



**Final: Architectural
Inventory and Evaluation
of 1970s-Era Family
Housing at U.S. Army
Garrison Fort Carson,
*El Paso County, Colorado***

August 2019



Architectural Inventory and Evaluation of 1970s-Era Family Housing at U.S. Army Garrison Fort Carson, El Paso County, Colorado

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Submitted to:

**Fort Carson Cultural Resources Management Program, NEPA
& Cultural Management Branch, Environmental Division,
Directorate of Public Works, U.S. Army Garrison Fort Carson,
Colorado**

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Abbreviations and Acronyms

ADA	Americans with Disabilities Act
ca.	Circa
CBO	Congressional Budget Office
CFR	Code of Federal Regulations
DoD	Department of Defense
DPW-ED	Directorate of Public Works – Environmental Division
F2F	Fence-to-Fence
FHA	Federal Housing Administration
FY	Fiscal Year
MPDF	Multiple Property Document Form
MVA	Modern Volunteer Army
NCO	Non-Commissioned Officer
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OAHP	Office of Archaeology and Historic Preservation
PA	Programmatic Agreement
PCMS	Piñon Canyon Maneuver Site
SHPO	State Historic Preservation Office
USACE	US Army Corps of Engineers USAG United States Army Garrison
USC	United States Code

1 Introduction

In support of the Directorate of Public Works – Environmental Division (DPW-ED), U.S. Army Garrison (USAG) Fort Carson, the U.S. Army Corps of Engineers (USACE), Omaha District, contracted Tehama, LLC, to perform environmental consulting services for 18 tasks included under contract W9128F-18-C-0008. These tasks included compliance, cultural resources management, and natural resources management support tasks. Task 14 of the contract required the inventory and evaluation go 1970s-era family housing located on Fort Carson (the Project) in accordance with Section 110 of the National Historic Preservation Act (NHPA; 54 United States Code [USC] 306102). The DPW-ED served as the lead agency for the project, while the USACE provided contract oversight. Tehama subcontracted HDR for the execution of the Project.

Section 110 of the NHPA requires each federal agency to establish a historic preservation program for the identification and preservation of historic properties under their direct control or ownership. Historic properties are defined as those resources listed in or eligible for listing in the National Register of Historic Places (NRHP). The USAG Fort Carson, the Colorado State Historic Preservation Officer (SHPO), and the Advisory Council of Historic Preservation (ACHP) executed a programmatic agreement (PA) regarding construction, maintenance, and operations activities for areas on Fort Carson (Fort Carson Built Environment PA) on March 27, 2013. This PA was amended March 23, 2018. Per Stipulations III.A.2 and III.A.4 of the Fort Carson Built Environment PA, USAG Fort Carson shall program for funding the inventory and evaluation of any cultural resource that is 45 years of age. The Fort Carson Cultural Resources Management Program identified three neighborhoods of family housing between 45 to 50 years of age that had not been inventoried or evaluated for inclusion in the NRHP: Apache Village constructed circa (ca.) 1971, Sioux Village built ca 1972, and Shoshoni (alternatively spelled Shoshone) Village constructed ca 1972 to 1974. The Project includes architectural inventory and NRHP evaluation of the family housing units, associated carports, and any other landscape features identified in each neighborhood. A Colorado Office of Archaeology and Historic Preservation (OAH) site form 1403b, *Post-World War II Residential Suburban Subdivision Form (1945-1975)*, was completed for each neighborhood. In addition to the Colorado OAH site forms and associated documentation, the current report was produced that includes a historic context of Fort Carson and family housing at the installation; historical and descriptive narrative for each neighborhood; a site plan for each neighborhood; representative photographs of various types of architectural resources within each neighborhood; an assessment of NRHP significance; and an NRHP eligibility recommendation for each neighborhood.

HDR Architectural Historian Kathryn Plimpton served as principal investigator for the Project and was assisted by architectural historians Alexandra Kosik and Jeanne Barnes. Ms. Plimpton, Ms. Kosik, and Ms. Barnes meet the Secretary of the Interior's Professional Qualification Standards for Architectural History, as published in 36 Code of Federal Regulations (CFR) 61.

1.1 Project Area

The Project is located in the main post area on Fort Carson, El Paso County, Colorado (Figure 1 - Figure 4). The project area includes three discrete geographic subdivisions, each assigned a

Smithsonian trinomial site number. The three subdivisions are located in the northwest corner of Fort Carson, north of Gate 2 and southwest of Gate 3. The Apache Village (5EP8418) subdivision includes 75 family housing properties totaling 49.5 acres. Sioux Village (5EP8419) includes 49 properties covering 90.6 acres; and Shoshoni Village (5EP8420) contains 71 properties on 64.7 acres. The subdivisions are bounded by O'Connell Boulevard on the south, Chiles Avenue on the east, Inchon Circle and Funk Avenue to the north, and State Highway 115 on the west.

Figure 1. Project location map.

