pipeline through his property to the town of Papeton, southeast of what would later become the U.S. Air Force Academy. The pipeline provided domestic and irrigation water along its route, including for other residents of Pine Valley. By 1900, the company was named the Northfield Land and Water Company.<sup>21</sup>

It is unclear what building served as the Otis home prior to his purchase of the Lennox property or what became of it. After Otis's purchase of the Lennox property, though, the family lived in the former Lennox house. He also diversified the operations of the Lennox property, previously only a cattle ranch, into a dairy farm, cattle grazing, and cultivation property.<sup>22</sup>

By 1916, Otis owned approximately 3,000 acres and had constructed numerous buildings on the property.<sup>23</sup> Around that time, though, he had also begun subdividing and selling off small parcels of land. For example, in 1911, Otis gave a parcel to Dr. Gerald Webb, a tuberculosis specialist who used the land to build a summer cottage.<sup>24</sup> Largely as a consequence of Otis selling off parcels, his affluence, and the availability of water from the pipeline, Pine Valley transformed into a community of twenty-eight landowners by the mid-1950s, with notable landowners in the group being the Capps, Burgesses, Carltons, Mathews, Schwabs, Cogswells, McAniches, and Leonard-MacVeaghs.<sup>25</sup>

In 1928, Otis sold twenty-eight acres to Mr. and Mrs. Albert E. Carlton, some of the wealthiest residents of Colorado Springs.<sup>26</sup> Albert Carlton owned the Colorado Trading and Transport Company, which controlled the export of ore from the area. After buying the land from Otis, Carlton hired California architect George Washington Smith to design a Spanish-style house for his new estate in Pine Valley.<sup>27</sup> The house, constructed from

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<sup>18</sup> Fagan, *The Air Force Academy*, 104–105.

<sup>19</sup> Trout, "Communities of Yesterday," 2.

<sup>20</sup> Fagan, *The Air Force Academy*, 104–105.

<sup>21</sup> Fagan, *The Air Force Academy*, 104–105.

<sup>22</sup> Fagan, *The Air Force Academy*, 104–105.

<sup>23</sup> Fagan, *The Air Force Academy*, 104–105; Trout, "Communities of Yesterday," 2–9.

<sup>24</sup> Fagan, *The Air Force Academy*, 107–108.

<sup>25</sup> Trout, "Communities of Yesterday," 10–11.

<sup>26</sup> Trout, "Communities of Yesterday," 10–11; Fagan, *The Air Force Academy*, 107–108.

<sup>27</sup> Fagan, *The Air Force Academy*, 107–108.

1931 to 1937, is now the residence of the Superintendent of the U.S. Air Force Academy.<sup>28</sup>

In 1931, the Otis family sold an unknown number of acres to E. Roscoe and Loulie Albee Mathews. The Mathews built a 4,819-square-foot, brick-veneer home, two cottages, and a guest house. By 1940, though, most of the property was given to the National Spiritualist Assembly as a summertime religious center; full ownership was given to the National Spiritualist Assembly by 1951. No buildings on the National Spiritualist Assembly property remain extant.<sup>29</sup> Six acres of the Mathews property were sold to Alfred and Eleanor Schultz in the early 1950s. In 1952, the Schultz couple built a home that, in 1958, came to be used as officer family housing by the U.S. Air Force Academy.<sup>30</sup>

In 1944, Earl and Violet Schwab purchased a 2,743-acre property from the Otis family, allegedly due to Rowena Otis's (William Otis's widow) financial problems and failing health.<sup>31</sup> This 2,743-acre parcel consisted of everything except the house that is now the Academy's Dean of Faculty's residence, the chauffeur's and gardener's houses, and 180 acres.<sup>32</sup> This property was officially known as Pine Valley Ranch and included the main house, a ten-room ranch house with garage and sheds; six additional houses, four of which were rented and two of which were dilapidated; numerous barns; corrals; milk, ice, and chicken houses; and a cabin with a rock fireplace and pine floors. In 1953, during their ownership of the property, the Schwabs built a luxury home at the center of their ranch that is now the residence of the U.S. Air Force Academy's Dean of Faculty.<sup>33</sup>

An additional seventy acres of the Otis property were sold to the Cogswell family in the mid-1940s. It is unclear what structures were present on this parcel at the time of sale or if the Cogswell family built additional buildings or structures during their ownership; however, it is known that the Cogswells sold five acres featuring a 1,450-square-foot stone house and garage to Roy D. Rose, a Colorado Springs real estate agent, and his wife, Ruby, in 1954. This home, located between the commandant's residence and the Social Actions and Veterinarian offices, came to house the Armed Forces Exchange Services (AFES) Office after the U.S. Air Force Academy's acquisition of the land.<sup>34</sup>

The final landowners known to have bought a portion of the Otis property were the McAnich couple, who, in 1952, bought fifty-five acres and built the building that came to house the social actions and veterinarian offices.<sup>35</sup>

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<sup>28</sup> Trout, "Communities of Yesterday," 10–11.

<sup>29</sup> Trout, "Communities of Yesterday," 11.

<sup>30</sup> Trout, "Communities of Yesterday," 12.

<sup>31</sup> Trout, "Communities of Yesterday," 2–6.

<sup>32</sup> Hester-Jane Cogswell, *Pine Valley: A Window to the Early History of Colorado Springs and the U.S. Air Force Academy* (Bloomington, IN: iUniverse, 2011), 261.

<sup>33</sup> Trout, "Communities of Yesterday," 2–6.

<sup>34</sup> Trout, "Communities of Yesterday," 6–7.

<sup>35</sup> Trout, "Communities of Yesterday," 10.

In 1915, Major Henry Leonard, a veteran Marine officer, purchased an 800-acre tract of land at the south edge of Pine Valley from either John G. Hagan or William Otis.<sup>36</sup> This land, named Elkhorn Ranch by Leonard, ultimately became one of the most well-known thoroughbred horse-breeding ranches in the nation.<sup>37</sup> Prior to Hagan or Otis, the estate's original parcels were owned by the Edgertons, Capps, and other local landowners. At the time of Leonard's purchase of the ranch, it included a bungalow, an employee's house, and two barns; however, the Leonards built a third house on the parcel in 1916. They expanded this house periodically until 1954, and it reached 4,581 square feet.<sup>38</sup> The Leonards, who also owned a home in Washington, DC, used this property as their summer home.<sup>39</sup> When Major Leonard died in April 1945, he left the land to his wife Ellen Leonard and his stepdaughter Nell MacVeagh.<sup>40</sup> By 1956, the property included three small stone guest houses; a 1,872-square-foot stone foreman's house; a 2,176-square-foot frame employee house; the 1,358-square-foot Gallagher House; and numerous barns, garages, and sheds.<sup>41</sup> It is unclear when the Leonard-MacVeagh family obtained the Gallagher House, as the Gallagher house was appraised as part of the Leonard-MacVeagh property but noted as owned by John Gallagher.<sup>42</sup>

### *Douglass Valley*

Douglass Valley, also referred to as the Douglass Ranch, was a 1,520-acre foothills property north of Pine Valley that operated as a combination dude and stock ranch from an unknown date until 1954. It had historically been used as a dude ranch and a dairy, and was named for Mr. and Mrs. Earl Douglass, who owned the property in the 1940s and 1950s (the Douglass's original acquisition date of the property is unknown).<sup>43</sup> The property featured a seven-room, single-story house; a three-room frame and log cottage; various outbuildings; and a historic log cabin built by Thomas Burgess—one of the original landowners in the area—circa 1870. This log cabin was later used by the Capps family, also early landowners in the area.<sup>44</sup> Five Capps family members were buried near this cabin; however, only two graves—those of George and Bertie Capps—were found when the property was appraised in 1954.<sup>45</sup> By 1929, though, the entire Douglass Valley

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<sup>36</sup> Cogswell, *Pine Valley*, 252–253; Fagan, *The Air Force Academy*, 107–108.

<sup>37</sup> Cogswell, *Pine Valley*, 252–253.

<sup>38</sup> Trout, "Communities of Yesterday," 10.

<sup>39</sup> CH2MHill, "Colorado Cultural Resource Survey Architectural Inventory Form for Building 6930," 1988, U.S. Air Force Academy Cultural Resources Management Office, U.S. Air Force Academy, CO.

<sup>40</sup> Cogswell, *Pine Valley*, 255.

<sup>41</sup> Trout, "Communities of Yesterday," 10.

<sup>42</sup> Watson A. Bowes, "Appraisal of MacVeagh Properties, Parcels Nos. 120 and 22, Air Force Academy Site," March 11, 1955, U.S. Air Force Academy Cultural Resources Office, Colorado Springs, CO, 15–17.

<sup>43</sup> Gerald T. Hart, "Appraisal: The Douglass Ranch, El Paso County, Colorado," January 3, 1954, 124.20.78, RG 120, U.S. Air Force Academy Library, Colorado Springs, CO, 1–2; Watson A. Bowes, "Appraisal: Douglass Ranch Property near Colorado Springs, Colorado," November 28, 1954, 124.20.79, RG 120, U.S. Air Force Academy Library, Colorado Springs, CO, 4, 12.

<sup>44</sup> Trout, "Communities of Yesterday," 11–12; Hart, "Appraisal: The Douglass Ranch," 13.

<sup>45</sup> Trout, "Communities of Yesterday," 11–12; Hart, "Appraisal: The Douglass Ranch," 9–10; Bowes, "Appraisal: Douglass Ranch Property," 13.

property was reportedly owned by Leon H. Snyder, who built one large log lodge and three additional small log cabins (later used by the U.S. Air Force Academy as a scouting center) on the property.<sup>46</sup>

### *Jack Valley*

Jack Valley was home to seven ranch and cattle grazing properties and six homes. Original settlers in the area are unknown, but forty-eight acres in this valley were purchased by Cleo and Zelda Jack, the valley's namesakes, in 1942. Following the passing of Earl Douglass around 1949, Mr. Cleo Jack operated the Douglass Ranch on a rental basis. Today, the valley is the location of cadet summer training programs.<sup>47</sup>

### *Cathedral Rock Ranch*

Cathedral Rock Ranch, named for a sandstone rock formation known as Cathedral Rock, was an Angus cattle ranch owned by Lawrence P. Lehman. The original settler(s) in this area is unknown, as is the date of its purchase by Lehman. At the time of the U.S. Air Force Academy's acquisition, Cathedral Rock Ranch was the largest parcel acquired by the Land Acquisition Commission, and it featured five homes and numerous ranch buildings. This parcel is now utilized as the academic and cadet areas, chapel, and cadet athletic facilities for the U.S. Air Force Academy.<sup>48</sup>

### *Other homesteads*

Additional homes and homesteads in the area included at least thirty-five, but potentially up to fifty, homes in the area east of what is now Stadium Boulevard. Additionally, Tom and Ethna Burgess—descendants of early settler William Burgess—purchased ninety-nine acres and constructed a home east of what is now Falcon Stadium circa 1950.<sup>49</sup>

### *The U.S. Air Force Academy land acquisition*

After the U.S. Air Force was established as a separate service in September 1947, planning began for the establishment of an Air Force Academy.<sup>50</sup> The Secretary of the Air Force appointed a commission to select a site for the new academy, and Colorado Springs was one of twenty-nine sites being considered.<sup>51</sup> By 1954, three potential locations remained: Colorado Springs, CO; Alton, IL; and Lake Geneva, WI.<sup>52</sup> In a bid to get the Academy to settle on Colorado Springs, the State of Colorado offered a million dollars

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<sup>46</sup> Trout, "Communities of Yesterday," 11–12.

<sup>47</sup> Trout, "Communities of Yesterday," 13.

<sup>48</sup> Trout, "Communities of Yesterday," 12–13.

<sup>49</sup> Trout, "Communities of Yesterday," 13.

<sup>50</sup> United States Air Force Academy, "Air Force Academy History," Articles, December 2019, <https://www.usafa.af.mil/News/Fact-Sheets/Display/Article/428274/air-force-academy-history/>.

<sup>51</sup> Cogswell, *Pine Valley*, 284–286; United States Air Force Academy, "Air Force Academy History."

<sup>52</sup> George V. Fagan, "The Air Force Academy Site and its History," March 1959, United States Air Force Academy #2, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO, 1.

towards the purchase of land that would then be given to the Air Force. Pine Valley residents, though, were adamantly opposed to the acquisition, likely as many residents had purchased property and built homes in the area in the 1930s and 1940s. To support their opposition, Pine Valley residents expressed their belief that it was too close to the mountains, too windy, and too snowy to teach flying. Nell MacVeagh and Violet Schwab, in particular, were very vocal in their opposition to the Academy's placement in and around Pine Valley, as they both lived on family lands with livestock on the site that was to be acquired.<sup>53</sup>

When the site, including Pine Valley, was officially chosen as the future home of the U.S. Air Force Academy, the Secretary of the Air Force appointed another commission to negotiate with landowners to purchase their land. The commission then appointed three appraisers to appraise each property owner's holdings, and the highest of the three appraisals was offered to the resident.<sup>54</sup> Pine Valley residents were not pleased with the appraisal process and formed an organization called the Air Academy Site Residents, of which Wilton Cogswell was president and Austin Hoyt and John Gallagher were legal counsel (Gallagher and likely Hoyt were also residents of the area).<sup>55</sup> Members' concerns included "a feeling that the appraisers were unrealistic in their estimates, refusal by the Commission to make appraisals available for examination, and apparent statements by the Commission that they would not consider paying prices in excess of the highest Commission contracted appraisal."<sup>56</sup>

Despite residents' objection, the Land Acquisition Commission purchased 160 parcels in the designated Academy area, roughly bounded by the Pike National Forest on the west and U.S. Highway 85-87 on the east, with uses including large farming and ranching operations, commercial and industrial properties, small acreage homesteads, and a small privately-owned airport.<sup>57</sup> There were 683 extant structures in the acquisition area.<sup>58</sup> While most of the buildings were demolished prior to construction in 1958, the U.S. Air Force Academy did retain some buildings for use. Notable retained buildings included the following:

- Three log cabins on Community Center Drive built by Leon H. Snyder in Douglass Valley at some time between 1929 and 1954 (later used as a scouting camp)
- Carlton Estate, built by Mr. and Mrs. Albert E. in Pine Valley between 1931–1937 (later used as the superintendent's residence)
- The Otis/Cogswell Estate in Pine Valley (later used as the residence of the Commandant of Cadets)

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<sup>53</sup> Cogswell, *Pine Valley*, 285–287.

<sup>54</sup> Cogswell, *Pine Valley*, 286–287.

<sup>55</sup> Trout, "Communities of Yesterday," 8–9; Letter from Austin Hoyt to Honorable Harold E. Talbott, 124.20.19, RG 120, Series 15, Box 5, folder 4, U.S. Air Force Academy Library, Colorado Springs, CO.

<sup>56</sup> Trout, "Communities of Yesterday," 8–9.

<sup>57</sup> Trout, "Communities of Yesterday," 1–2.

<sup>58</sup> Trout, "Communities of Yesterday," 17.

- A 1,450-square-foot stone house and garage built in Pine Valley prior to 1954 (later used as AFES offices)
- Stone stable buildings and a stone house likely built by the Leonard family in Pine Valley at some time between 1916 and 1956 (later used as stable buildings and a noncommissioned officers' family housing residence at the stables)
- The Schwab Estate, built by Earl and Violet Schwab in Pine Valley in 1953 (later used as the residence of the Dean of Faculty)
- The Gallagher House, acquired by the Leonard family sometime between 1916 and 1956 in Pine Valley (later used as a noncommissioned officers' family housing residence)
- The McAnich estate, built in 1952 by the McAniches in Pine Valley (later used as the Social Actions and Veterinarian offices)
- The Tom and Ethna Burgess Estate, built circa 1950 in Pine Valley (later used as a residence)
- The Burgess/Capp cabin, built circa 1870 in Douglass Valley
- The Leonard-MacVeagh property in Pine Valley (later used as the center of equestrian activity at the U.S. Air Force Academy)
- Seven additional homes and seven additional buildings used as clubhouses and offices throughout the installation with unknown dates of construction and original owners<sup>59</sup>

With the exceptions of many of the buildings listed above, few remnants of the communities and ranches of Pine Valley, Douglass Valley, Jack Valley, and Cathedral Rock Ranch from the early twentieth century remain on the 18,500-acre grounds of the U.S. Air Force Academy. In the words of former resident Hester-Jane Cogswell, "the full circle of Pine Valley [and its neighboring communities and ranches] has been completed. Land that once belonged to the federal government and was sold to be homesteaded is now again in the hands of the government."<sup>60</sup>

### **The Gallagher House**

The Gallagher House was officially purchased by the U.S. Air Force Academy on 14 September 1956 as part of the Leonard-MacVeagh property. The Air Force Academy Land Acquisition Commission paid \$31,874.50 for the Gallagher portion of the property, and the Colorado Land Acquisition Commission paid an additional \$8,055.50 for a total of \$39,930.00. A total of \$13,155 was paid for the house. The Gallagher family was also paid \$590.50 in resettlement costs, though it is unclear which entity provided these funds.<sup>61</sup> The entire Leonard-MacVeagh property was purchased for \$200,000. Of that amount, \$152,125 was allocated for buildings.<sup>62</sup>

At the time of acquisition, the Leonard-MacVeagh property consisted of approximately 1,500 acres, which constituted a small hobby ranching operation. Approximately 25 cows

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<sup>59</sup> Trout, "Communities of Yesterday," 13-17.

<sup>60</sup> Trout, "Communities of Yesterday," 1; Cogswell, *Pine Valley*, 290.

<sup>61</sup> "6930-Real Property Cards," U.S. Air Force Academy Real Property Office, Colorado Springs, CO.

<sup>62</sup> "USAF Land Interest Report," n.d., 120.24.67, RG 120, Series 15, Box 5, folder 3, U.S. Air Force Academy Library, Colorado Springs, CO.

and 10–12 horses grazed on the property. Approximately 100 acres were determined suitable for subdivision into residential homesites, and approximately 20 acres were determined suitable for industrial purposes. It was also determined that approximately 800 acres could be subdivided into four small homestead parcels: (1) the main house and guest houses; (2) the employee’s house with barns, corrals, and other outbuildings and structures; (3) the foreman’s house with barn, garage, and other outbuildings; and (4) the Gallagher property.<sup>63</sup>

According to appraisal documents, the Gallagher House was one of three improvements to the Leonard-MacVeagh property made in 1953 and February of 1954.<sup>64</sup> The house was appraised as “about thirty years old” but “completely reconditioned and modernized” after the Gallagher family purchased it in 1953.<sup>65</sup> However, the house is not visible on 1937 aerial photos of the area surrounding Otis Drive (Figure 1).<sup>66</sup> Additionally, no property is noted as belonging to the Gallagher family on a 1939 plat map of the area (Figure 2).<sup>67</sup> By contrast, the house is clearly visible on a 1955 aerial image of the area surrounding Otis Drive, suggesting that the house was constructed in the early 1950s (Figure 3).<sup>68</sup>

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<sup>63</sup> Bowes, “Appraisal of MacVeagh Properties, Parcels Nos. 120 and 22, Air Force Academy Site,” 15–17.