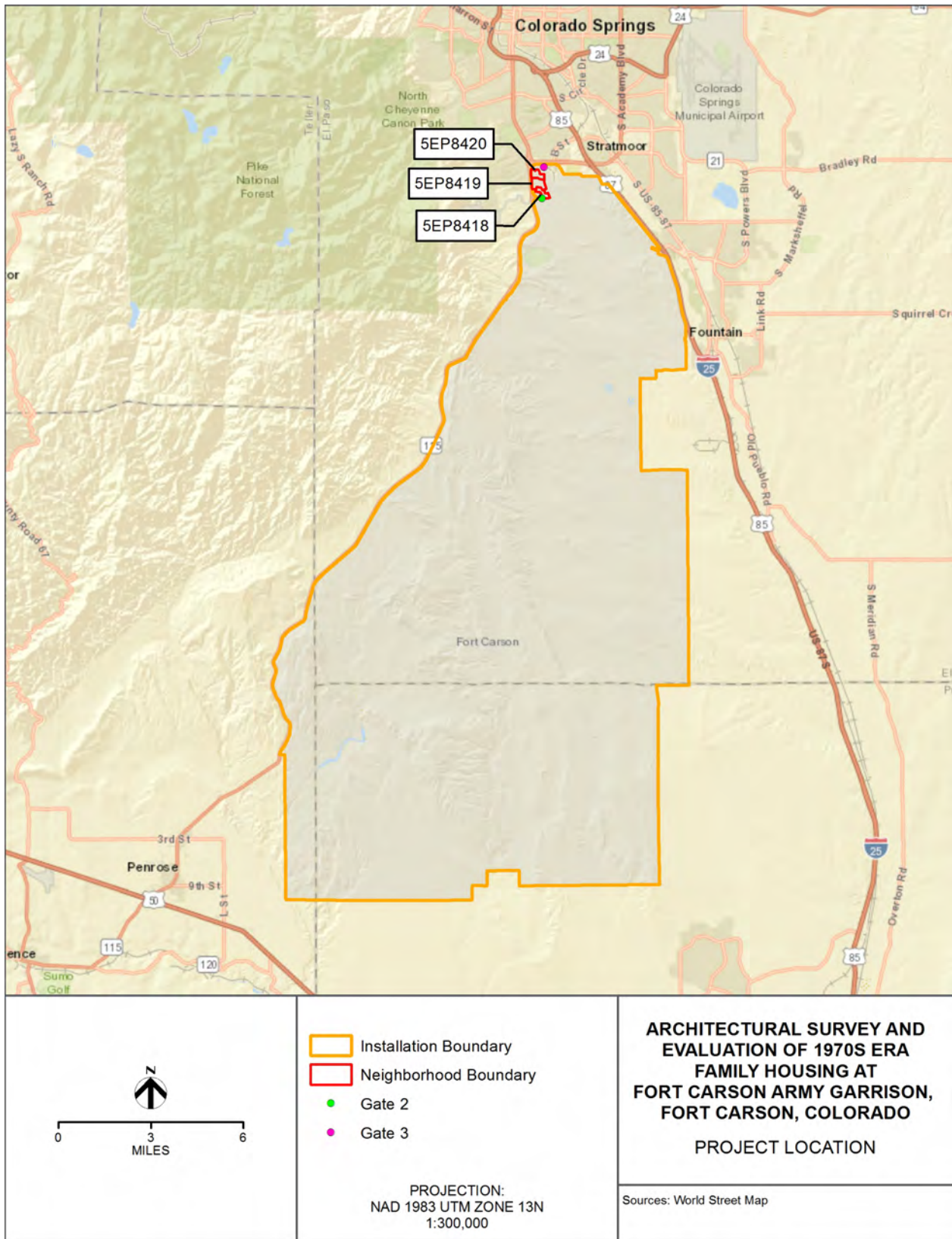


Figure 2. Apache Village Neighborhood, 5EP8418.

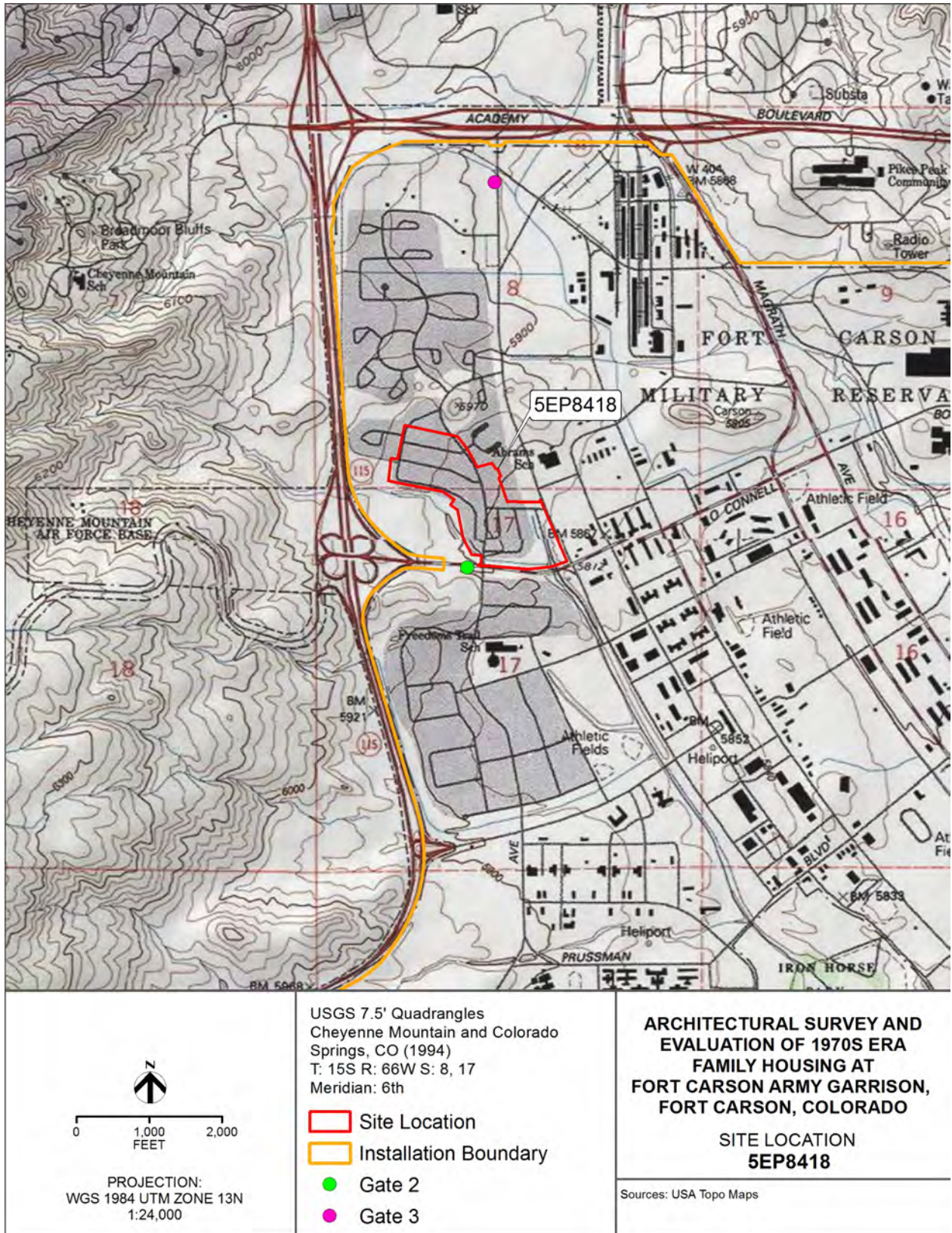


Figure 3. Sioux Village Neighborhood, 5EP8419.