<sup>64</sup> Bowes, “Appraisal of MacVeagh Properties, Parcels Nos. 120 and 22, Air Force Academy Site,” 18.

<sup>65</sup> Bowes, “Appraisal of MacVeagh Properties, Parcels Nos. 120 and 22, Air Force Academy Site,” 37.

<sup>66</sup> YL 21 20, Aerial Photos, Aug. 22, 1937, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO.

<sup>67</sup> R. M. Cannon, El Paso County, Colorado, Aerial Photos, Jan. 1939, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO.

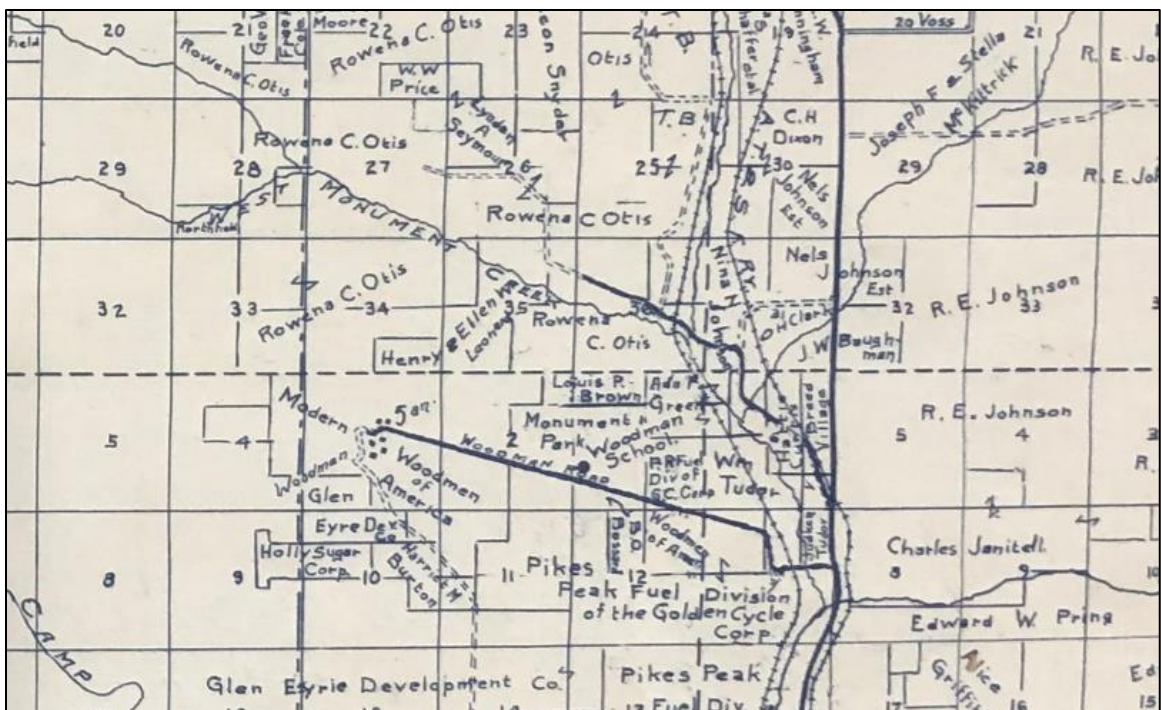
<sup>68</sup> 480, Aerial Photos, 1955, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO.



Figure 1. A 1937 aerial photo showing Otis Drive but no Gallagher property. (YL 21 20. Public domain.)



Figure 2. A 1939 plat map showing no parcels attributed to the Gallagher family. (R. M. Cannon, El Paso County, Colorado, Aerial Photos, Jan. 1939, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO. Public domain.)



*Figure 3. A 1955 aerial photo showing the Gallagher property. (480. Public domain.)*



Known alterations to the Gallagher House during the U.S. Air Force Academy's ownership include the following:

- General remodeling and installation of storm doors and windows on 3 February 1957
- Installation of self-storing storm doors and windows on 26 April 1957
- Installation of venetian blinds on 2 May 1957
- Connection to the U.S. Air Force Academy's natural gas system and removal of liquified petroleum (LP) gas tank on 28 January 1959
- Installation of a waste disposal system on 23 July 1959
- Installation of mailboxes on 31 August 1960<sup>69</sup>

By 1962, the area surrounding the Gallagher House had transformed from ranchlands to a residential area and a high school (Figure 4).<sup>70</sup>

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<sup>69</sup> "6930-Real Property Cards."

<sup>70</sup> YL-4CC-223, Aerial Photos, 1962, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO.

Figure 4. A 1962 aerial photo showing the Gallagher property. (YL-4CC-223. Public domain.)



Following military family housing privatization at the U.S. Air Force Academy in the early 2000s, the Gallagher House was converted from family housing to a “BE STOR CV FCLTY” (Base Engineer Covered Storage Facility) in 2009. This followed conversations between a U.S. Air Force Academy housing specialist and a military working dog handler, in which it was decided that the building would be converted to a Security Forces canine training center.<sup>71</sup> It is unclear if the building ever served this use.

## PART II. ARCHITECTURAL STATEMENT

### A. General Statement:

1. Architectural character: The Gallagher House is a single-story, Craftsman-influenced dwelling on a north-south orientation with an L-shaped plan. The original portion of the house is stone faced with cross gables. The roof is clad with asphalt shingles and has overhanging eaves with exposed rafter ends. Two interior brick chimneys pierce the roof plane. The building features one-over-one, double-hung wood windows, each of which has an aluminum storm window.

The addition extends from the south side of the front-gabled wing and features a shed roof and wood frame construction. The addition is set on a rubblestone foundation and is clad with vertical vinyl weatherboard siding.

The house’s front faces east and contains a side-gabled component with the building’s primary entrance, a single wood slab door with an aluminum storm door. A

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<sup>71</sup> “6930-32-Use History,” U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

window opening is located directly to the left of the door, Two additional windows are located on the left side of this gabled section.

The south side of the house has a one-story entrance vestibule addition, a shed roof, and wood frame. The addition is set on a rubblestone foundation and is clad with vertical vinyl weatherboard siding. It has a single wood slab door on its east side and a triple single-light casement window on its south side.

A front-gabled section extends from the north end of the side-gabled main block. The front-gabled part of the building features two windows on its east end, a single double-hung window on its north side, and three windows on its south side. One of the windows on the south side is sealed with wood.

A cellar entrance is located along the foundation on the south side of the enclosed porch. This entrance is sealed by double-slab wood doors and provides access to stairs that lead to a small cellar.

The west (rear) side of the house contains a small single-bay, front-gabled wing extending from the south end of the side-gabled section. The west side features double-hung windows.

Stone siding covers all sides except for the addition, which is vinyl to simulate board and batten.

2. Condition of fabric: The house has a sound foundation, and the structure remains in overall good condition. The roof is in good condition. Windows are broken and doors are missing.

B. Description of Exterior:

1. Overall dimensions: The house is 42'-3-3/16" long from the east to the west and 52'-2-1/4" wide from the north addition to the south. The addition ridge height measures 13'-1-1/2".

The east side (Photo CO-237-3) has three windows and two doors. The doors are located on the north and south ends of the side. The door on the south side is a core wood door that measures 6'-8" × 2'-7". There is wood trim around the door that measures 2-1/4". The door on the north addition is a nine-pane, arts-and-crafts-style door. The panes create a pattern where the corner panes are the smallest, measuring 4-1/2" × 4-1/2". There is one horizontal pane between the corner panes that measures 4-1/2" × 10-1/2", two vertical border panes that measure 4-1/2" × 3'-8-1/2", and one large center pane that measures 10-7/16" × 3'-8-1/2".

The south side (Photo CO-237-4) has the addition. The north side has one window east of the addition that measures 4'-9-1/2" × 2'-6-1/2", three windows west of the addition, and a mosaic rubblestone facade. The easternmost window to the west of the addition measures 4'-9-1/2" × 2'-6-1/2", the center window measures 3'-9-

3/4" × 2'-2-15/16", and the window farthest to the west measures 4'-9-1/2" × 2'-6-1/2". The addition has one window, a cellar door, and vertical vinyl siding. The window on the addition has three panes that are 3'-1" × 1'-4-1/2" and are aligned horizontally. The difference in the siding is evidence that the addition was not built at the same time.

The north side (Photo CO-237-2 and Photo CO-237-7) is covered in mosaic rubblestone veneer with a gable. The gable is located on the east side of the south wall and is 13'-1-1/2" tall. The south side has three windows, all measuring 4'-9-1/2" × 2'-6-1/2". One window is west of the gable, and the other two windows are on the west side of the gable.

The west side (Photo CO-237-6) has two gables with mosaic rubblestone veneer. The addition with vertical vinyl siding makes up the south portion of the side. The southernmost gable has a window in the center measuring 4'-8-1/4" × 2'-6-1/2". The height of the two gables is 13'-1-1/2". The window in the northernmost gable is in the center of the gable and measures 2'-1-1/2" × 2'-7". The addition has a three-pane window. The panes are aligned horizontally, and each pane measures 2'-11-1/4" × 1'-3-3/4". The cellar door can be seen extending 5'-11-7/16" from the addition.

2. Foundations: The foundation is concrete and rubblestone. There is a cellar located under the addition.
3. Walls: The exterior walls are clad with locally quarried, random rubblestone.
4. Structural system, framing: The building has a wood-frame structural system. The size of wall studs and floor framing is undetermined.
5. Porches, stoops, balconies, porticoes, bulkheads: The building contains a concrete stoop in front of the entrance in the wing addition.
6. Chimney: There are two chimneys located on the ridge of the roof. One is slightly off-center to the west, while the other is on the west hip. The chimneys are composed of the same stone as the facade and measure 1'-11-13/16" × 2'-3".
7. Openings:
  - a. Doorways and doors: There are two entrances to the building, both located on the east wall. One door is located on the east wall of the addition and measures 2'-6". The other entrance door is located on the right section of the east side of the house and measures 2'-6" × 6'-4". The wood trim surrounding the door measures 1'-7/16" wide.

There is also a cellar with a 1'-1" × 2'-8" entrance that is covered by a plywood hinged door.

- b. Windows: The building has a total of 13 window openings. Nine of the windows in the house are one-over-one, double-hung windows with 1'-10-3/16" × 2'-2-1/2" glass panes. Each window measures 4'-9-1/2" × 2'-6-1/2". Two windows are boarded up and sealed with wood. The building also has one three-light, aluminum casement window.

The east side has three windows, all of which measure 4'-9-1/2" × 2'-6-1/2".

The south side has one window to the left of the addition that measures 4'-9-1/2" × 2'-6-1/2", a cellar window, and three windows to the right of the addition. The leftmost window measures 4'-9-1/2" × 2'-6-1/2". The center window measures 3'-9-3/4" × 2'-2-15/16". The window farthest to the right measures 4'-9-1/2" × 2'-6-1/2". The addition has one casement window with three panes that measure 3'-1" × 1'-4-1/2" and align horizontally. The cellar window measures 2'-10-1/2" × 1'-3-3/16" and is located to the west of the addition.

The north side has three windows all measuring 4'-9-1/2" × 2'-6-1/2". One window is left of the gable, and the other two windows are in the gabled portion.

The west side has three windows. The left gabled portion has a window in the center measuring 4'-8-1/2" × 2'-6-1/2". The window in the right gabled portion is also centered and measures 2'-1-1/2" × 2'-7". The addition has a three-pane casement window. The panes are aligned horizontally, and each pane measures 2'-11-1/4" × 1'-3-3/4". The cellar door extends 5'-11-7/16" from the addition.

8. Roof:

- a. Shape, covering: The original roof has three crossing gables. The north addition has a shed roof. Both roofs are covered with gray-tinted composite asphalt shingles.
- b. Cornice, eaves: The roof of the residence has open eaves with exposed rafter tails. A 2' overhang is uniform on the roofs.
- c. Dormers, chimneys, cupolas, and towers: Two interior chimneys pierce the top of the gabled roof. Both chimneys are constructed of random rubble fieldstone.

C. Description of Interior:

1. Floor plan: The plan of the Gallagher House reflects that of a vernacular ranch house. The plan is divided into seven unequal rooms, including an 11'-10" × 15'-10" kitchen, a 1'-3" × 4'-5" closet (closet 2), an 11'-9" × 15'-8" bedroom, a 3'-9" × 4'-3" closet (closet 1), a 13'-11" × 15'-5" room (room 1), a 9'-11" × 12'-11" room (room 2), a 5'-6-3/16" × 3'-3-1/2" bathroom, and a 7'-8" × 9'-8" addition. The addition is located on the west corner of the south side of the house and provides entry to the kitchen, east of which is the bathroom, bedroom, and closet 1. Closet 2 is located on the west wall of the kitchen. Rooms 1 and 2 are located north of the kitchen. Room 1 contains an entry door. Room 2 is directly east of room 1. The bathroom connects room 1 to the kitchen and shares a wall with room 2.

The cellar consists of a 6'-7-1/2" × 8'-2-1/2" concrete room. The heating, plumbing, and electrical components are housed here.

2. Stairways and ladders: None
3. Flooring: The flooring in the house is an undetermined wood, except for the kitchen and bathroom, which have vinyl tile flooring.
4. Wall and ceiling finish: The walls are plaster. The bathroom has blue tile covering the walls. The kitchen has a tile backsplash on the east wall.
5. Openings:
  - a. Doorways and Doors: The interior doors are made of wood. Most of the doors are hollow-core wood doors. A four-panel door connects the kitchen to the bedrooms. Closet 1 and closet 2 also have four-panel doors. The top two panels of the doors measure 3'-3-1/3" × 7-3/4", and the bottom panels measure 1'-5-1/2" × 7-3/4".

The doorway between the kitchen and room 1 has no door.
  - b. Windows: None
6. Decorative features and trim: Baseboards are present in all rooms but the bathroom. The baseboards measure 7-3/4" tall.
7. Hardware: Hardware was inaccessible.
8. Mechanical equipment:
  - a. Heating, Air Conditioning, Ventilation: There is a heater in the cellar.
  - b. Lighting: Lighting fixtures are present, but information was not gathered on them due to safety concerns.

- c. Plumbing: The plumbing network consists of PVC piping.
  - d. Fixtures: There are fixtures present, but information was not gathered on them due to safety concerns.
9. Original furnishings: There are no original furnishings.
- D. Site:
- 1. Historic landscape design: The Gallagher House is located on a level site within Pine Valley, south of Otis Drive. The property immediately surrounding the house contains some sporadic mature trees. A more densely wooded area is located approximately 100' south of the house at a point where the topography drops downhill into a ravine. The hillside and ravine are both heavily wooded.  
  
No designed landscaping scheme could be identified in the area surrounding the Gallagher House.
  - 2. Outbuildings: The Gallagher House contains one outbuilding: a 20'-1/2" × 20'-1/2" wood-frame garage located east of the house and south of Otis Drive. See CO-237-A.

### PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

No original as-built drawings for this building exist; however, a floor plan of the building prepared in 1981 is located at the Air Force Academy. Measured drawings were derived from 3D scans conducted by ERDC-CERL.

B. Real Property Records:

Physical information pertaining to the architectural character, maintenance, and treatment of the building is on file at the U.S. Air Force Academy Real Property Office, which contains information about construction materials, overall dimensions, and improvements to the building since the Air Force acquired the property.

C. Primary and Unpublished Sources:

480; Aerial Photos, 1955. Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO.

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"Source AFA Real Estate Accounting," May 1, 1965; 124.1, RG 120, Series 15, box 5, folder 3; U.S. Air Force Academy Library, Colorado Springs, CO.

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———. “The Air Force Academy Site and Its History,” March 1959; United States Air Force Academy #2; Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO.