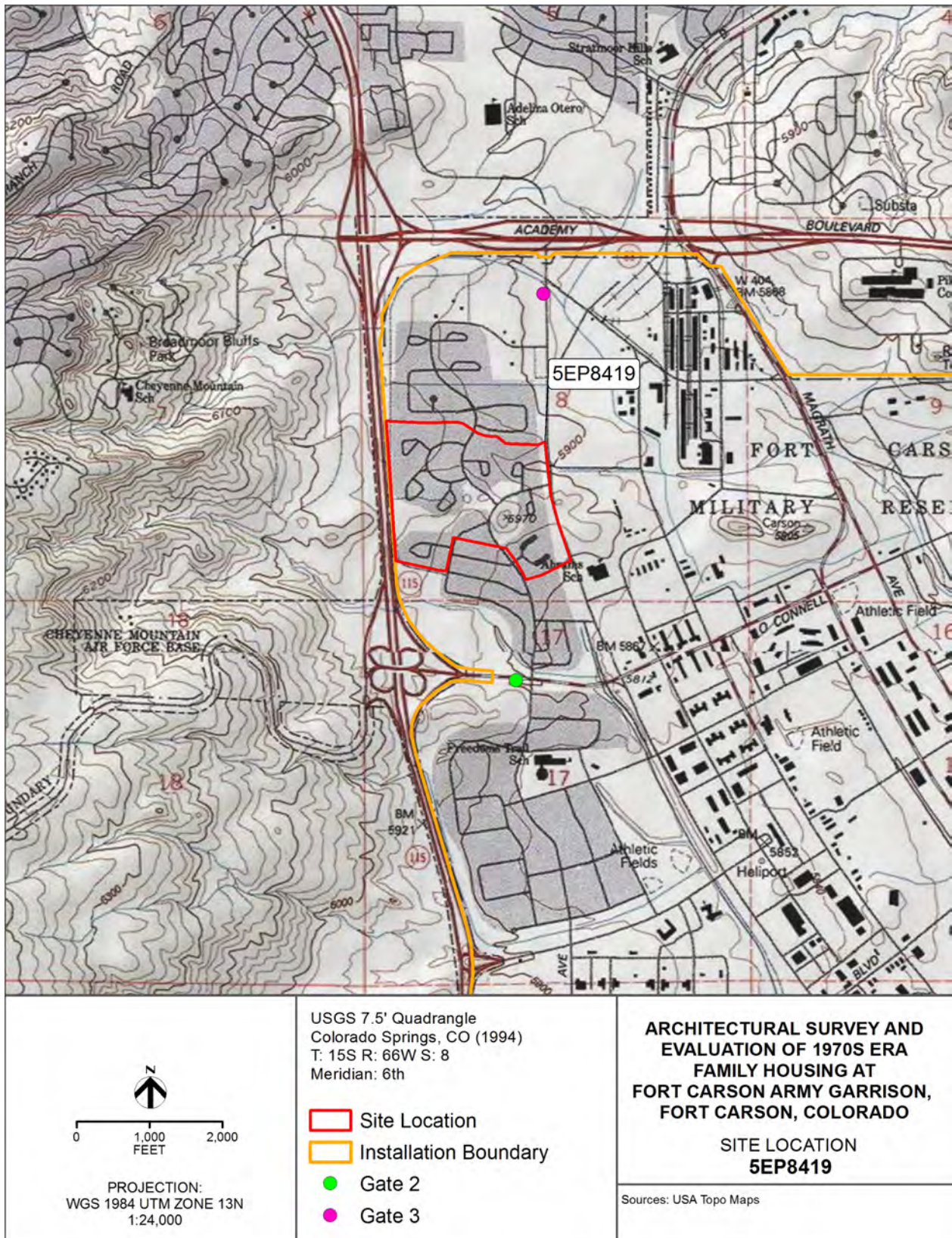
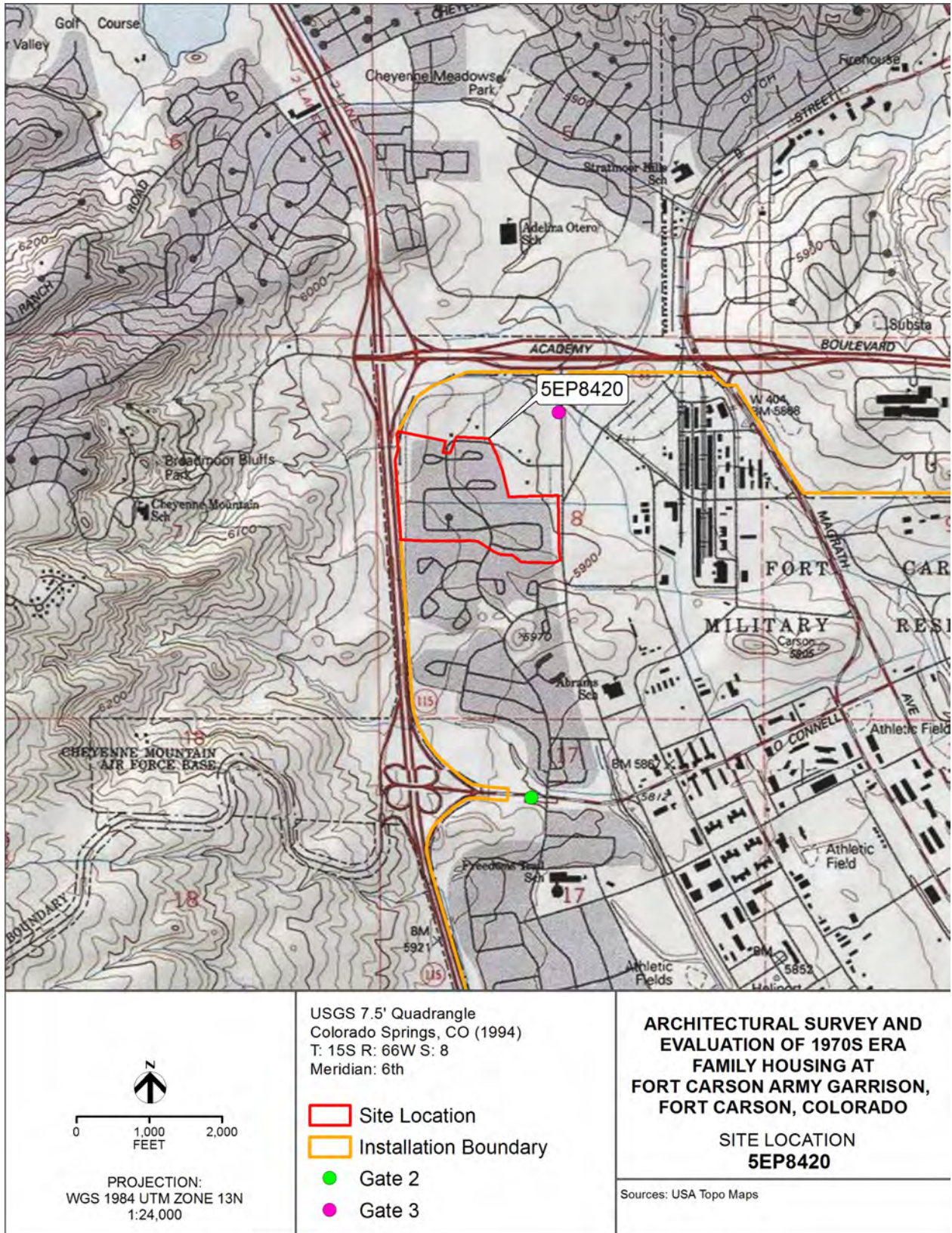


Figure 4. Shoshoni Village Neighborhood, 5EP8420.