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E. Likely Sources Not Yet Investigated: None

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

GALLAGHER HOUSE  
(Facility Nos. 6930 and 6932)  
6930 Willow Drive  
U.S. Air Force Academy  
El Paso County  
Colorado

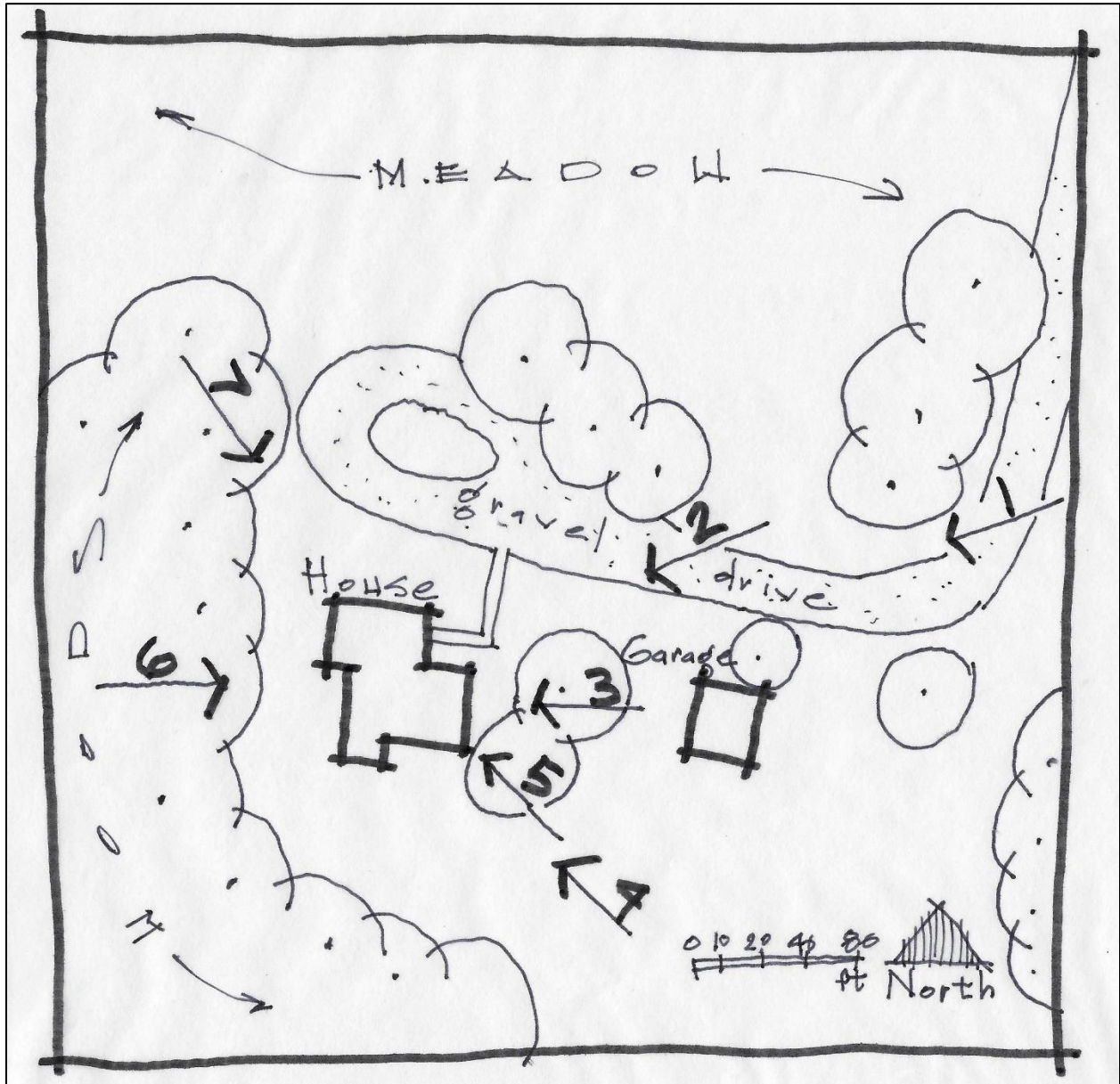
HABS CO-237

Joseph Scott Murphey, Photographer

November 2021

- CO-237-1      DISTANT VIEW WITH GARAGE IN FOREGROUND, LOOKING SOUTH-  
WEST
- CO-237-2      VIEW, LOOKING SOUTHWEST
- CO-237-3      VIEW, LOOKING WEST
- CO-237-4      OBLIQUE VIEW, LOOKING NORTHWEST
- CO-237-5      DETAIL VIEW, LOOKING NORTHWEST
- CO-237-6      VIEW, LOOKING EAST
- CO-237-7      DISTANT VIEW WITH GARAGE IN BACKGROUND, LOOKING SOUTH-  
EAST

Photographic Key for CO-237



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-3



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-4



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-5



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-6





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-7



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HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-9



HISTORIC AMERICAN BUILDINGS SURVEY  
REDUCED COPIES OF MEASURED DRAWINGS

GALLAGHER HOUSE  
6930 Willow Drive  
U.S. Air Force Academy  
El Paso County  
Colorado

HABS CO-237

Young, Allison R., Delineator

December 2022

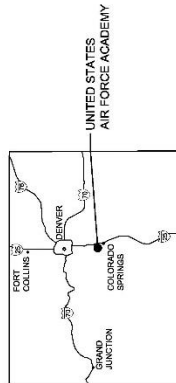
CO-237-1	SITE PLAN
CO-237-2	FLOOR PLANS
CO-237-3	ELEVATIONS
CO-237-4	SECTIONS
CO-237-5	DOOR DETAILS
CO-237-6	WINDOW AND CASEWORK DETAILS

HISTORIC AMERICAN BUILDINGS SURVEY  
 SEE INDEX TO MEASURED DRAWING FOR CAPTION  
 HABS CO-237-1

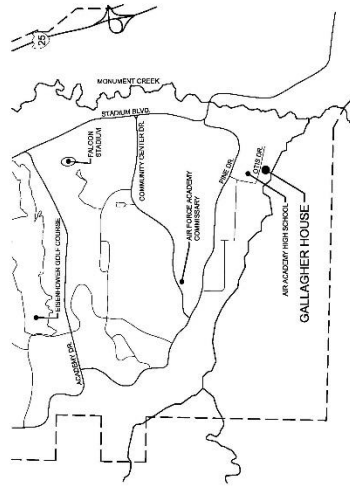
# U.S. AIR FORCE ACADEMY GALLAGHER HOUSE

**STATEMENT OF SIGNIFICANCE**

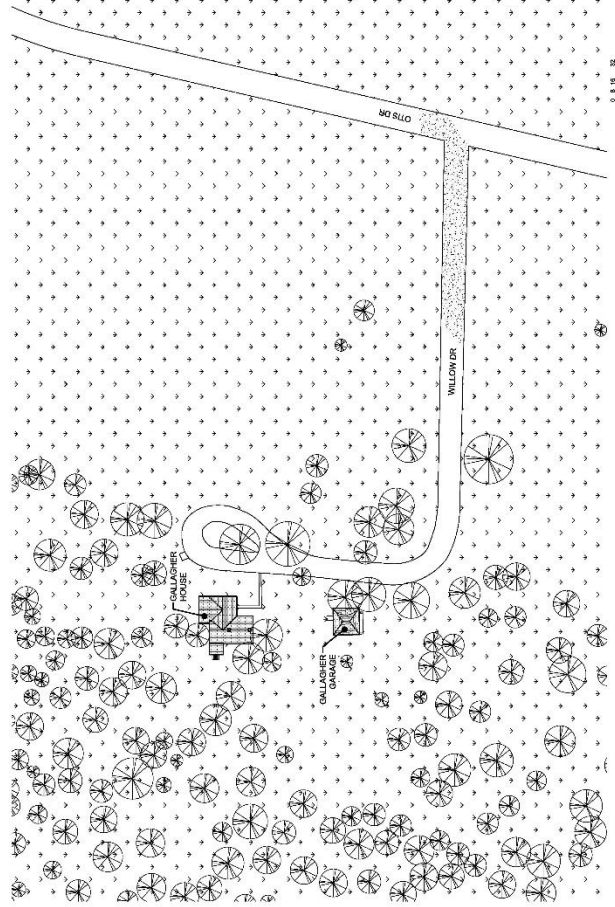
THE GALLAGHER HOUSE AND ITS ASSOCIATED GARAGE WERE DETERMINED ELIGIBLE FOR THE NATIONAL REGISTER OF HISTORIC PLACES BY THE COLORADO STATE HISTORIC PRESERVATION NATIONAL STYLE. THE HOUSE INCORPORATES THE USE OF LOCAL AMMONITE RUBBLE STONE IN ITS CONSTRUCTION. THE HOUSE WAS DESIGNED BY ARCHITECT CHARLES SUMNER AND BUILT BY CARPENTER CHARLES SUMNER AND HIS BROTHER HERBERT IN THE EARLY 20TH CENTURY. PHOTOGRAPHED BY



3 STATE OF COLORADO



2 UNITED STATES AIR FORCE ACADEMY

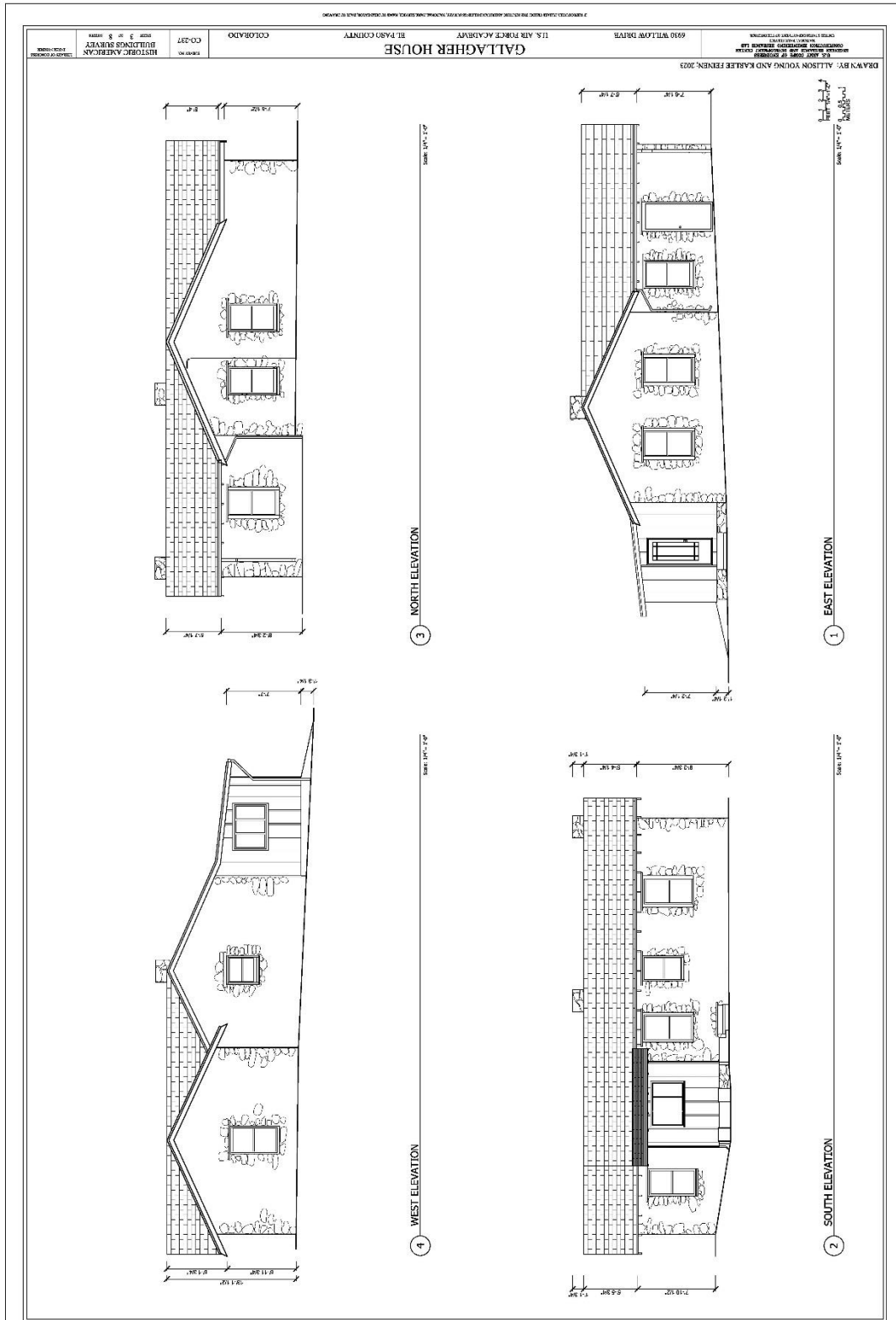


1 SITE PLAN

CO-237 HISTORIC AMERICAN BUILDINGS SURVEY  
 DRAWN BY: ALISSON YOUNG, 2023  
 U.S. AIR FORCE ACADEMY  
 6930 WILLOW DRIVE  
 FT. YUSSO COUNTY, CO  
 ARCHITECT: CHARLES SUMNER AND HERBERT SUMNER  
 PHOTOGRAPHED BY: ALISSON YOUNG, 2023



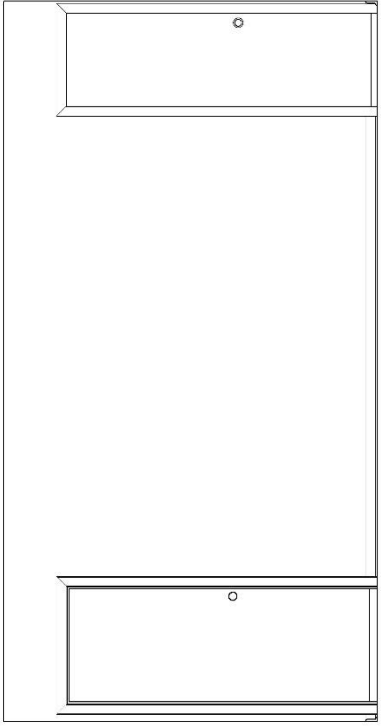
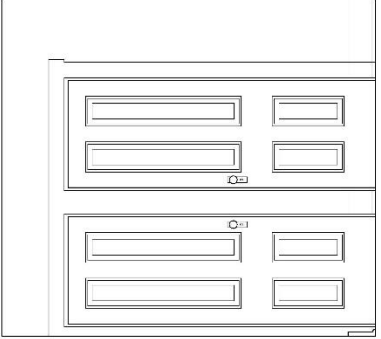
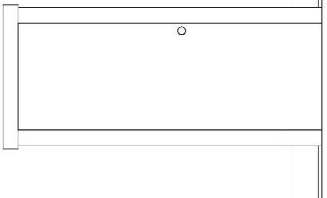
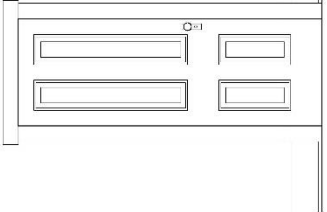
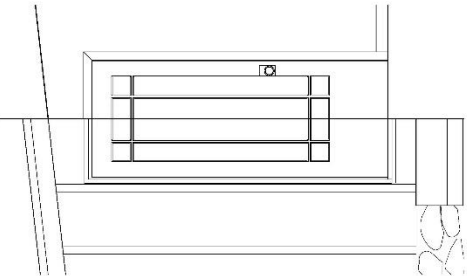
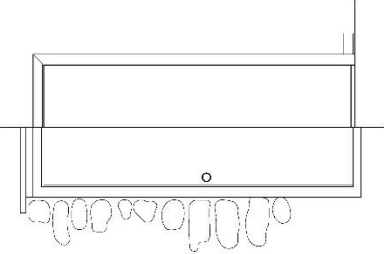
HISTORIC AMERICAN BUILDINGS SURVEY  
 SEE INDEX TO MEASURED DRAWING FOR CAPTION  
 HABS CO-237-3







HISTORIC AMERICAN BUILDINGS SURVEY  
 SEE INDEX TO MEASURED DRAWING FOR CAPTION  
 HABS CO-237-5

<p>DATE: 08/20/2023          DRAWN BY: ALLISON YOUNG, 2023          ARCHITECT: HISTORIC AMERICAN BUILDINGS SURVEY          PROJECT: CO-237          SCALE: 1/4" = 1'-0"</p>	<p>6930 WILLOW DRIVE          U.S. AIR FORCE ACADEMY          EL PASO COUNTY          COLORADO</p>	<p>GALLAGHER HOUSE</p>
<p>6 ENTRY ROOM DOORS TO BACK BEDROOM AND CLOSET          Scale: 1" = 1'-0"</p> 	<p>5 KITCHEN TO FRONT BEDROOM AND PANTRY DOORS          Scale: 1/4" = 1'-0"</p> 	<p>4 BATHROOM DOOR (TYP)          Scale: 1" = 1'-0"</p>  <p>3 FRONT BEDROOM CLOSET DOOR          Scale: 1" = 1'-0"</p>  <p>2 OUTSIDE/INSIDE DOOR - BACK DOOR          Scale: 1" = 1'-0"</p>  <p>1 OUTSIDE/INSIDE DOOR - FRONT DOOR          Scale: 1" = 1'-0"</p> 

HISTORIC AMERICAN BUILDINGS SURVEY  
 SEE INDEX TO MEASURED DRAWING FOR CAPTION  
 HABS CO-237-6

<p>CO-237          HISTORIC AMERICAN          BUILDINGS SURVEY</p>	<p>6590 WILLOW DRIVE          U.S. AIR FORCE ACADEMY          EL PASO COUNTY          COLORADO</p>	<p>DESIGNED BY: ALLISON YOUNG, 2023          DRAWN BY: ALLISON YOUNG, 2023          ARCHITECTURAL RECORDS AND DRAWINGS          1875 KENTWOOD INDUSTRIAL AVENUE          DENVER, CO 80202          PHONE: 303.733.8800          WWW.ARDENR.COM</p>
<p>4 OUTSIDE/INSIDE WINDOW - ADDITION          Scale: 1" = 1'-0"</p>	<p>5 WALL BASE DETAIL (TYP)          Scale: 1/2" = 1'-0"</p>	<p>6 CROWN MOULDING DETAIL - FRONT BEDROOM          Scale: 1/2" = 1'-0"</p>
<p>1 OUTSIDE/INSIDE WINDOW - KITCHEN          Scale: 1" = 1'-0"</p>	<p>2 OUTSIDE/INSIDE WINDOW - BATHROOM          Scale: 1" = 1'-0"</p>	<p>3 OUTSIDE/INSIDE WINDOW (TYP.)          Scale: 1" = 1'-0"</p>

### **3 Gallagher House Garage (CO-237-A)**

The following 16 pages in this chapter reproduce the HABS CO-237-A form, which was submitted in May 2023 by the US Air Force Academy cultural resources manager to the OAHP and to the NPS Denver Regional Office for concurrence as mitigation for the demolition of the Gallagher House Garage.<sup>72</sup> The official HABS document will be housed at the Library of Congress in the HABS/HAER/HALS collection.

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<sup>72</sup> The style of the pages follows HABS standards.

GALLAGHER GARAGE  
(Facility No. 6932)  
6930 Willow Drive  
U.S. Air Force Academy  
El Paso County  
Colorado

HABS CO-237-A

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY  
DENVER REGIONAL OFFICE  
Heritage Partnerships Program  
National Park Service  
Interior Regions 6, 7, 8  
P.O. Box 25287  
Lakewood, CO 80225-0287

HISTORIC AMERICAN BUILDINGS SURVEY

GALLAGHER GARAGE

(Facility No. 6932)

HABS No. CO-237-A

Location: 6930 Willow Drive, U.S. Air Force Academy, Colorado Springs vicinity,  
El Paso County, Colorado  
USGS Pikeview, Colorado, United States

The building is located at latitude: 38.965453, longitude: -104.846433.  
This point was obtained on 7 May 2023 using Google Earth (WGS84).  
There is no restriction on its release to the public.

Present Owner: Department of Defense  
Department of the Air Force  
U.S. Air Force Academy

Present Use: Vacant

Significance: The Gallagher House and its associated garage are one of the few premilitary buildings that remain extant at the U.S. Air Force Academy. The house was part of the early twentieth century development of the Pine Valley area, which was sparsely developed with farmsteads and ranches during the late nineteenth and early twentieth centuries.

Historian(s): Karlee E. Feinen, with assistance from Adam D. Smith, produced the architectural description section of the report. Madison L. Story produced the historic context for the report. The documentation was completed December 2022.