1.2 Research Design

1.2.1 Research

Documents provided by USAG Fort Carson include the 2017-2021 Integrated Cultural Resources Management Plan, historical acquisition maps, Public Affairs Office-produced histories, photographs, aerial imagery, and family housing plans and drawings. Additional in-person research was conducted the week of November 5, 2018, at the Fort Carson Museum Archives, Fort Carson Real Property Office, Balfour Beatty management office, and Fort Carson Geographic Information Systems (GIS) office. Additional online research was conducted at Department of Defense (DoD) Environment, Safety and Occupational Health Network and Information Exchange, newspapers.com, historicaerials.com, and other sites.

1.2.2 Survey Fieldwork

The architectural survey was conducted the week of November 5, 2018. The field survey was conducted by inspecting the exterior of each building, describing its general architectural attributes and materials, building plan, character-defining features, additions, other modifications, and general condition. Photographs were taken of at least two exterior views of each property; carports were also photographed. Photographs were also taken of the surrounding environment of the buildings, including streetscapes, to understand their relationship to the overall setting. A Colorado OAHP form 1403b: *Post World War II Residential Suburban Subdivision Form (1945-1975)* was completed using field observations, photographs, and other information from the field survey and historical research.

2 Historic Context

2.1 Fort Carson

In the years leading up to World War II, prominent local citizens of Colorado Springs lobbied the War Department for an Army installation in the Pikes Peak area in an attempt to spur the sluggish post-Depression economy. The region was well-suited to military training due to the mostly unoccupied land that would allow for large-scale training maneuvers and a climate that permitted year-round training. Less than a month following the December 1941 attack in Hawaii, Camp Carson was established south of Colorado Springs and northwest of Fountain. Named for Brigadier General Christopher “Kit” Carson, the original installation consisted of 60,408 acres of land (USAG Fort Carson 2017).

Construction moved quickly once the decision to build a camp was made. The first temporary building was completed by the end of January 1942. As with many World War II-era military installations, construction of offices, barracks, and other cantonment buildings was efficient and utilized inexpensive building materials, simple wood-frame structures, and prefabricated Quonset huts. Camp Carson opened in June 1942. The mission of the camp was to instruct and prepare soldiers for fighting overseas. Infantry training lasted 13 weeks; five focused on basic infantry instruction, and eight focused on specialist training, such as gunnery, communications, transportation, supply, and maintenance (Spickelmier 1987:97). More than 100,000 infantry soldiers were trained at Camp Carson during World War II.

In addition to infantry training, Camp Carson was home to Army medical services, notably the Army Nurse Corps Training Center, which was responsible for mobilizing 3,000 army nurses during its two-year existence (USAG Fort Carson ca. 1972: 25). The station hospital built in 1942 grew to become one of the largest combat casualty treatment centers in the US. In 1943, a POW camp was established at Camp Carson and was home to approximately 14,000 German, Japanese, and Italian soldiers during the war years.

After World War II, Camp Carson transitioned into a temporary separation center for processing discharged soldiers. The hospital also remained active through 1946, convalescing wounded troops. The prisoners held at the POW camp were repatriated or released by July of the same year (USAG Fort Carson ca. 1998). Like many of the rapidly constructed DoD installations, the future of Camp Carson after demobilization of troops was uncertain. However, the DoD determined the camp was still a valuable asset and continued to function after World War II as a regional combat training center, albeit with significantly reduced numbers. In the late 1940s, as hostilities between former allies brewed and the Korean War loomed, engineer construction groups were activated and Reserve and National Guard units began to arrive at Camp Carson for training (USAG Fort Carson ca. 1972). Units stationed at Camp Carson during the Korean War included a regimental combat team from South Dakota and 20 engineer and artillery battalions (Global Security 2018).

Soon after the end of the Korean War, Camp Carson was officially designated a permanent post and christened Fort Carson. Even without a “hot war,” the fort was active with increased training. Following its permanent establishment, Fort Carson swiftly became a US Army Training

Center. Infantry troops, including some battalions designated as “pack” for their use of pack mules, were trained in the field and rugged terrain on the post. The pack units included more than 3,000 Army mules who were responsible for carrying supplies and gear for troops stationed in mountainous terrain. These mules were so efficient that they were utilized during the 1960s construction of the North American Air Defense Command at Cheyenne Mountain 15 miles east of Fort Carson (USAG Fort Carson ca. 1998).

Continuing tensions with the Soviet Union, including the Cuban Missile Crisis, resulted in significant changes at Fort Carson in the early years of the Cold War. The 2nd Missile Command was transferred to Fort Carson, and two more mechanized divisions were reactivated at the Mountain Post, including the 5th Infantry, known as the Red Devils (USAG Fort Carson ca. 1972: 81). Fort Carson’s training lands were buzzing with armored personnel carriers, tanks, and artillery equipment. It was clear that this level of infantry training would require the acquisition of more land. In 1965, the Army purchased 78,000 more acres immediately south of the existing Fort Carson boundary for a total cost of approximately \$3.4 million (USAG Fort Carson ca. 1998:39).

This acquisition was timely as the DoD began ramping up for war in Southeast Asia. Fort Carson activated 61 units with more than 53,000 trained soldiers sent to Vietnam by 1967. Troop strength at Fort Carson itself included 24,000 military personnel and 2,400 civilian workers (USAG Fort Carson ca. 1998:40). As the Vietnam War continued, stunning defeats like the Tet Offensive and growing public outcry over American losses propelled Republican Richard Nixon to the office of President on his promise to restore law and order and to end the draft. President Nixon’s eventual goal was to achieve an all-volunteer army; however, studies and analysis on the feasibility of a Modern Volunteer Army (MVA) was required first. In the meantime, the DoD developed the process of draft lotteries to address perceived inequities in the existing conscription program (Vineberg and Taylor 1972).

One of the studies on the MVA was Project VOLAR, a field experiment conducted at four Army installations in the early 1970s. The purpose of Project VOLAR was to provide the military details on what could be done to attract volunteer forces and how to convince troops already in the military to reenlist (Latham 2010). Project VOLAR testing introduced specific actions at four Army installations—Fort Benning, Fort Bragg, Fort Carson, and Fort Ord—and then provided data on what impact each specific action had on the soldiers. Both enlisted men and officers participated, and the implementation of hundreds of different actions was considered for testing. These actions were categorized into two groups: those that might make the Army a better place to work, and those that might make Army installations a better place to live (Vineberg and Taylor 1972:6). Many of the proposed actions considered for testing were unable to be implemented as they required additional funding or Congressional changes to DoD regulations. However, many of the proposed actions could be approved at the installation level, or required minimal funding that could be covered by existing Army budgets such as eliminating reveille, permitting pen and ink changes on typewritten paperwork, and expanding and improving classroom and on-the-job training (Latham 2010:108-119).