Project Information: The Cultural Resources Manager in the 10th Civil Engineering Squadron at the United States Air Force Academy, Colorado, sponsored this project. The project was completed at the Training Lands and Heritage Branch of the Construction Engineering Research Laboratory (CERL), part of the United States Army Corps of Engineers, Engineer Research and Development Center (ERDC). The project manager was Adam D. Smith (CERL). Joseph S. Murphey produced the large-format photographs contained in the report. Carey L. Baxter performed the 3D scan of the building. Allison R. Young produced the measured drawings contained in the report from the 3D scan data. Documentation was coordinated with the United States Air Force Academy Cultural Resources Management Program through Cultural Resources Planner Bernard Schriever.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: circa 1953
2. Architect: Unknown
3. Original and subsequent owners: Henry Leonard
4. Builder, contractor, suppliers: Unknown
5. Original plans and construction: No original plans or drawings are on file at the Air Force Academy or are known to exist. The only floor plans on file at the Academy date to 1981.
6. Alterations and additions: No known alterations

B. Historical Context:

The Gallagher House Garage is on ancestral land of the Arapaho, Cheyenne, and Ute people, respectively. Once the United States claimed the land and forced the contemporary Native American population off, newcomers began homesteading and ranching in the vicinity in the late nineteenth century, and then the railroad began providing easier access. By the 1920s and 1930s, the area was a popular one for summer homes and estates. The U.S. Air Force Academy acquired the Gallagher House, garage, and surrounding land in the 1950s.

For additional history, see HABS CO-237.

**Garage**

The Gallagher House contains one outbuilding, a garage, located in the same area as the house. The garage was constructed circa 1953, around the same time as the dwelling or shortly thereafter.<sup>73</sup> When the Gallagher property was purchased by the U.S. Air Force Academy on 14 September 1956, \$1,265 of the property's total appraised cost of \$39,930 was allocated for the garage. No known alterations have occurred to the garage.<sup>74</sup>

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<sup>73</sup> "6930-Real Property Cards," U.S. Air Force Academy Real Property Office, Colorado Springs, CO; "6930-32-Use History," U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

<sup>74</sup> "6930-Real Property Cards."

Following military family housing privatization at the U.S. Air Force Academy in the early 2000s, the Gallagher Garage was converted from a family housing garage to a “BE STOR CV FCLTY” (Base Engineer Covered Storage Facility) in 2009.<sup>75</sup>

In 2015 or 2016, the garage was vandalized after students broke one of the doors to gain entry to use it as a partying space. The doors were then boarded up, but this did not deter the students. Vandalism ceased after the school security officer began to surveil the house and garage.<sup>76</sup>

## PART II. ARCHITECTURAL STATEMENT

### A. General Statement:

1. Architectural character: The Gallagher Garage is a single-story vernacular wood-frame building built on an east–west foundation. It has stucco-clad exterior walls. It has a hipped roof with overhanging eaves containing exposed rafter ends. The roof is clad with composite asphalt shingles. The garage has two sliding wood doors on its east side. The building is also pierced by two nine-light wood windows on its north and south sides and a single wood slab door on its west side.

The interior consists of one undivided space. The wood-frame structural system for both the walls and roof is exposed, as neither element has an interior finish. The garage has a concrete slab floor.

2. Condition of the fabric: The garage has a sound foundation. The roof is in good condition, the windows are boarded up, all doors are present, and stucco is missing.

### B. Description of Exterior:

1. Overall dimensions: The garage is 25'-3-1/2" long from the west to the end of the east driveway and 20'-5" wide from the south to the north. The ridge height is 15'-6-1/4" tall.
2. Foundations: The foundation is concrete.
3. Walls: The walls are of boards and finished with stucco.
4. Structural system, framing: The Gallagher Garage is a wood frame structure. The roof has a common rafter frame made from wood beams. The size of the wall studs and floor framing is undetermined.
5. Porches, stoops, balconies, porticoes, bulkheads: None

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<sup>75</sup> “6930-32-Use History,” U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

<sup>76</sup> Email from Roger Weeres to Dawn Bowling re: bldg. 6930 Gallagher House, E. Miscellaneous (Real Estate Instruments—Lease, Permits, Land Deeds), XQPZ06930, U.S. Air Force Academy Real Property Office, Colorado Springs, CO.

6. Chimney: None
  7. Openings:
    - a. Openings: None
    - b. Doorways and doors: There are two entrances to the building, located on the west and east walls, respectively. The west door measures 2'-8" × 6'-8". The front entry is located on the east wall. The east entry is through two sliding, barn-style doors measuring 7'-9" x 8'-1-1/2". These doors have four large panes with cross braces over the bottom two panes.
    - c. Windows: Windows for the garage have nine 8.3125" x 9.315" glass panes, each window measuring 2'-5" x 3'-1". All windows are framed with wood trim measuring 4" thick. The two windows located on the south wall are identical to the two north wall windows in size and configuration. One window is located 5'-5-1/2" from the west wall, and the other located 5'-10-3/4" from the east wall. The windows are 9'-0-3/4" apart on both walls.
  8. Roof:
    - a. Shape, covering: The roof is a hip roof with asphalt shingles.
    - b. Cornice, eaves: The roof of the garage has open eaves with exposed rafter tails. A 1'-3" overhang is uniform on the roof.
    - c. Dormers, cupolas, towers: None
- C. Description of Interior:
1. Floor plan: The plan of the Gallagher House Garage consists of one room, which measures 19'-3-1/2" × 19'-1".
  2. Stairways and ladders: None
  3. Flooring: The flooring is a concrete slab.
  4. Wall and ceiling finish: The walls are made of boards that are the base for stucco. There is no ceiling finish.
  5. Openings:
    - a. Doorways and doors: The pair of barn doors is on the east wall, and the single pedestrian door is on the west wall.
    - b. Windows: None
  6. Decorative features and trim: None



7. Hardware: Hardware was inaccessible.
8. Mechanical equipment:
  - a. Heating, air conditioning, ventilation: None
  - b. Lighting: There is evidence of light sockets and power outlets present.
  - c. Plumbing: None
  - d. Fixtures: None
9. Original furnishings: None

D. Site:

1. Historic landscape design: The Gallagher House Garage is located on a level site within Pine Valley, south of Otis Drive. The property immediately surrounding the house contains some sporadic mature trees. A more densely wooded area is located approximately 100' south of the house at a point where the topography drops downhill into a ravine. The hillside and ravine are both heavily wooded. The garage is east of the house.

No designed landscaping scheme could be identified in the area surrounding the Gallagher House Garage.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

No original as-built drawings for this building exist; however, a floor plan of the building prepared in 1981 is located at the Air Force Academy.

B. Real Property Records:

“6930-Real Property Cards.” U.S. Air Force Academy Real Property Office, Colorado Springs, CO.

“6930-32-Use History.” U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

C. Primary and Unpublished Sources:

Email from Roger Weeres to Dawn Bowling re: bldg. 6930 Gallagher House; E. Miscellaneous (Real Estate Instruments—Lease, Permits, Land Deeds), XQPZ06930; U.S. Air Force Academy Real Property Office, Colorado Springs, CO.

D. Secondary and Published Sources:

McAlester, Virginia Savage. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York, NY: Knopf, 2015.

E. Likely Sources Not Yet Investigated: None

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

GALLAGHER GARAGE  
(Facility No. 6932)  
U.S. Air Force Academy  
El Paso County  
Colorado

HABS CO-237-A

Joseph Scott Murphey, Photography

November 2021

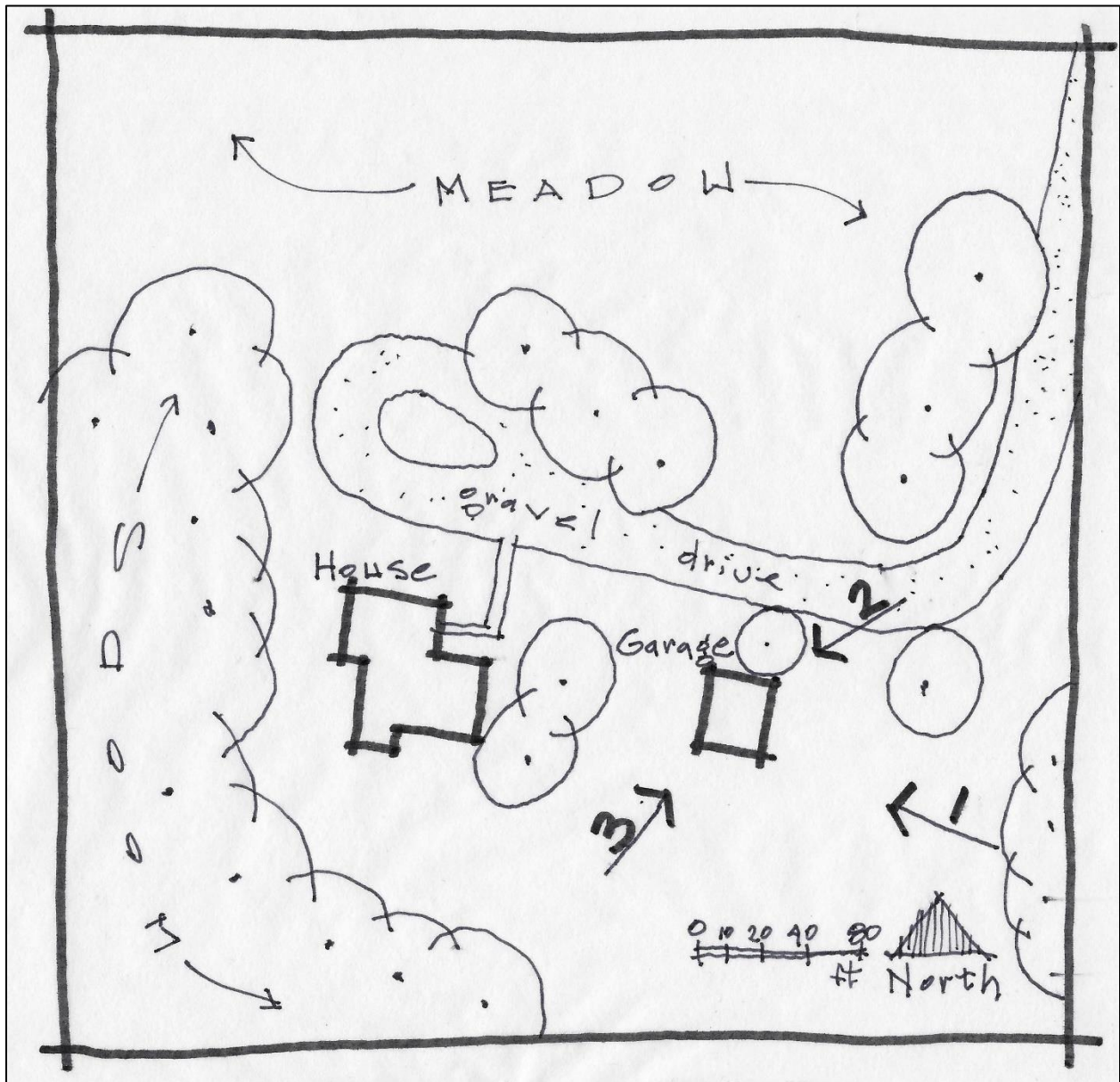
CO-237-A-1 DISTANT VIEW, LOOKING WEST

CO-237-A-2 OBLIQUE VIEW, LOOKING SOUTHWEST

CO-237-A-3 OBLIQUE VIEW, LOOKING NORTHEAST

CO-237-A-4 GARAGE INTERIOR VIEW, LOOKING SOUTHWEST

Photographic Key for CO-237-A



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-A-1



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-A-2



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-A-3



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-237-A-4





HISTORIC AMERICAN BUILDINGS SURVEY  
REDUCED COPIES OF MEASURED DRAWINGS

GALLAGHER HOUSE GARAGE  
HABS CO-237-A  
6930 Willow Drive  
U.S. Air Force Academy  
El Paso County  
Colorado

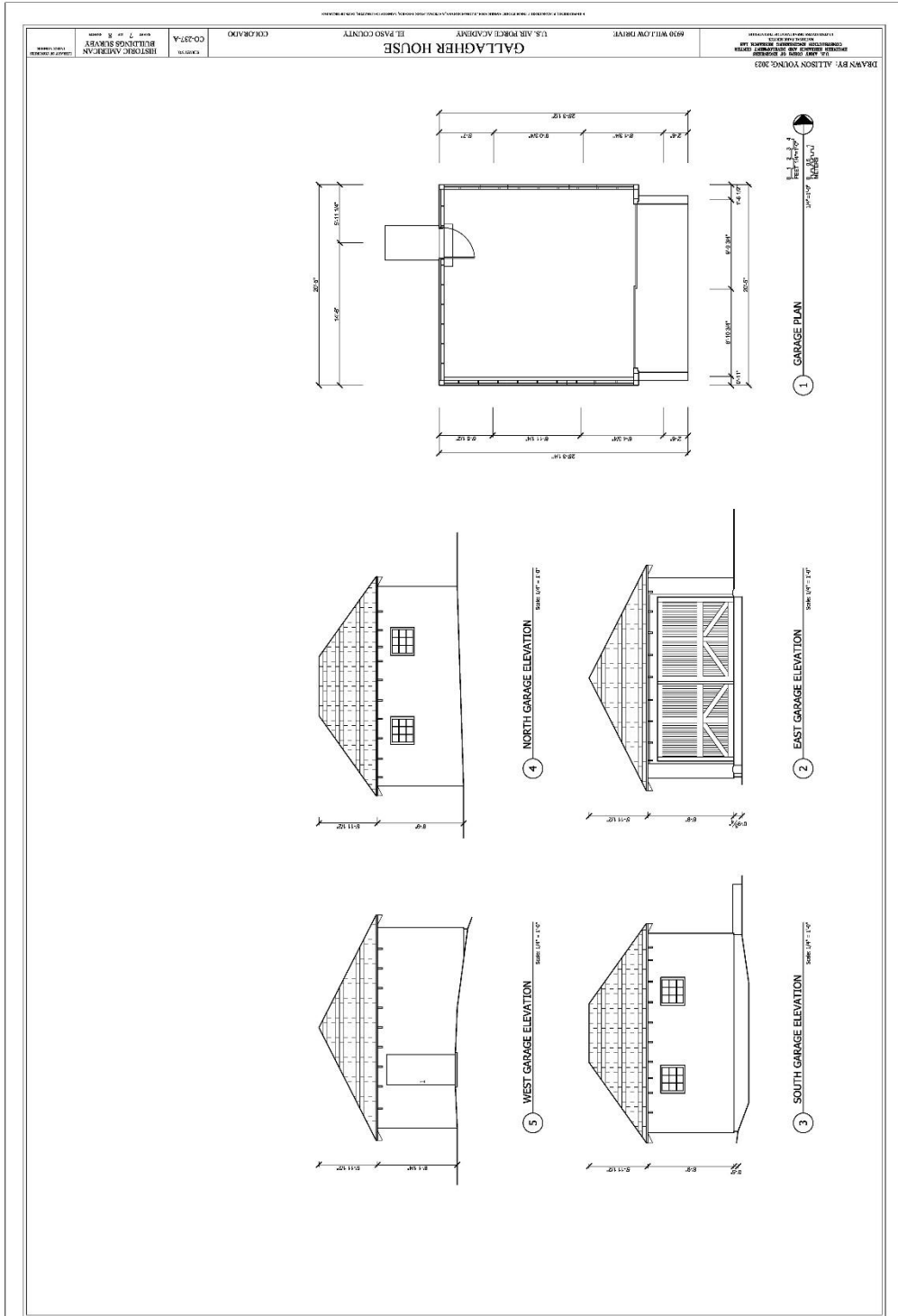
Young, Allison R., Delineator

December 2022

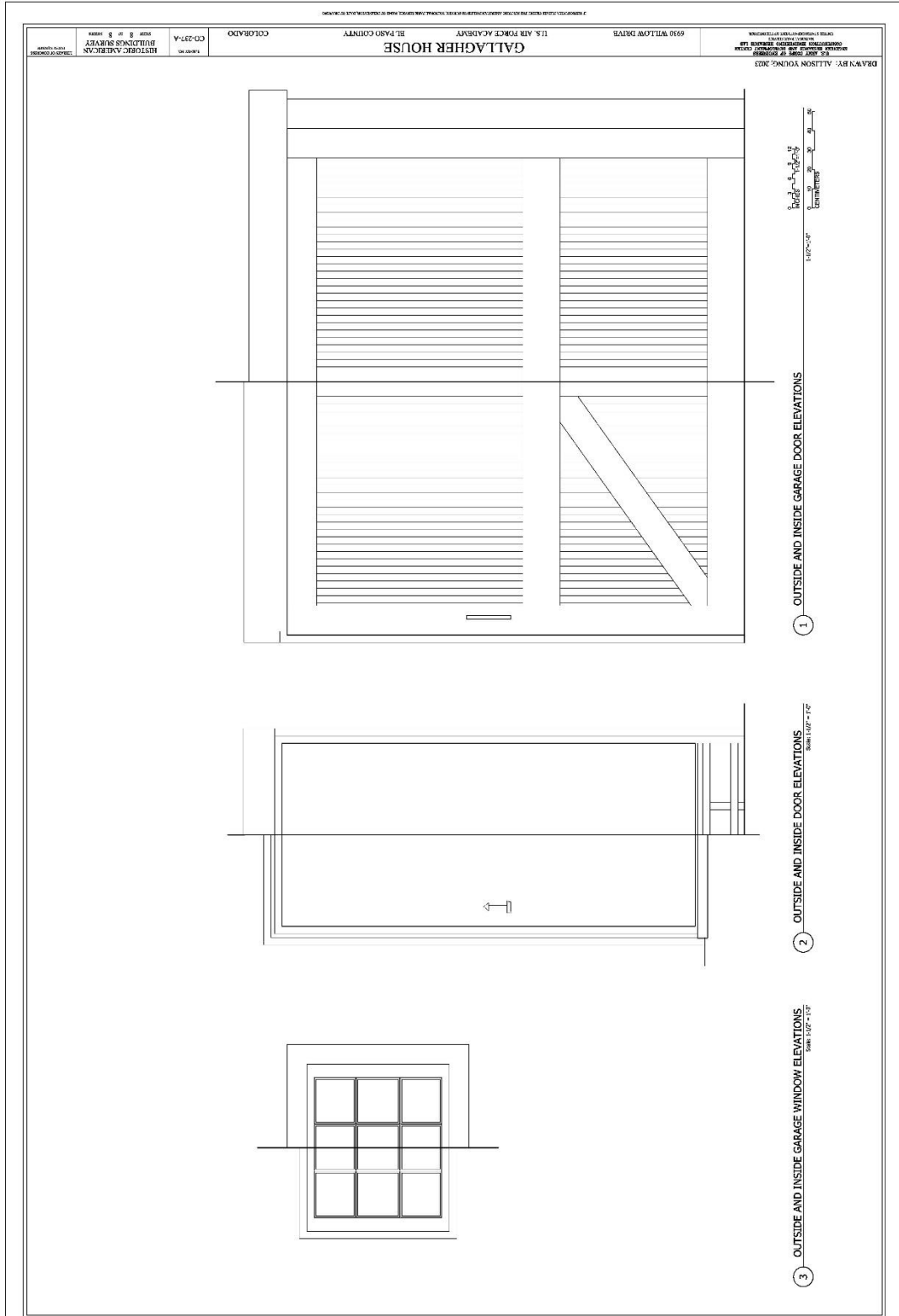
CO-237-A-1 FLOOR PLAN AND ELEVATIONS

CO-237-A-2 DETAILS

HISTORIC AMERICAN BUILDINGS SURVEY  
 SEE INDEX TO MEASURED DRAWING FOR CAPTION  
 HABS CO-237-A-1



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO MEASURED DRAWING FOR CAPTION  
HABS CO-237-A-2



## **4 Massey House (CO-238)**

The following 38 pages in this chapter reproduce the HABS CO-238 form which was submitted in May 2023 by the US Air Force Academy cultural resources manager to the OAHP and to the NPS Denver Regional Office for concurrence as mitigation for the demolition of the Massey House.<sup>77</sup> The official HABS document will be housed at the Library of Congress in the HABS/HAER/HALS collection.

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<sup>77</sup> The style of the pages follows HABS standards.

MASSEY HOUSE  
(Facility No. 8010)  
Northwest of Sage Brush Drive  
U.S. Air Force Academy  
El Paso County  
Colorado

HABS CO-238

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY  
DENVER REGIONAL OFFICE  
Heritage Partnerships Program  
National Park Service  
Interior Regions 6, 7, 8  
P.O. Box 25287  
Lakewood, CO 80225-0287

HISTORIC AMERICAN BUILDINGS SURVEY

MASSEY HOUSE

(Facility No. 8010)

HABS No. CO-238

Location: 8010 Sage Brush Drive, U.S. Air Force Academy, Colorado Springs vicinity, El Paso County, Colorado

The building is located at latitude: 38.964206, longitude: -104.832957. This point was obtained on 7 May 2023 using Google Earth (WGS84). There is no restriction on its release to the public.

Present Owner: Department of Defense  
Department of the Air Force  
U.S. Air Force Academy

Present Use: Vacant

Significance: Facility 8010 is one of the few premilitary buildings that remain extant at the U.S. Air Force Academy site. The house was part of the early twentieth century development of the Pine Valley area, which was sparsely developed with farmsteads during the late nineteenth and early twentieth centuries.

Historian(s): Karlee E. Feinen, with assistance from Adam D. Smith, produced the architectural description section of the report. Madison L. Story produced the historic context for the report. The documentation was completed May 2023.

Project Information: The Cultural Resources Manager in the 10th Civil Engineering Squadron at the U.S. Air Force Academy, Colorado, sponsored this project. The project was completed at the Training Lands and Heritage Branch of the Construction Engineering Research Laboratory (CERL), part of the United States Army Corps of Engineers, Engineer Research and Development Center (ERDC). Joseph S. Murphey produced the large-format photographs contained in the report. Carey L. Baxter performed the 3D scan of the building. Allison R. Young produced the measured drawings contained in the report from the 3D scan data. Documentation was coordinated with the U.S. Air Force Academy Cultural Resources Management Program through Cultural Resources Planner Bernard Schriever.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1941
2. Architect: Earle A. Deits
3. Original and subsequent owners, occupants, uses: Ervin H. Massey and U.S. Air Force Academy housing
4. Builder, contractor, suppliers: Unknown
5. Original plans and construction: The U.S. Air Force Cultural Resources Management Office has two sheets of floor plans (no elevations or sections) ascribed to Earle A. Deits for the designs of a residence for Mr. E. H. Massey from 14 November 1940.
6. Alterations and additions: No known alterations

B. Historical Context:

For history regarding Colorado Springs homesteads and the U.S. Air Force Academy acquisition, see HABS CO-237.

**The Massey House**

The Massey House was officially purchased by the U.S. Air Force Academy on 16 July 1956, as part of the Massey property.<sup>1</sup> The 474-acre property, consisting of three parcels, was appraised at \$70,000, with \$43,500 allocated to land value and \$25,500 to improvement value.<sup>2</sup> When the property was officially purchased, \$19,600 of the funds were paid for the Massey House; \$2,000 of this total was paid by the Colorado Land Acquisition Commission, and \$17,600 was paid by the U.S. Air Force Academy Land Acquisition Commission.<sup>3</sup>

Precise ownership information at the time of the property's acquisition is unclear; however, the three parcels were owned in some combination by Ervin H. Massey and his wife, Nina Mae (Nowery) Massey; Frances Ward Massey, believed to be Ervin's sister;

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<sup>1</sup> "Facility Cards," 8010 Facility Folder, U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

<sup>2</sup> Watson A. Bowes and Harold R. Bowes, "Appraisal of the Massey Property, Parcels No. 17-18-97, the Air Force Academy Site," April 18, 1955, 124.20.81, 120, U.S. Air Force Academy Library, Colorado Springs, CO, 3

<sup>3</sup> "Facility Cards," U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

and Robert Bruce Massey, Ervin's son.<sup>4</sup> The entirety of the property was managed and operated by Ervin Massey. At the time of sale, Francis W. Massey lived in San Bernardino, California.<sup>5</sup>

According to appraisal documents, the entire Massey property consisted of 144 acres of pastureland, twenty-three acres of grass or alfalfa farmland, and an unknown amount of acreage being used for a purebred cattle operation.<sup>6</sup> There were various farm and ranch-related outbuildings on the property, including chicken and brooder houses, cow sheds, a footbridge, barns, a silo, a granary, and a milk house.<sup>7</sup> These have all been demolished.

The Massey property also featured two houses. The north house was a one-and-a-half-story, 1,474-square-foot structure built circa 1910. It had drop siding and wood shingle roofing as well as an addition with "the exterior . . . covered with paper" and corrugated metal roofing.<sup>8</sup> This house was appraised as "not in very good condition . . . but . . . quite clean and adequate for a tenant house."<sup>9</sup> This house has since been demolished.

The Massey property was likely purchased in 1940, the same year that the south house, now known as the Massey House, was designed by Earle A. Deits, a Colorado Springs-based architect (Figure 1, Figure 2, Figure 3, and Figure 4).<sup>10</sup> The house was constructed the following year (Figure 5).<sup>11</sup>

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<sup>4</sup> This Massey family does not appear to be related to William Thomas Massey, whose family also resided in the Colorado Springs area during the early twentieth century; No. 6431, Grantor 51, July–Dec. 1956, 88b M–Z, El Paso County Clerk and Recorder, Colorado Springs, CO; Bowes and Bowes, "Appraisal of the Massey Property," 3; Ancestry.com, "Robert Bruce Montgomery Massey (1869–1952)," accessed Aug. 25, 2022, <https://www.ancestry.com/genealogy/records/robert-bruce-montgomery-massey-24-1lw0p9>; Judy Massey, "Ervin Harris Massey (abt. 1900)," WikiTree, last modified June 14, 2020, <https://www.wikitree.com/wiki/Massey-5287>; Juanita L. and John P. Breckenridge, *El Paso County Heritage* (Dallas, TX: Curtis Media Corporation, 1985), 544.

<sup>5</sup> Bowes and Bowes, "Appraisal of the Massey Property," 3; No. 6431, El Paso County Clerk and Recorder.

<sup>6</sup> Bowes and Bowes, "Appraisal of the Massey Property," 6–7.

<sup>7</sup> Bowes and Bowes, "Appraisal of the Massey Property," 11, 19.

<sup>8</sup> Bowes and Bowes, "Appraisal of the Massey Property," 14–19.

<sup>9</sup> Bowes and Bowes, "Appraisal of the Massey Property," 14–16.

<sup>10</sup> Earle A. Deits, "Residence for Mr. E.H. Massey, Pine Valley, Colorado, Sheet 2," Nov. 14, 1940, U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO; R. M. Cannon, *El Paso County, Colorado*, Aerial Photos, Jan. 1939, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO

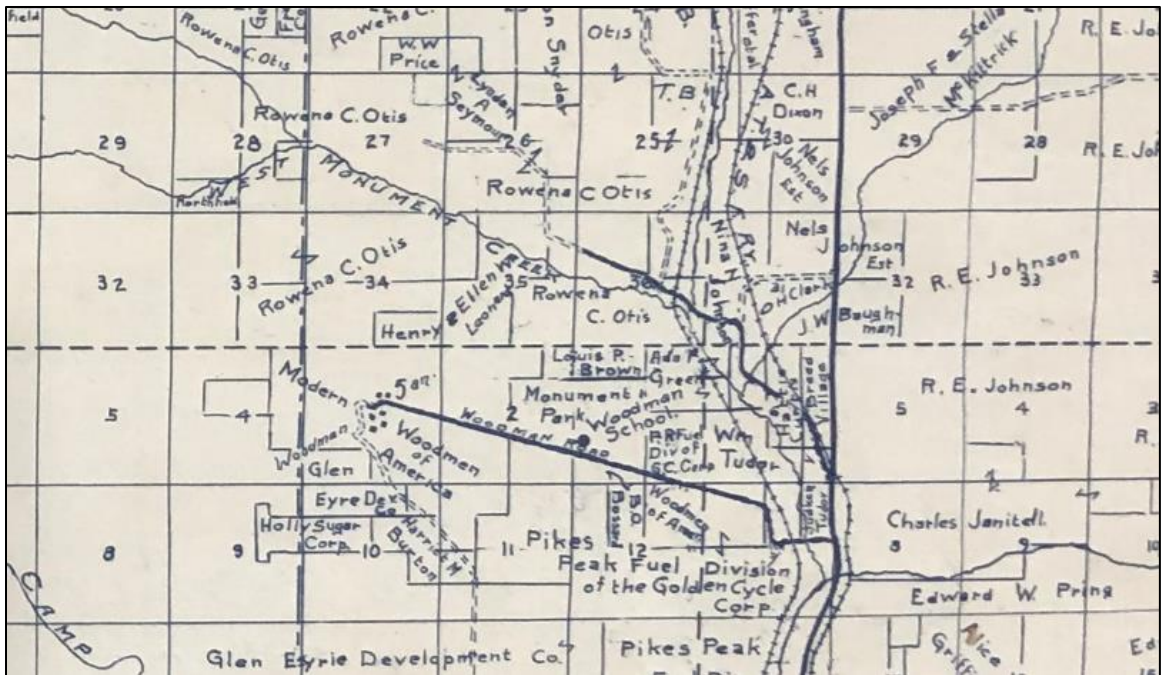
<sup>11</sup> Bowes and Bowes, "Appraisal of the Massey Property," 7–11.



Figure 1. A 1937 aerial photo showing that the Massey property is not yet extant. (YL 21 20, Aerial Photos, Aug. 22, 1937, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO. Public domain.)



Figure 2. A 1939 plat map showing no parcels attributed to the Massey family. (R. M. Cannon, El Paso County, Colorado. Public domain.)



MASSEY HOUSE  
HABS CO-238 (page 6)

Figure 3. Massey House first-floor plan by Earle A. Deits, 1940. (Deits, "Residence for Mr. E.H. Massey, Pine Valley, Colorado, Sheet 2." Public domain.)

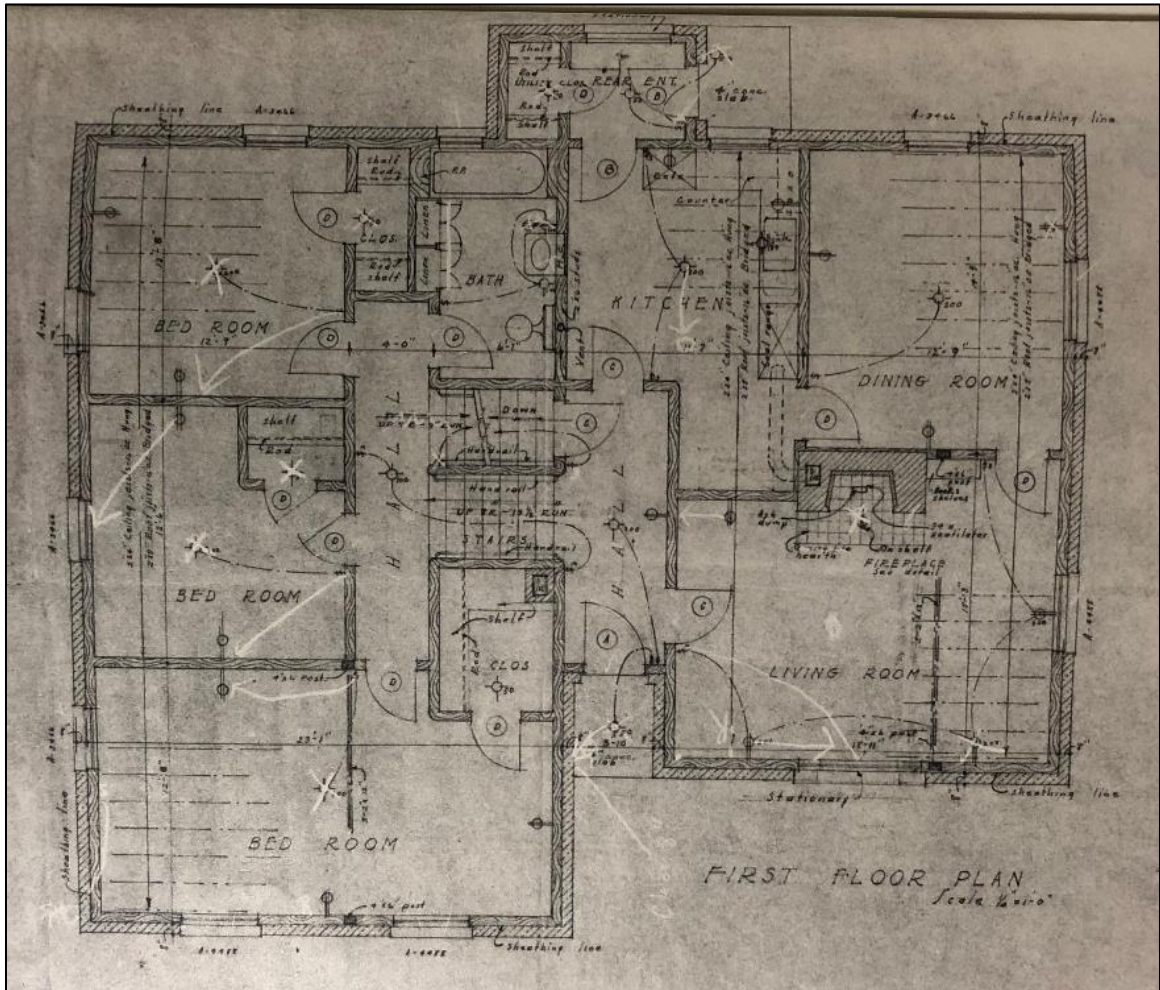
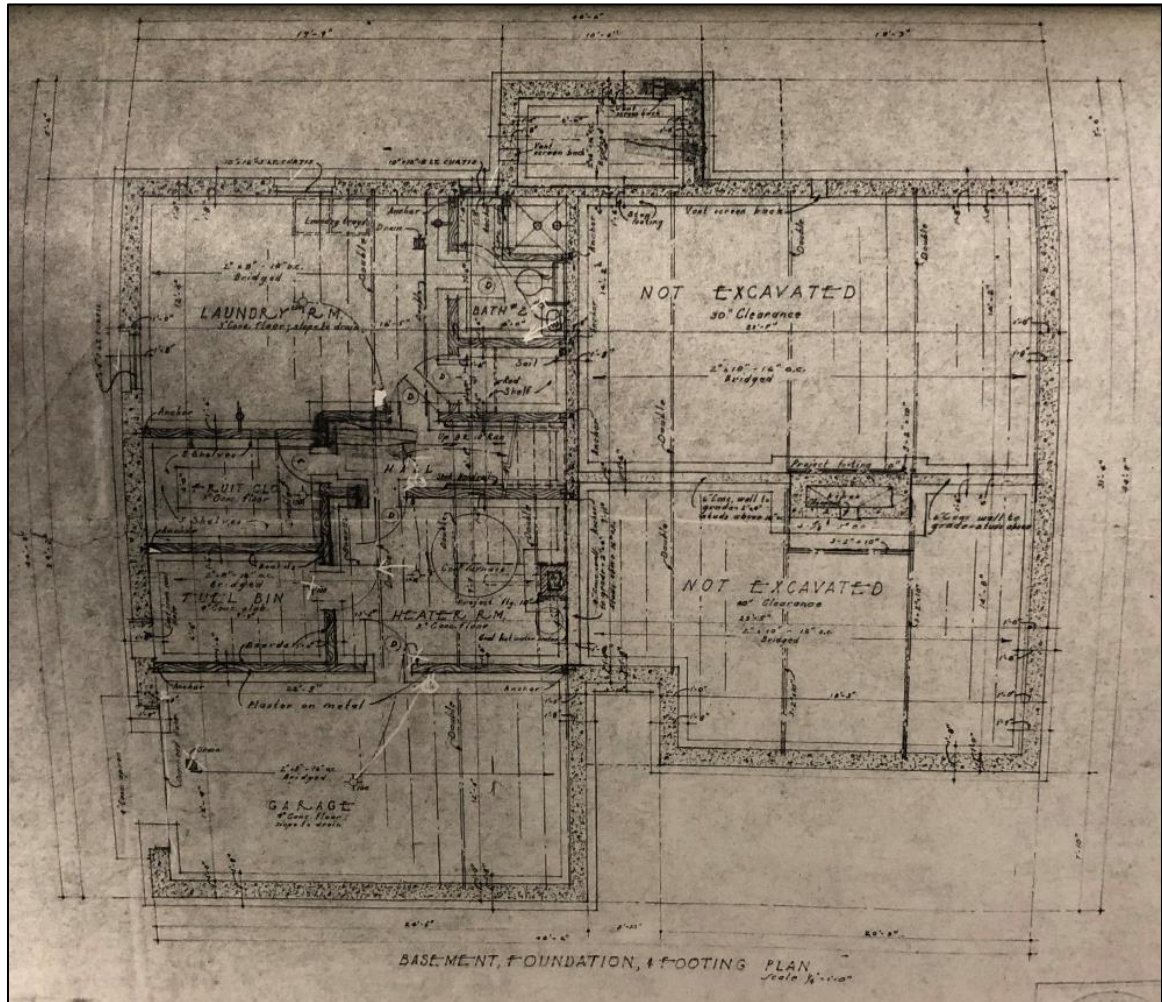


Figure 4. Massey House basement plan by Earle A. Deits, 1940. (Earle A. Deits, "Residence for Mr. E.H. Massey, Pine Valley, Colorado, Sheet 1." Public domain.)