At Fort Carson, 34 Project VOLAR actions were completed in the first half of fiscal year 1971. Starting in March and continuing through June 1971, nearly 3,000 enlisted men and 330 officers were interviewed about the impacts of the projects and asked if they helped or hindered the soldiers' decisions to stay or reenlist in the Army (Vineberg and Taylor 1972:31). Availability of family housing was among the top ten reasons for leaving at Fort Benning, Fort Bragg, and Fort Ord (Vineberg and Taylor 1972:78-91). Unfortunately, many of the top reasons that would convince a soldier to leave the Army, including lack of housing, were unaddressed by Project VOLAR funding.

Fort Carson actively constructed housing after its establishment as a permanent post in 1954. As a result, lack of family housing was not one of the top ten reasons soldiers stationed at Fort Carson cited for leaving the Army. Beginning in 1970, the Mountain Post began construction on five neighborhoods of non-commissioned officer (NCO) housing. These were a combination of single-family and two-plex, four-plex, and six-plex housing units. Three of these, Apache Village, Sioux Village, and Shoshoni Village, were constructed at the northwest corner of the installation on existing storage yards that had been home to POW camps during World War II. The remaining two neighborhoods, Ute Village and Cheyenne Village, were constructed along Titus Avenue at the southern end of the main post, near existing officer housing (USAG Fort Carson 2018).

Official DoD policy through the 1990s was that on-post military housing would only be relied on in cases where it might impact military readiness, or if the private sector was unable to meet the needs of military families off-post (Congressional Budget Office [CBO] 1993). Although this policy was never rigorously enforced nationwide, it was unnecessary to do so at the post as the communities of Colorado Springs and Fountain were more than able to provide Fort Carson soldiers and their families with adequate housing options. A January 4, 1978, article in the *Colorado Springs Gazette-Telegraph*, "Overbuilding of Military Housing No Problem Locally," interviewed Fort Carson Chief of Housing Division Bill Kelly. Kelly noted the installation was flush with housing and that Fort Carson sat on a task force with the Pikes Peak Council of Governments and other regional Air Force installations to avoid oversaturating the private housing market and determine the need and impact of potential on-post housing developments (*Colorado Springs Gazette-Telegraph* 1978:3-A).

By the late 1970s and early 1980s, activation of mechanized infantry divisions at Fort Carson and escalating tensions with the Soviet Union resulted in the post needing to expand its training areas. A site was selected 100 air miles southeast of Fort Carson near Model and in 1983, the Army acquired 253,000 acres to develop what would become the Piñon Canyon Maneuver Site (PCMS), which opened in 1985 (USAG Fort Carson ca. 1998). Fort Carson troops were again sent overseas during Operations Desert Shield and Desert Storm in 1990 and to Somalia during 1992's Operation Restore Hope. As Army installations across the nation were closed as part of the Defense Base Realignment and Closure Act of 1990, several brigade combat teams were transferred to Fort Carson. Since 2000, Fort Carson soldiers have deployed in support of Operation Enduring Freedom and Iraqi Freedom and continue to support military, security, and cooperation activities with allied partners throughout the Middle East and Eastern Europe (USAG Fort Carson 2017).

2.2 Post-War Military Family Housing

When 15 million soldiers returned to America following World War II, they came home to a nation that was struggling to provide adequate housing. The Great Depression, followed by rationed building materials and a shortage of skilled construction workers during World War II, led to a nationwide dearth of housing. Slum clearing for unsanitary conditions and urban renewal to clear blighted homes further depleted the housing market. However, new modern construction standards, materials, and practices developed during the war helped to expand the housing market by the early 1950s. Post-war suburban housing developments were constructed outside of major cities beginning in the late 1940s and early 1950s as the nation re-stabilized. The Servicemen's Readjustment Act, better known as the G.I. Bill, included a home loan guaranty program, established in 1944, that guaranteed up to 50% of the loan—not to exceed \$2,000—and reasonable interest rates for World War II veterans towards the purchase, construction, or improvement of a home. While the loan program was successful, in many areas home prices had risen so dramatically after the end of the war that a \$4,000 loan proved to be insufficient to secure a home. The original loan program also required applications to be submitted no more than 5 years after the termination of the war (Veteran Affairs [VA] 2006). Even with the G.I. Bill, housing could be difficult to locate. By 1949, Secretary of Defense Johnson pointed out that the lack of adequate military housing was a threat to the security of America (USAEC 1998).

Even if new suburban developments were constructed near Army installations, it was difficult for military families to obtain mortgages without a loan guaranty program as they were considered by lenders to be risky borrowers and had no control of the transient nature of their careers. In addition, soldiers often received lower pay than civilians as they were compensated in excellent benefits, bonuses, and reduced cost when shopping at on-post commissaries. This lower pay made providing down payments for new homes difficult for soldiers (USAEC 1998). Many military installations throughout the nation had been constructed in locations that were isolated from a major city or suburban populations, and even those installations located near major cities struggled to provide adequate housing. With no on-post housing for families available, they were forced to live off-post and in increasingly squalid conditions. In 1948, the Army reported that it was short 193,000 housing units for soldiers. Reports of military personnel living in converted chicken coops and sharing small apartments with multiple families shocked the DoD, as did unscrupulous landlords raising rent exponentially to capitalize on the housing shortage.

An overhauled G.I. Bill, the 1950 National Housing Act, made significant changes to address the housing crisis. In addition to increasing the amount of loan guaranty from 50% to 60%, the Act increased the dollar amount to \$7,500. The program was opened to veterans who applied within 10 years after the end of the war; it lengthened loan maturity to 30 years; established VA minimum construction standards; and regulated the amounts of fees and charges lenders could impose (VA 2006).

At the same time, the DoD took a pragmatic approach to address the housing shortage on military installations. The end of World War II had introduced atomic weapons to the world and modern warfare was only growing more technical; as a result, training of staff grew more expensive. As it was cheaper to retain highly qualified military staff than to constantly recruit and

train new incoming staff, the on-post housing problem had to be solved. An early successful program came to be known as the Wherry Housing Act. Passed by Congress in August 1949, the Act was a collaboration between the DoD, the Federal Housing Administration (FHA), and private housing developers. The FHA worked with developers to receive loans to construct military housing on lands leased to them by the DoD. The DoD guaranteed that the military installations would be considered permanent for at least 30 years. After that time, the developer would then turn over ownership of the housing to the installation (USAEC 1998:31).