*Figure 5. A 1955 aerial photo showing the Massey property. (480, Aerial Photos, 1955, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO. Public domain.)*



Known alterations to the Massey House during the U.S. Air Force Academy ownership include the following:

- Installation of kitchen cabinets on 8 December 1955
- Removal of a coal-fired range on 27 May 1957
- Installation of a fireplace screen on 13 June 1957
- Installation of Venetian blinds and traverse rods on 17 June 1957
- Installation of screen storm doors and windows on 1 July 1957
- Installation of floodlights on 10 February 1958
- Installation of waste disposal on 23 July 1959
- Installation of mailboxes on 31 August 1960
- Installation of shower wall panels on 4 May 1973<sup>12</sup>

The garage door, originally an overhead wood door with no windows, was replaced at an unknown date.<sup>13</sup>

By 1962, the area surrounding the Gallagher House had transformed from ranchlands to an industrial or office area for the U.S. Air Force Academy (Figure 6).<sup>14</sup>

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<sup>12</sup> "Facility Cards," U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

<sup>13</sup> Bowes and Bowes, "Appraisal of the Massey Property," 19.

<sup>14</sup> YL-4CC-223, Aerial Photos, 1962, Special Collections, Pikes Peak Library District, Penrose Library, Colorado Springs, CO.

Figure 6. A 1962 aerial photo showing the Massey property. (YL-4CC-22. Public domain.)



In 2006, the Massey House was converted from military family housing to the Airman's Attic, a thrift store. Before June of that year, the house had been vacant for an unspecified amount of time.<sup>15</sup> By 2009, though, the Massey House was slated for disposal, as it had exceeded its useful life and repairs were not economical. Noted issues included wires hanging outside the garage door; two broken windows; two cracks in the ceiling, one of which appeared to be due to water damage; and rodents.<sup>16</sup>

The Massey House was designed by local architect Earle A. Deits and is a regional example of modernist vernacular architecture. Deits primarily designed in the modernist style, with designs including the El Paso County Office Building at 27 East Vermijo Street in Colorado Springs (1961) and the remodel of the Grey Rose Building at 24 N. Tejon Street in Colorado Springs (constructed circa 1883, remodeled 1947).<sup>17</sup> Prior to becoming an architect in Colorado Springs, he served in World War II as a Corps of Engineers

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<sup>15</sup> "8010-Doc1," 8010 Facility Folder, U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO; "8010-Doc3," 8010 Facility Folder, U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

<sup>16</sup> "8010-Doc7," 8010 Facility Folder, U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

<sup>17</sup> "8010-Doc16," U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO; Colorado Springs City Planning, *City of Colorado Springs South Downtown Historic Walking Tour* (Colorado Springs, CO: Colorado Springs City Planning, 2005), <https://coloradosprings.gov/sites/default/files/planning/southwalkingtour.pdf>; Colorado Springs Historic Preservation Alliance, "Grey Rose Building," Endangered Places, accessed Aug. 25, 2022, <https://hpasprings.org/grey-rose-building/>.

Soldier.<sup>18</sup> It is unclear when he began working in Colorado Springs or how he was identified and contracted by Ervin Massey.

The design of the Massey House resembles International-style construction, which was popular during the early and mid-twentieth century. Characteristics of the style include flat roofs, windows set flush with the wall, and plain walls with minimal ornamentation. Included details reflected the building's function. The style was popularized in the United States when Philip Johnson and Henry-Russell Hitchcock gave it the name "International Style" in a 1932 exhibit at the Museum of Modern Art in New York.<sup>19</sup>

The Massey House is an example of vernacular International-style architecture, as it incorporates the use of brick and random rubblestone in its design, rather than the more common and less ornamented concrete. In using locally sourced, random rubblestone, Deits produced a regional design that reflected the home's surroundings; however, the use of a high-style design reflects the wealth of the Masseys and other Pine Valley estate owners in the 1930s through early 1950s.<sup>20</sup>

## PART II. ARCHITECTURAL STATEMENT

### A. General Statement:

#### 1. Architectural character:

The Massey House is a one-story, wood-frame-constructed building built on a north-west orientation. It has a flat roof pierced by an interior stone chimney. The dwelling is composed of two distinct rectangular building masses, an entirely stone-clad section and a brick-clad section. A small hyphen joining the stone and brick sections of the building contains a single, nine-light wood door on the building's southwest side. The main entrance is located inside a small inset porch containing an arched doorway.

The stone section, constructed of locally quarried rubble fieldstone, is the southernmost section of the building. Rectangular in shape, the stone section is pierced by a thirty-two-light wood window on its southwest side; two eight-over-eight, double-hung wood windows on its southeast side; and two six-over-six, double-hung windows on its northeast side.

The brick portion of the building, which is taller than the stone section, is a rectangular component set on a random rubble fieldstone foundation. The walls are laid in stretcher bond. All the window openings have soldier course lintels and brick sills. The southwest side is pierced by two six-over-six, double-hung wood windows; the southeast side is pierced by one six-over-six, double-hung wood window; the northwest side is pierced by a three-light basement window and two

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<sup>18</sup> "8010-Doc16," U.S. Air Force Academy Cultural Resources Management Office, Colorado Springs, CO.

<sup>19</sup> Indiana Landmarks, "20th Century High Style," Historic House Styles, accessed Aug. 25, 2022, <https://www.indianalandmarks.org/historic-houses/20th-century-high-style/>.

<sup>20</sup> Indiana Landmarks, "20th Century High Style."

six-over-six, double-hung wood windows; and the northeast side is pierced by a one-light wood basement window and three six-over-six, double-hung wood windows. The northwest side of the brick portion of the building also features an exposed basement pierced by a metal, overhead, two-light garage door. A small, projecting bay extends from the northeast (rear) of the brick building and features one eight-over-eight, double-hung wood window.

2. Condition of the fabric: The house has a sound foundation made of local stone, and the structure remains in overall good condition. The roof is in good condition. Some windows and doors are missing.

B. Description of Exterior:

1. Overall dimensions: The building's main block measures 36'-10 1/2" × 22'-1-3/4". The building's offset wing measures 28'-11-1/4" × 21'-6-9/16".

The southwestern porch measures 5'-2" × 4'-2-1/2". The front door measures 6'-11-1/2" × 3'-1". All the windows and the door are surrounded by 1-3/4" trim.

The southeast side of the house has two roof lines of differing heights. The heights of the two roof lines measure 17'-7-13/16" and 11'-10-1/2". The door on this side measures 6'-11-1/2" × 3'-2-1/2".

All the northeastern side windows have a trim of 2-7/16".

The garage door on the northwest side is located at the right end of this side of the house and measures 6'-10" × 7'-11". There is wood trim around the door that measures 2-1/4".

2. Foundations: The foundations and footing are concrete. The foundation is also partially composed of random rubble fieldstone. There is a garage and basement beneath the house.
3. Walls: Exterior walls are faced with brick laid in stretcher bond and mosaic rubblestone veneer.
4. Structural system, framing: The structural system is wood frame. The size of wall studs and floor framing is undetermined.
5. Porches, stoops, balconies, porticoes, bulkheads: The main entrance is located inside a small inset porch with a segmented arched opening. A concrete patio is located off the east side of the house.
6. Chimney: One interior stone chimney pierces the roof of the stone portion, and a brick chimney pierces the roof of the brick portion.
7. Openings:

- a. Doorways and doors: The main entry door is a single, nine-light, arched wood door. The door into the projecting bay on the northeast side is wood with four wood panels and one large pane of glass. The garage door is a metal, overhead, two-light door.
- b. Windows and shutters: The southwest side (front) contains three windows. Two windows are located to the left of the front door. There is a large window that measures  $5'-7-7/16" \times 4'-3-1/4"$  with a  $6-5/16"$  trim. The window has thirty-two panes with each pane measuring at  $1'-13/16" \times 8-7/16"$ .

The northeast side shows both brick and stone veneer siding. The north side has five windows and two cellar windows. The leftmost window measures  $4'-9-1/4" \times 3'-4-3/4"$ , the next window to the right measures  $3'-6-1/2" \times 2'-2-15/16"$ , and the next window to the right measures  $4'-9-1/2" \times 3'-4"$ . The projecting bay has one window, which measures  $5'-1" \times 3'-9-3/4"$ . The window to the right of the projecting bay measures  $3'-5-3/4" \times 2'-7"$ . The rightmost window measures  $5'-1" \times 3'-4"$ . The left cellar window measures  $1'-10" \times 2'-2"$  and is located to the right of the projecting bay. The rightmost cellar window measures  $3'-0" \times 1'-2"$  and is located under the rightmost window.

The southeast side has three windows and a door. The brick portion has one window measuring  $4'-4" \times 2'-8"$ . The stone portion has two windows that measure  $4'-3" \times 2'-9-1/2"$ . The window in the northernmost gable is in the center of the section and measures  $2'-1-1/2" \times 2'-7"$ .

The northwest side has four windows. Three windows on this side measure  $5'-1" \times 3'-4-3/4"$  and are equal distance apart. The cellar window is located directly under the rightmost window. The cellar window measures  $1'-11" \times 3'-0"$ .

Note that plywood covered some of the windows for the HABS photography but all of it was removed for the 3D scanning.

8. Roof:
  - a. Shape, covering: The original roof is a flat roof. The alcove for the front door has a shed roof. All the roofs are covered with wood shingles.
  - b. Cornice, eaves: None
  - c. Dormers, cupolas, towers: None

C. Description of Interior:

Please note that the authors were only able to access the building interior for the 3D scanning and no other access was allowed due to safety concerns.



1. Floor plans: The aboveground part of the house is divided into eight unequal rooms, including a 10'-11" × 10'-10" kitchen, a 12'-2" × 12'-0" bedroom (bedroom 1), a 12'-1" × 12'-1" bedroom (bedroom 2), an 18'-0" × 11'-8" living room, a 12'-0" × 14'-0" dining room, a 22'-3" × 12'-0" bedroom (bedroom 3), a 5'-7" × 10'-1" bathroom, and an 8'-4" × 4'-8" entry. The main entrance is located on the southwest side and provides entry into a hallway. A secondary entrance is in a projecting bay on the northeast side that provides entry to the kitchen, east from which is the dining room. South of the kitchen is the living room and two closets.

West of the kitchen, in a slightly raised portion of the house, is the bathroom, bedroom 1, bedroom 2, bedroom 3, and four closets. The staircase is south of the bathroom. The second entrance to the house is on the south side of the building, west of the living room, and east of bedroom 3.

The basement floor plan is divided into six unequal rooms, including a 22'-5" × 12'-2" garage, a 12'-4" × 9'-2" furnace and boiler room, a 15'-8" × 12'-2" room (room 1), a 9'-8" × 5'-7" room (room 2), a 9'-8" × 5'-7" room (room 3), and a 5'-11" × 11'-0" room (room 4).

2. Stairways: There are two stairways located on the main floor that are south of the bathroom. One stairway leads to the basement, while the other small five-step stairway leads up to the bedrooms. In the basement, the stairway is located north of the furnace and boiler room.
3. Flooring: The majority of the living area has oak flooring. The kitchen and second level living area bathroom have inlaid linoleum flooring over 3" pine. Flooring in the basement is concrete.
4. Wall and ceiling finish: Interior walls in the living area are lathed and plastered. Walls in the basement are plywood.

The bathroom has gray tile covering the walls. The kitchen has a tile backsplash on the east wall.

5. Openings:
  - a. Doorways and doors: All interior doors are enameled pine. They are single-paneled doors.
  - b. Windows: Windows are described in the exterior description.
6. Decorative features and trim: There is inlaid linoleum on the countertops and splash board in the kitchen, as well as 14 linear feet of stainless-steel wainscoting, 6-1/2" high, in the kitchen.
7. Hardware: Hardware was inaccessible.
8. Mechanical equipment:

- a. Heating, air conditioning, ventilation: There is a heater in the basement.
  - b. Lighting: Lighting fixtures are present, but information was not gathered on them due to safety concerns.
  - c. Plumbing: Plumbing was not accessible to researchers.
  - d. Fixtures: There are fixtures present, but information was not gathered on them due to safety concerns.
9. Original furnishings: There are no original furnishings.
- D. Site:
1. Historic landscape design: The Massey House is located west of the of the gravel driveway.  
  
There is a small concrete patio and sidewalk on the east side of the house. The sidewalk leads to the door on the projecting bay on the northeast side of the house. There is a small stone barbecue on the east edge of the patio that dates to the U.S. Air Force Academy occupation of the house.  
  
No designed landscaping scheme could be identified in the area surrounding the Massey House.
  2. Outbuildings: No outbuildings are present.

### PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

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B. Real Property Records:

Physical information pertaining to the architectural character, maintenance, and treatment of the building is on file at the U.S. Air Force Academy Real Property Office, which contains information about construction materials, overall dimensions, and improvements to the building since the Air Force acquired the property.

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E. Likely Sources Not Yet Investigated: None

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

MASSEY HOUSE  
(Facility No. 8010)  
8010 Sage Brush Drive  
U.S. Air Force Academy  
El Paso County  
Colorado

HABS CO-238

Joseph Scott Murphey, Photography

November 2021

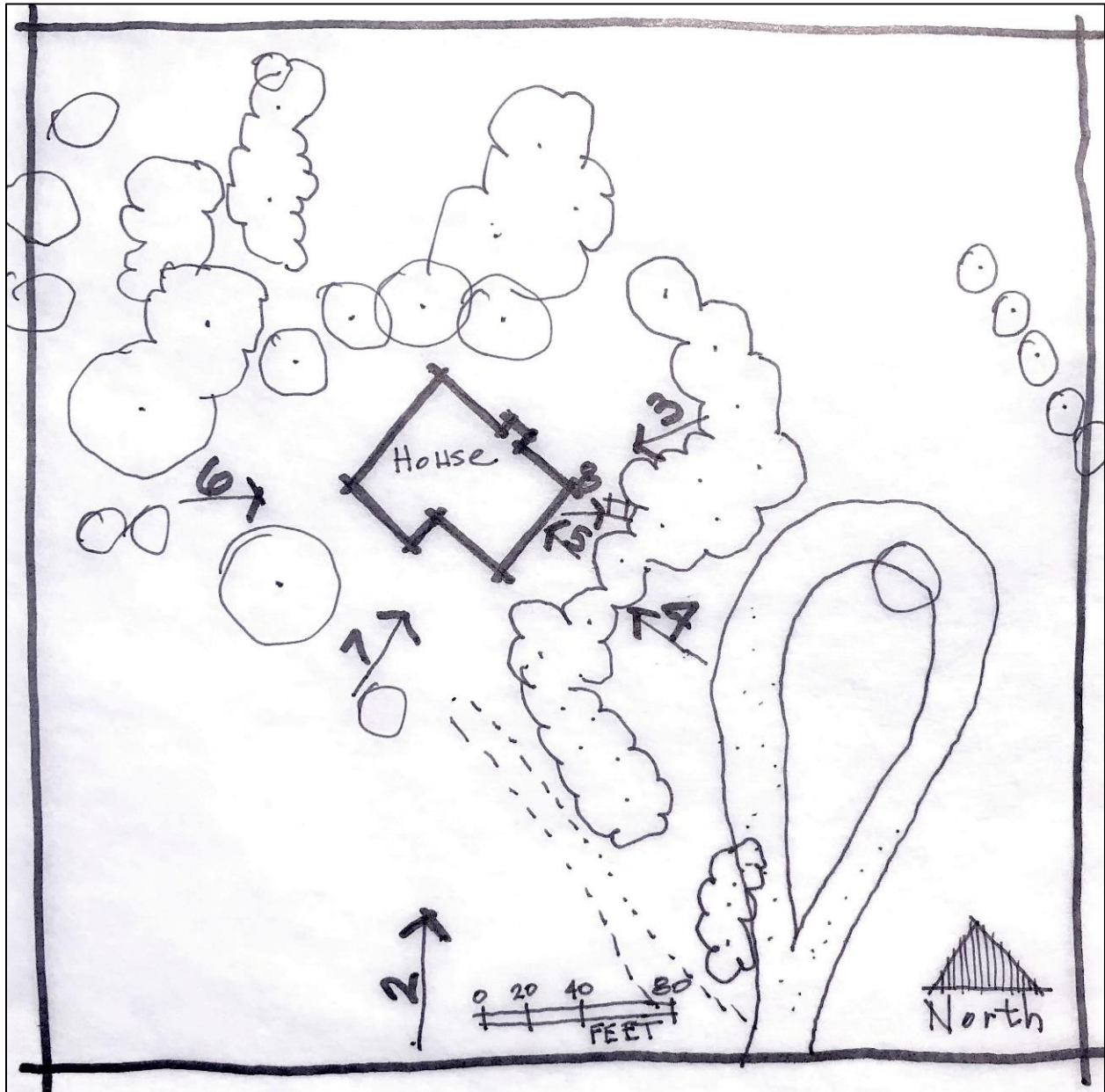
Note: House interiors were inaccessible due to safety concerns.

CO-238-1	DISTANT VIEW, LOOKING NORTH
CO-238-2	INTERMEDIATE VIEW, LOOKING NORTH
CO-238-3	OBLIQUE VIEW, LOOKING WEST
CO-238-4	END VIEW, LOOKING WEST
CO-238-5	EAST FACADE WINDOW DETAIL
CO-238-6	OBLIQUE VIEW, LOOKING EAST
CO-238-7	OBLIQUE VIEW, LOOKING NORTHEAST
CO-238-8	OUTDOOR FIREPLACE AND WATER SPIGOT, LOOKING NORTH-EAST

Photographic Key for CO-238—Overall Site Setting



Photographic Key for CO-238—Site Detail



HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
HABS CO-238-1





HISTORIC AMERICAN BUILDINGS SURVEY  
SEE INDEX TO PHOTOGRAPHS FOR CAPTION  
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HISTORIC AMERICAN BUILDINGS SURVEY  
REDUCED COPIES OF MEASURED DRAWINGS

MASSEY HOUSE  
(Facility No. 8010)  
8010 Sage Brush Drive  
U.S. Air Force Academy  
El Paso County  
Colorado

HABS CO-238

Young, Allison R., Delineator

December 2022

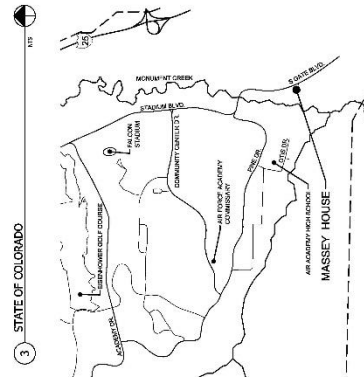
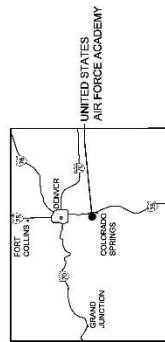
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CO-238-2	FLOOR PLANS
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CO-238-4	ELEVATIONS
CO-238-5	SECTIONS
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CO-238-7	DOOR DETAILS
CO-238-8	WINDOW DETAILS
CO-238-9	WINDOW DETAILS
CO-238-10	HEATER GRATE AND FIREPLACE DETAILS



# U.S. AIR FORCE ACADEMY MASSEY HOUSE

## STATEMENT OF SIGNIFICANCE

The Massey House is one of the few pre-World War II buildings that remain intact at the United States Air Force Academy. The house is a two-story, single-story bungalow in the Queen Anne style, built in 1917. It is a fine example of the early 20th-century architectural style and is a rare example of a residential building that has survived in its original form. The house is a significant example of the early 20th-century architectural style and is a rare example of a residential building that has survived in its original form.



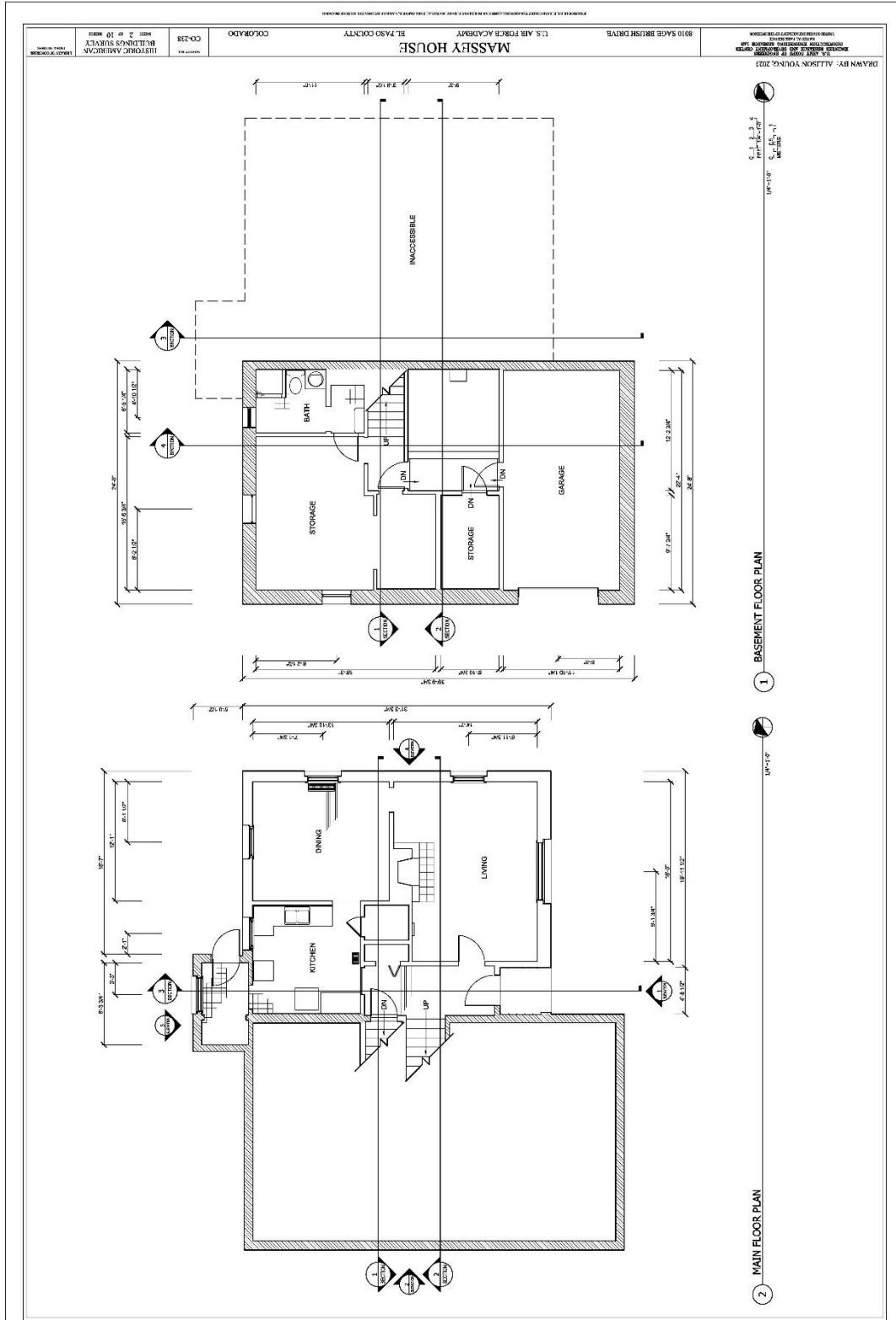
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2

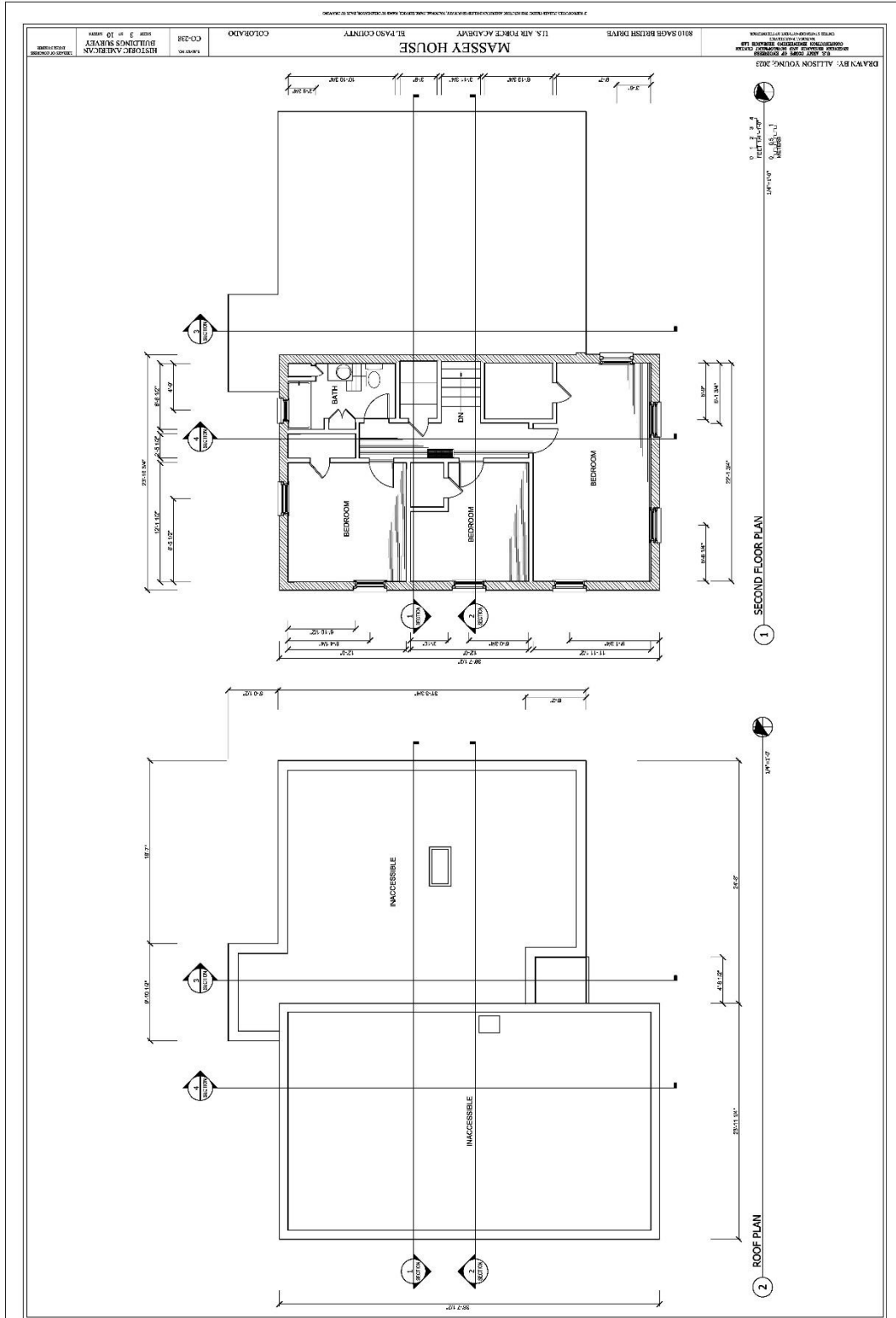
3 UNITED STATES AIR FORCE ACADEMY

<p>U.S. AIR FORCE ACADEMY                  3910 S. HARTSHORN DRIVE                  FORT COLLINS, CO 80504</p>	<p>U.S. AIR FORCE ACADEMY                  3910 S. HARTSHORN DRIVE                  FORT COLLINS, CO 80504</p>	<p>U.S. AIR FORCE ACADEMY                  3910 S. HARTSHORN DRIVE                  FORT COLLINS, CO 80504</p>	<p>U.S. AIR FORCE ACADEMY                  3910 S. HARTSHORN DRIVE                  FORT COLLINS, CO 80504</p>
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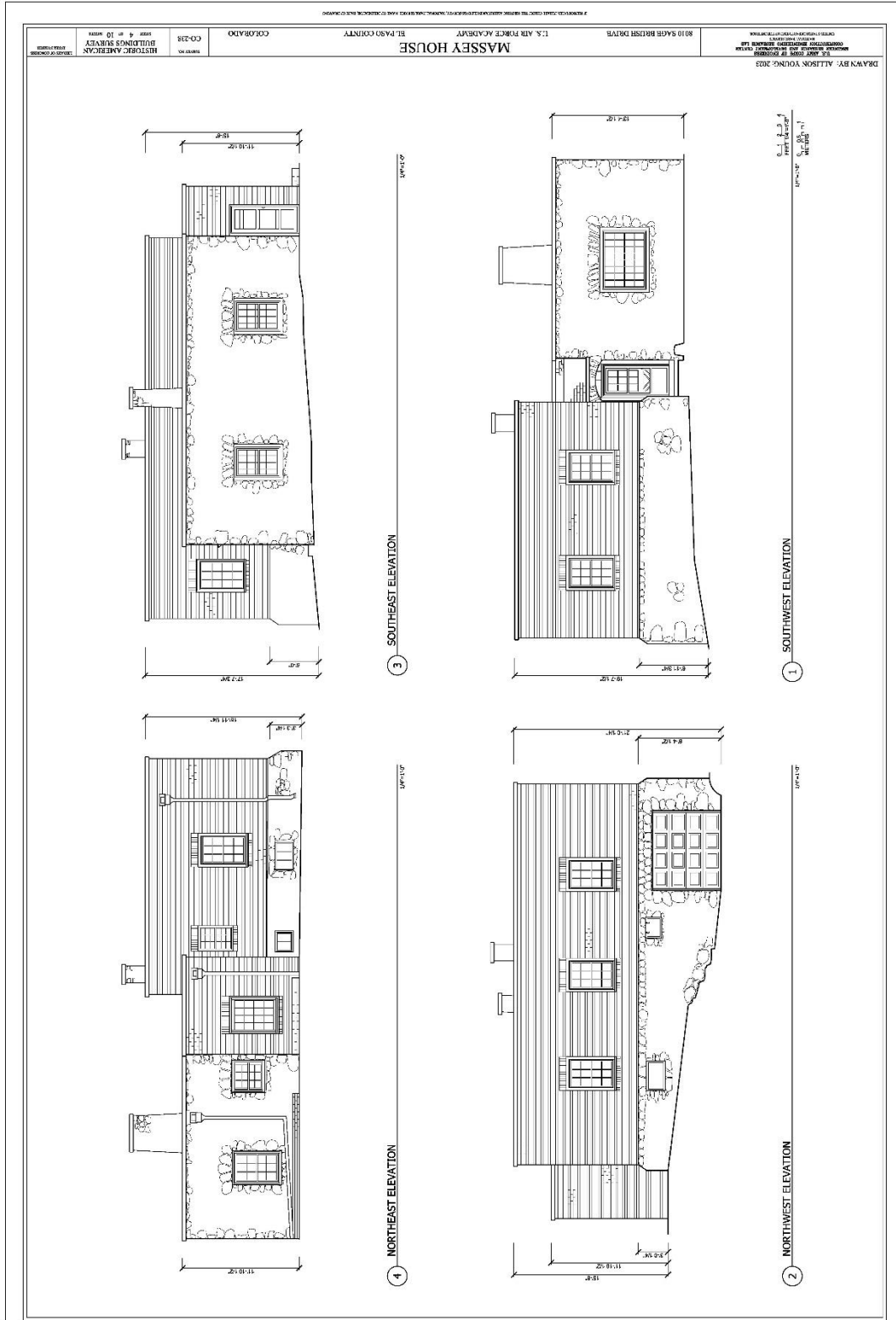
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 HABS CO-238-2