The DoD developed requirements for military housing in regards to square footage or rooms and the type of housing—single family, apartments, duplexes, row houses—that was required. Developers were responsible for everything else, including design, construction, landscaping, and maintenance of the dwellings once personnel moved into the homes. Since they were private businesses, the developers' focus was on using materials, designs, and assembly practices that would be most efficient and thus most profitable. This often resulted in military family housing that was cramped, lacked privacy, and was sometimes constructed with substandard materials or with designs that were inappropriate for certain regions. In some cases, flat roofs were constructed in snowy environments or untreated wood was used in wet climates. Landscaping was often not completed, or military families were given materials and told to manage the planting themselves. In addition, many private developers had not taken into account local taxes they might be expected to pay—even though the homes were constructed on DoD land. This led to arguments to increase rents and home prices for military families. By 1957, more than 250 Wherry projects had been constructed at military installations across the nation (USAEC 1998:52). In addition to these units, Congress had appropriated funds for DoD construction of military housing, yet the Army still claimed a deficit of 100,000 units (USAEC 1998:57).

Although the Wherry Housing Act had good intentions, it was not an unqualified success. The DoD believed that modifications would allow for better military oversight and better results. In response, the Capehart Housing Act was passed in 1955. Like the Wherry Housing Act, Capehart allowed for developer construction on leased DoD lands; however, as soon as construction was completed, the DoD would take ownership and fulfill maintenance and ownership roles. The DoD would also assign housing to military families to prevent high vacancies and rent hikes. There were more detailed requirements for neighborhood design as the military understood the subdivisions to be communities and not merely housing developments. Privacy was paramount, as was safety and access to natural environments for children, which typically included large parks or green belts with enclosed back yards. Curvilinear streets were preferred for aesthetics and because they were deemed as safer for vehicular traffic. Although the DoD had requirements for simple rectangular architectural forms with modular plans that would allow for prefabrication and factory precutting, they also allowed for regional differences such as one-story homes in hot climates and steeper pitched roofs in snowy areas (USAEC 1998).

The Capehart program was an improvement, but still with problems. In 1960, a work stoppage by a developer at Beale Air Force Base and a public argument about who was at fault led to the FHA pulling back on planned developments at five DoD installations. In 1962, the Budget

Bureau called for a reduction in Capehart program awards, and soon after, the Senate Armed Services Committee eliminated all outstanding housing units (USAEC 1998:73). Though the private developer-funded housing program was not the success it was hoped to be, it did provide the DoD with years of data on what the agency considered successful family housing. The DoD took the same successful principles applied to Capehart and Wherry homes and applied them to DoD-appropriated neighborhoods throughout the nation.

2.2.1 Fort Carson Family Housing

The first testimony of the permanency of Fort Caron came in the way of congressionally allocated funds for housing. Housing at DoD installations had been a subject of concern since the end of World War II, when the military authorized active troops to bring their families with them to their duty locations. As soldiers and their families soon found out, most of the communities surrounding military installations were woefully unprepared to accommodate them because of the sheer numbers of troops needing housing and associated infrastructure. At Fort Carson, immediate on-post housing was created by renovating a large block of World War II barracks into apartments for families of enlisted men. The two-story barracks were located south of the main gate and north of Titus Boulevard (USAG Fort Carson ca. 1998: 25). Following the Korean War, Fort Carson provided 36 officers' quarters in a renovated wing of the station hospital. Although the housing units were larger than those for enlisted men, they still offered little privacy. The converted apartments were cramped one- to two-bedroom units and offered minimal privacy for families.

In 1954, the first appropriation for housing at Fort Carson was approved. The \$13 million allocated allowed for 1,000 units of family housing constructed near Titus Boulevard (USAG Fort Carson ca. 1998:37). Although original construction files are missing, landscaping plans from 1956 and 1958 show that the housing was constructed by Miles Lantz, an architect and engineering company based in Denver, Colorado. The homes included enlisted family housing that appeared to be two-story row houses and general officer family housing that included single-family homes with long driveways and ample open space (USAG Fort Carson 1956, 1958). This housing, in addition to the modified buildings and officers' housing constructed during World War II, appeared to be adequate for Cold War "peace-time" troop levels at the post. The nearby communities of Colorado Springs and Fountain both retained adequate housing markets to supplement on-post housing. However, with the increase in troop levels following the Cuban Missile Crisis and the rising tensions in Southeast Asia, a need arose for NCO housing. Capehart program housing was constructed starting in 1961 and completed by 1965 (USAG Fort Carson 1961, 1965).

More than 300 Capehart properties were constructed at Fort Carson. However, nearly all of the World War II and 1960s-era housing was demolished during the early 1990s when new single-family homes were built in the same location. By the early 1970s, Fort Carson set out to build additional family housing for officers at the southern end of the main post and for NCOs at the northern end of the post. It is not clear from Fort Carson records why NCOs and officers were separated on opposite ends of the main post; however, it likely due to training constraints and available land rather than a conscious separation. After construction of the 1970s-era NCO family housing, the Abrams Elementary School was built along Chiles Avenue east of the

Apache and Sioux Village subdivisions (Figure 5). Between 2010 and 2012, the Mesa School Age Center, providing before and after-school programming, was constructed across Chiles Avenue from the elementary school.

Figure 5. 1963 aerial imagery of Fort Carson, general Project location in red.



Ute Hills and Cheyenne Village were Officer Housing complexes constructed in the early 1970s and demolished in 1995 (USAG Fort Carson 1995). The three remaining neighborhoods of 1970s family housing at Fort Carson include Apache Village, Sioux Village, and Shoshoni Village; all three villages were NCO housing constructed in the northwest corner of Fort Carson. Each subdivision was constructed by different companies, but all were overseen by the USACE Omaha District.

Apache Village was designed by Design Associates of El Paso, Texas, with Hunt Building Marts Inc., also of El Paso, serving as general contractors (USAG Fort Carson 1971). The team of

Hunt and Design Associates held many military housing contracts during the 1970s and constructed 1,750 units nationwide by the end of 1973 with another 2,794 units under contract at various Army installations across the country. Apache Village was a \$3 million project for the team. Hunt established a project office in Colorado Springs and employed local sub-contractors to complete the work. The project was completed in the fall of 1971, and Hunt was later contracted again to build a \$26.9 million barracks project at Fort Carson in 1973 (*Colorado Springs Gazette-Telegraph* 11 February 1971). Apache Village includes 75 buildings of Ranch-style duplexes in four models.

Sioux Village was designed by Omaha, Nebraska-based architectural firm R. Bruce Widstrom & Associates with Lueder Construction Company of Omaha serving as contractor (USAG Fort Carson 1972). Archival information on both firms is minimal, but it does not appear that either had a substantial portfolio of military construction, historically or in the modern era. Sioux Village includes 49 four- and six-plex buildings, all simple rectangular-plan dwellings with detached carports.

Shoshoni Village is the last of the three subdivisions constructed. The subdivision was designed by R. Bruce Widstrom & Associates and built by contractors Lovejoy & Williams, founded in 1972. George L. Williams was a consulting engineer on many projects throughout Colorado Springs as early as 1953, and his partner Col. Norman Lovejoy was an engineer for the USACE before joining the firm as vice president. In 1969, Lovejoy became construction manager of USACE's \$97 million water resources and military facilities in Colorado (USAG Fort Carson 1970, 1975). The Shoshoni Village subdivision includes 71 dwellings: duplexes and four-plexes, each with a side-gable or gable-on-hip roof, and detached carports.

All three of these NCO family housing subdivisions are representative of both civilian and military residential architecture trends that featured wide, curvilinear streets with sidewalks and access to open spaces. In Apache, Sioux, and Shoshoni Villages, every unit in the neighborhood has a fenced backyard, greenbelts between neighborhoods, and several areas with playground equipment.

During the 1980s and 1990s, USAG Fort Carson focused on maintaining its existing family housing stock. Necessary repairs such as painting, in addition to modernization of early Cold War-era housing, accounted for 60% of the housing appropriation budget during the late 1970s (Military Construction [MILCON] 1974). New construction began again at Fort Carson in the 1990s as older housing stock was demolished and replaced with larger, single-family homes. Most of this demolition occurred in neighborhoods located at the southern end of the main post. Another significant change in family housing came in 1999 when Fort Carson turned over management of family housing to a private real estate management company. Today all family housing at Fort Carson, including the Apache, Sioux, and Shoshoni Villages, are managed by Balfour Beatty, a private commercial real estate management company.

3 Survey Results

The architectural survey consisted of three 1970s-era housing developments identified for survey and evaluation by USAG Fort Carson. The neighborhoods were recorded on the Colorado OAHF Post-World War II Subdivision Form 1403b. Each resource within the subdivisions was surveyed. The majority of the surveyed properties have free-standing carports with a few examples of attached carports. The carport's design and placement were noted on the subdivision site forms, but were not individually surveyed or included in the tally. Individual buildings were categorized by the model name indicated on architectural drawings. If no model name was given on the drawings, they were assigned a description based on roof form or other architectural identifier. Within Apache Village (5EP8418), 74 residential properties and 1 community center property were surveyed. Within Sioux Village (5EP8419), 49 residential properties were surveyed. Within Shoshoni Village (5EP8420), 71 residential properties were surveyed. In total, 195 properties were surveyed.

Table 1 summarizes the surveyed subdivisions with addresses and years of construction. Appendix A contains the OAHF 1403b forms for the surveyed properties.

Table 1. Surveyed architectural subdivisions.

Site Number	Name	Building Number	Property Type	Date of Construction	Style
5EP8418	Apache Village	4702-4928	Residential	c. 1970	Ranch
5EP8419	Sioux Village	4501-4713	Residential	c. 1971	Ranch
5EP8420	Shoshoni Village	4401-4482	Residential	c. 1972	Ranch

3.1 5EP8418 – Apache Village

Apache Village is bounded by State Highway 115 on the west and Chiles Avenue on the east (Figure 6). O'Connell Boulevard forms the southern boundary of the subdivision and Sioux Village (5EP8419) is to the north. According to the Apache Village Assessor's Records, the subdivision was built in 1971 with landscaping completed in 1975 by the USACE Omaha Division. Apache Village was designed by Design Associates of El Paso, Texas, with Hunt Building Marts Inc., also of El Paso, serving as general contractors. Architectural drawings describe Apache Village as the 150 Unit NCO Family Housing Project. It is also referred to as the 150 Unit Fiscal Year (FY) 1970 NCO Family Housing Project (Figure 23 and Figure 24).

Figure 6. Apache Village site map.



	<ul style="list-style-type: none"> House Apache Village Neighborhood Boundary Gate 2 <p style="text-align: center;">PROJECTION: WGS 1984 UTM ZONE 13N 1:4,970</p>	<p style="text-align: center;">ARCHITECTURAL SURVEY AND EVALUATION OF 1970S ERA FAMILY HOUSING AT FORT CARSON ARMY GARRISON, FORT CARSON, COLORADO</p> <p style="text-align: center;">SITE MAP 5EP8418</p> <hr/> <p>Sources: Bing Maps Aerial</p>
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Neighborhood Plan

The planned neighborhood sits on 49 acres and is organized on curvilinear streets that stem off Harr Avenue. The streets are 14-feet wide and allow for additional on-street parking. Concrete driveways, 4-foot sidewalks, and curbs are located throughout the neighborhood. Apache Village contains 74 dwellings totaling 148 housing units, a community center, three playgrounds, and recreational facilities including tennis courts, basketball courts, and a baseball field. The dwellings are set back between 36- and 76-feet from the road center—depending on the type of carport plan (Figure 7). Each unit has a chain-link fenced backyard and metal clothesline poles. Each dwelling has a covered patio on the rear that corresponds to the location of the carports with sliding glass doors opening onto a concrete slab.

The houses have minimal landscaping, but feature mature juniper, spruce, and pine trees that were planted throughout the neighborhood in 1975 after construction was completed. The majority of the existing landscape, including deciduous trees and ornamental bushes, have been planted by USAG Fort Carson after original construction. These include ash, cottonwood, maple as well as cherry crabapple and peach.

Figure 7. Typical street view in Apache Village, view to west.



Because Apache Village was designed for families on post, the neighborhood contains three playgrounds, recreational facilities, and was intended to include an elementary school. Although four playgrounds were originally planned for the neighborhood, only three were constructed. One is located on a grassy island between Harr Avenue and Garcia Street, another is at the

corner of McNerney Street and Stumpf Road, and the third is located off the west side of Harr Avenue between Molnar and Belcher Streets. The playgrounds vary in design and size; all the equipment appears to have been updated within the last 10 years (Figure 8). A basketball court, two tennis courts, and a baseball diamond are located on the east side of Harr Avenue and were part of the original neighborhood design. The courts have since been abandoned, however the fencing and concrete pads remain.

Figure 8. Playground in Apache Village, view to north-northwest.