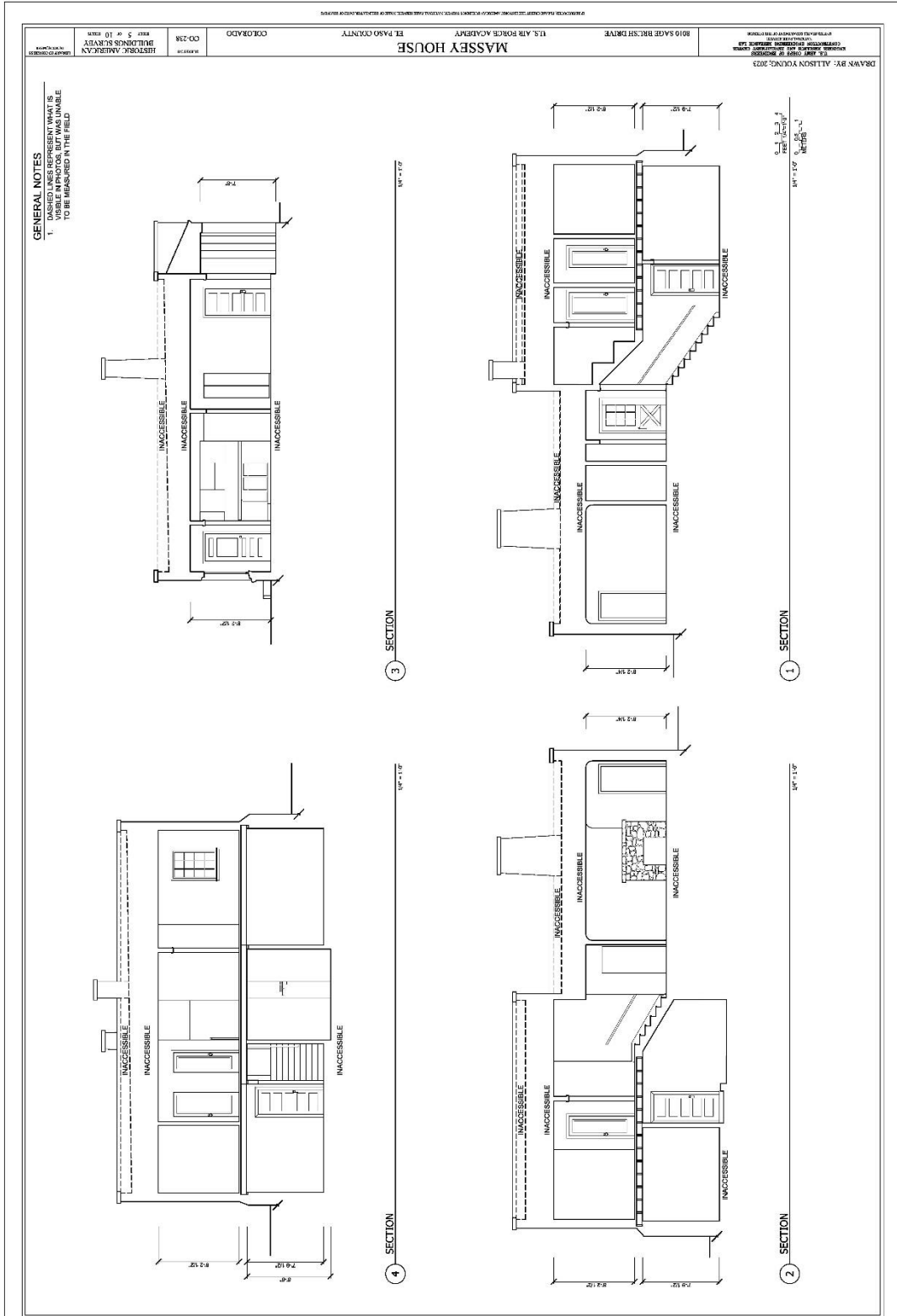
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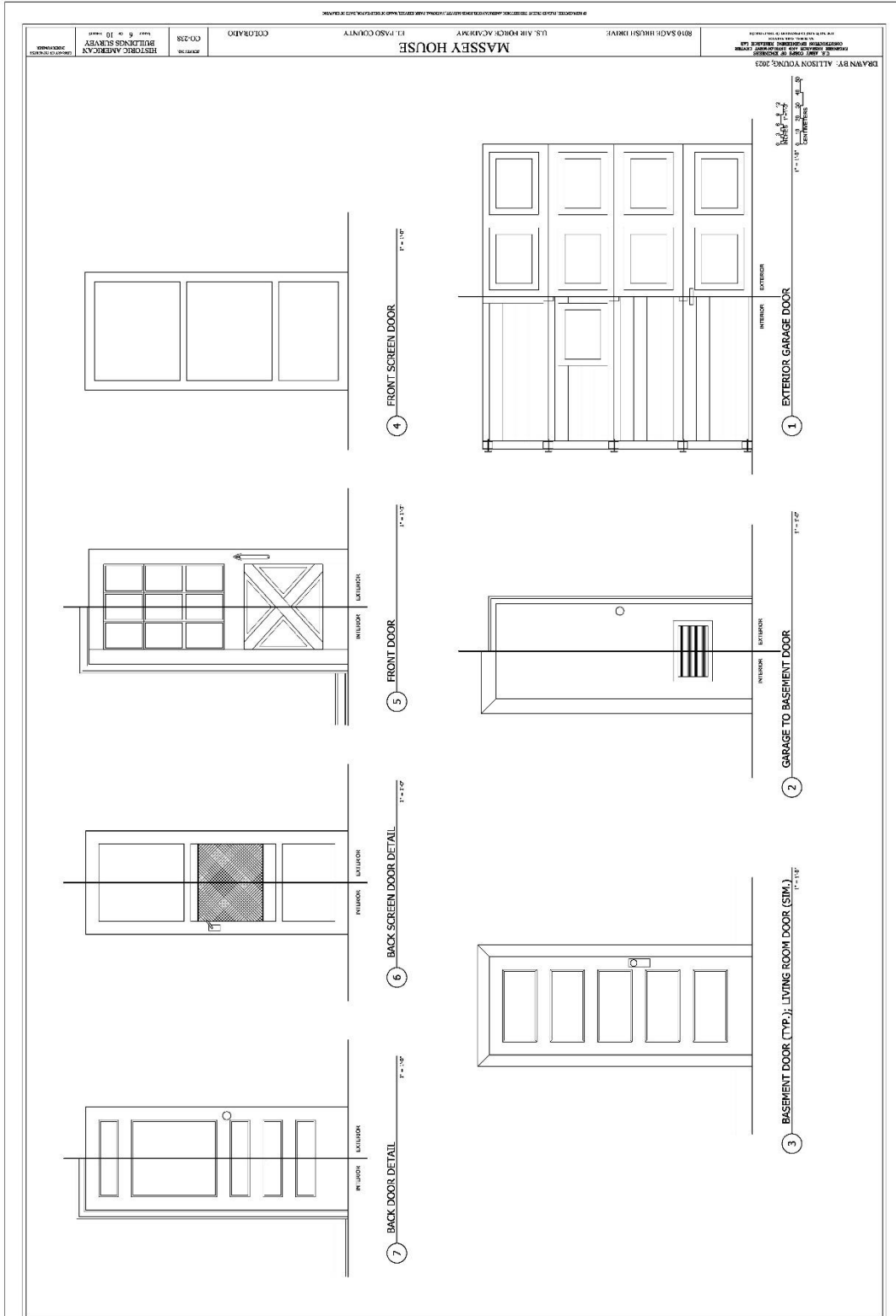
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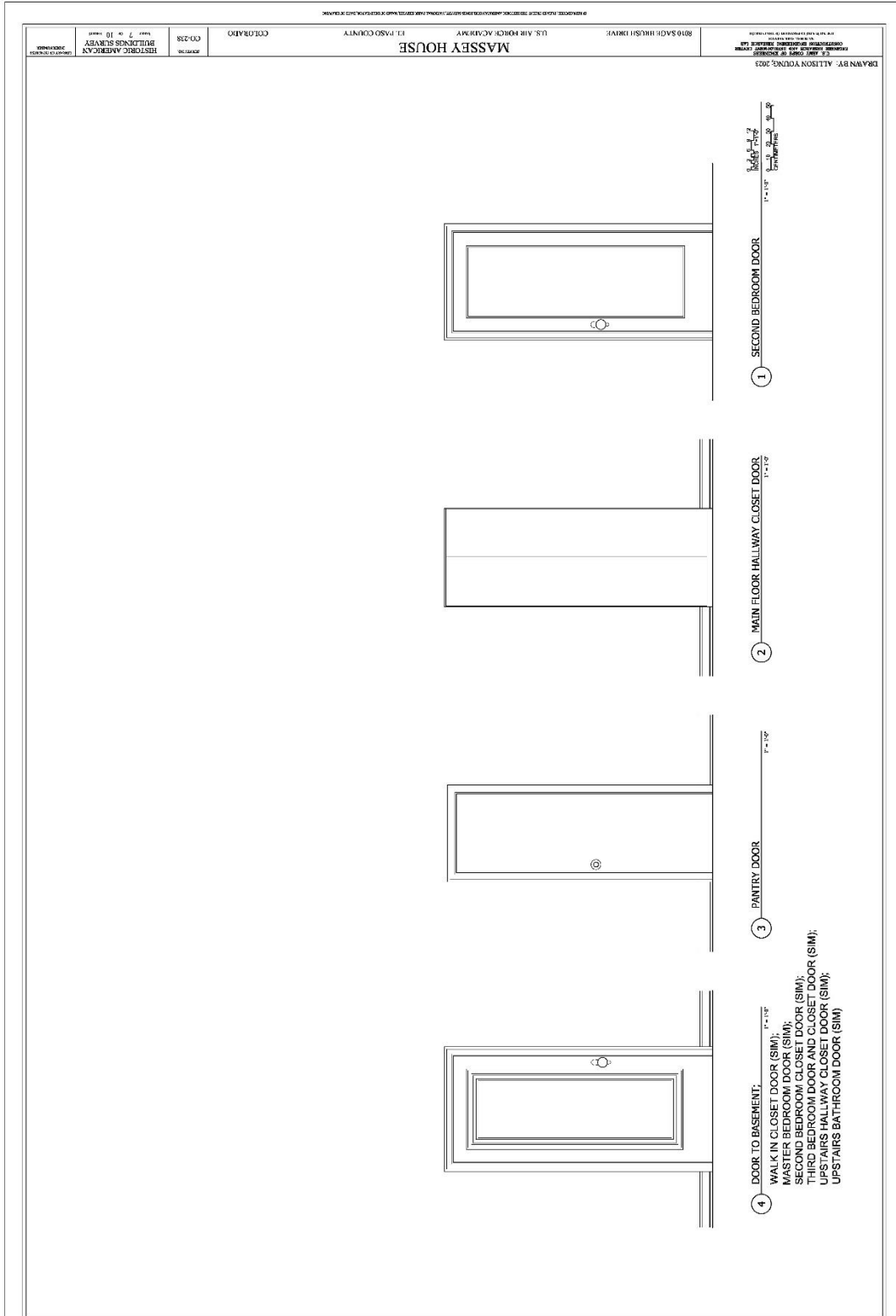
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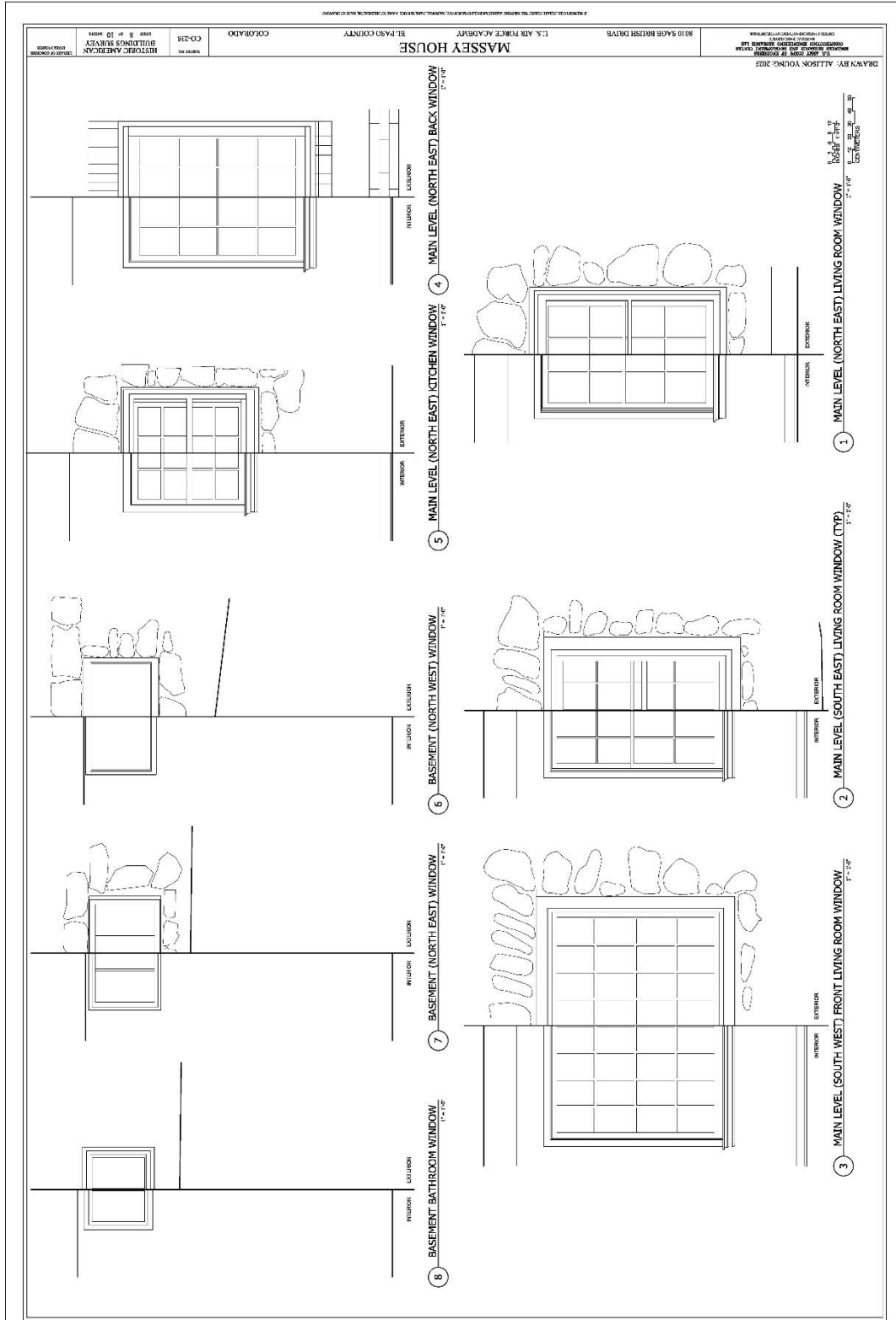
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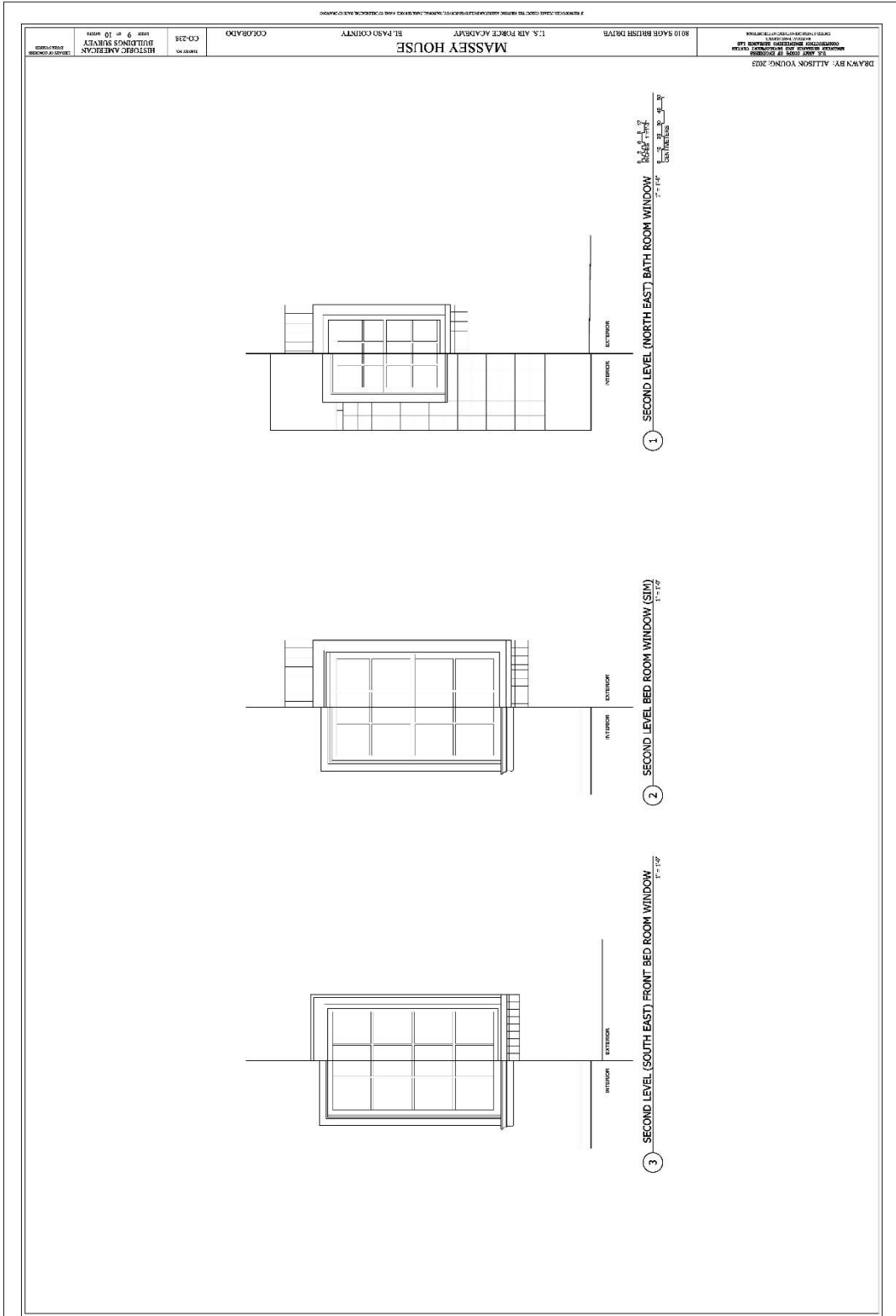


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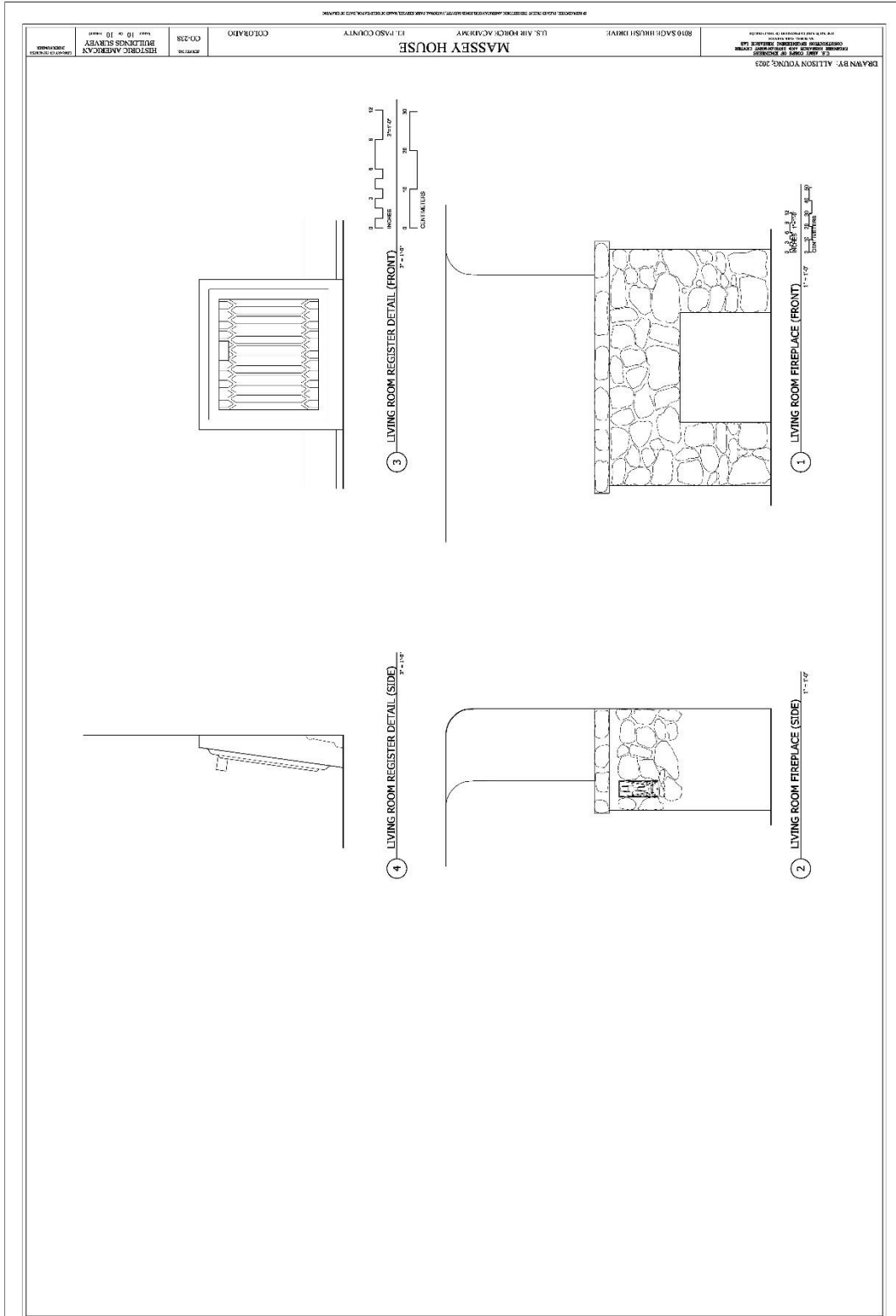




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HISTORIC AMERICAN BUILDINGS SURVEY  
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 HABS CO-238-10



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## Abbreviations

AFES	Armed Forces Exchange Services
BE STOR CV FCLTY	Base engineer covered storage facility
CERL	Construction Engineering Research Laboratory
ERDC	Engineer Research and Development Center
HABS	Historic American Buildings Survey
HAER	Historic American Engineering Record
HALS	Historic American Landscapes Survey
LP	Liquid petroleum
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OAHP	Office of Archaeology and Historic Preservation
USAFA	US Air Force Academy

# REPORT DOCUMENTATION PAGE

<b>1. REPORT DATE</b> June 2023		<b>2. REPORT TYPE</b> Final Report		<b>3. DATES COVERED</b>	
				<b>START DATE</b>	<b>END DATE</b>
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<b>5a. CONTRACT NUMBER</b>		<b>5b. GRANT NUMBER</b>		<b>5c. PROGRAM ELEMENT NUMBER</b>	
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<b>13. SUPPLEMENTARY NOTES</b> Funded by MIPR F4BQ001120GW01					
<b>14. ABSTRACT</b> The US Congress codified the National Historic Preservation Act of 1966 (NHPA), the nation's most effective cultural resources legislation to date, mostly through establishing the National Register of Historic Places (NRHP). The NHPA requires federal agencies to address their cultural re-sources, which are defined as any prehistoric or historic district, site, building, structure, or object. Section 110 of the NHPA requires federal agencies to inventory and evaluate their cultural resources, and Section 106 requires them to determine the effect of federal undertakings on those potentially eligible for the NRHP. The US Air Force Academy is located at the base of the Front Range with-in El Paso County. The US Air Force Academy has been used for training US Air Force officers since 1954. The Gallagher ranch house and its asso-ciated garage, erected circa 1953, and the Massey ranch house, erected 1941, are eligible for the National Register of Historic Places. This report documents the buildings to the standards of the Historic American Build-ings Survey and includes a historic context, architectural descriptions, photographs, and measured drawings. This report satisfies Sections 106 and 110 of the National Historic Preservation Act of 1966 as amended and will be used by the US Air Force Academy for mitigation, allowing for the demolition of the three buildings					
<b>15. SUBJECT TERMS</b> Cultural property; Cultural resources management; Historic buildings; Historic preservation; Historic preservation--Ranch houses; National Register of Historic Places (NRHP); US Air Force Academy (Co.)--Buildings, structures, etc.; US Air Force Academy (Co.)--History					
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