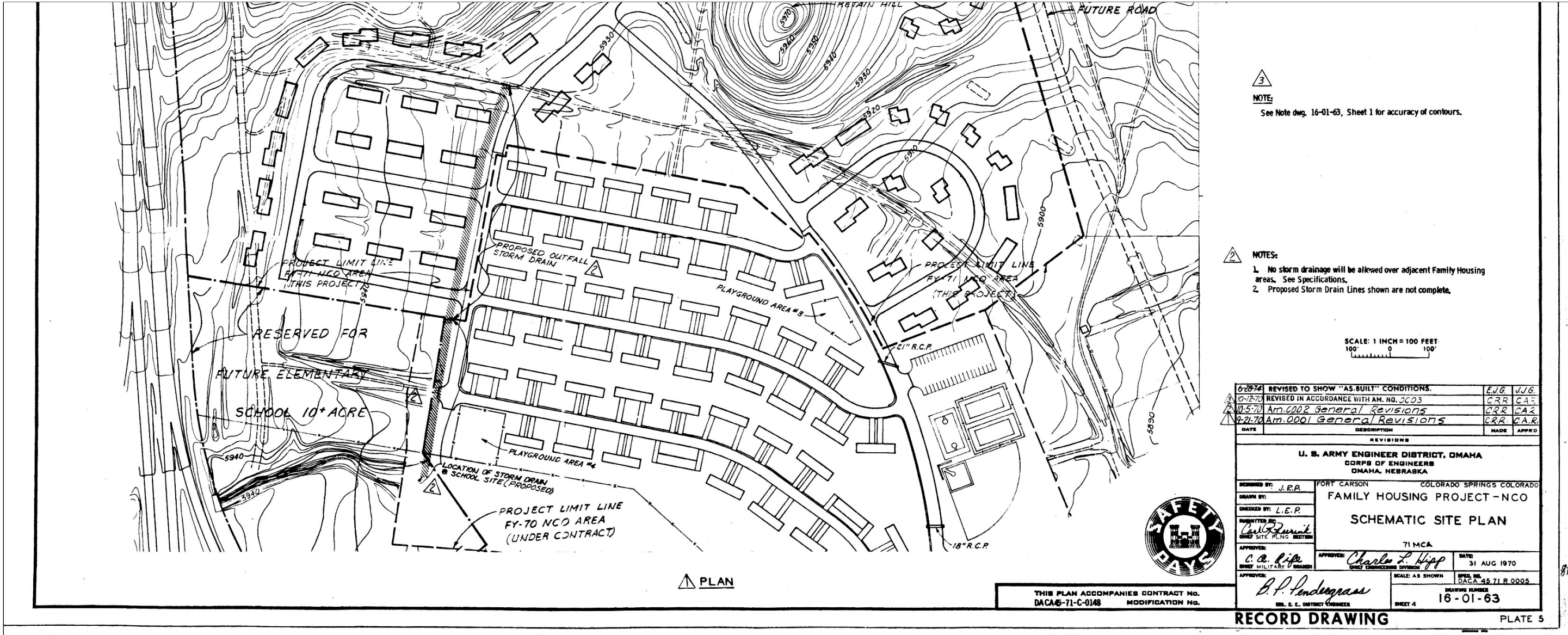
Apache Village is the only 1970s-era subdivision to have an activity center in the neighborhood. It is located on the corner of McNerney Street and Harr Avenue, near the south entrance to the subdivision. It is currently used as a neighborhood activity center and is maintained and operated by Balfour Beatty, the on-post housing management company.

Original plans for the neighborhood also show that 10 acres were set aside west of Stumpf Road for the construction of an elementary school. The school was not built and the 10 acres remains empty (Figure 10). Schools that serve the Apache Village residents were instead constructed east of Chiles Avenue in a more central location.

Figure 9. 4800 McNerney Street, Neighborhood Activity Center.



Figure 10. Original site plan showing sports fields east of Harr Avenue and school set aside west of Stump Road. USAG Fort Carson 1970.



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Apache Village Architecture

The survey identified four models of Ranch-style duplexes. All of the dwellings in Apache Village are one-story rectangular buildings sitting on concrete slab foundations. Each unit has a three-bedroom floor plan. Original architectural drawings describe the models as elevations: Elevation 1 Gable, Elevation 2 Ranch, Elevation 3 Modified Hip, and Elevation 4 Hip Roof. The four models differ in roof type, window shape, and exterior siding materials. The interiors of all the buildings have been renovated multiple times as updating and modernizing of the units were needed.

Along with four models of duplexes, original architectural drawings of Apache Village show four different plans referring to the configuration of the carports (Table 2). Plan A dwellings have the carports centered in front of the building with a shared center wall that contains storage closets. Plan B has freestanding carports located at either end of the façade with three walls, including an outside wall that contains storage closets. Plan C has two freestanding carports centered on each unit with open yard space between and storage closets that face inward. Plan D has carports physically attached to the side elevations. The roof of each carport matches that of the style of roof of the dwelling, and in the case of Plan D, the roof is extended over the carports.

Gable Models

There are 19 Gable Model dwellings in Apache Village. The Gable model duplex is wood frame with a side-gable roof. Each unit is three bays wide and two bays deep (Figure 11 to Figure 14). An 8-inch concrete masonry wall separates the two units. The duplex is clad in 4-inch concrete veneer tinted to simulate brick. The cladding on some units have been painted. The aluminum-sash windows are evenly spaced along the façade and rear elevations with wood composite siding below creating a vertical banding effect between the wall and window. The upper gable and fascia is also wood composite siding. The Gable model duplex is capped by a gable roof covered in asphalt shingles. All plans of carports associated with this model have concrete veneer simulation brick, composite siding on the upper gable, and asphalt shingles.

Figure 11. Gable Model with Plan A carport. 4915 Smith Street.



Figure 12. Gable Model with Plan B carport. 4921 Smith Street.



Figure 13. Gable Model with Plan C carport. 4710 Molnar Road.



Figure 14. Gable Model with Plan D carport. 4910 Smith Street.



Ranch Models

There are 16 Ranch model dwellings and one Ranch model community center in Apache Village. The Ranch model is three bays wide and two bays deep with a side-gable roof with an overhanging gable and exposed rafter tails (Figure 15 to Figure 18). The wood-frame dwelling has a slump block veneer on the side elevations and a stucco treatment on the façade and rear elevations. The aluminum-sash windows are narrow, elongated, and paired on the façade with soldier-brick sills. All carport plans associated with this model have an overhanging gable and are clad in slump block veneer with stucco treatment on the upper gable. Roofs are covered with asphalt shingles.

Figure 15. Ranch Model with Plan A carport. 4712 Molnar Road.



Figure 16. Ranch Model with Plan B carport. 4913 Smith Street.



Figure 17. Ranch Model with Plan C carport. 4812 McNerney Street.



Figure 18. Ranch Model with Plan D carport. 4803 McNerney Street.



Modified Hip Models

There are 18 Modified Hip model dwellings in Apache Village. The Modified Hip model is a concrete masonry building with a gable-on-hip roof. Each unit is three bays wide and two bays deep (Figure 19 to Figure 22). The side elevations and lower half of the façade and rear elevation walls are treated with stucco over wire mesh. A wood composite siding clads the upper half of the façade, elevations, and the fascia. Aluminum-sash windows are spaced evenly along the façades. The hipped roofs of the dwellings are covered in asphalt shingles. All carport plans associated with this model have gable-on-hip roofs and stucco treatment.

Figure 19. Modified Hip Model with Plan A carport. 4926 Smith Street.



Figure 20. Modified Hip Model with Plan B carport. 4914 Smith Street.



Figure 21. Modified Hip Model with Plan C carport. 4806 McNerney Street.



Figure 22. Modified Hip Model with Plan D carport. 4816 McNerney Street.



Hip Roof Models

There are 21 Hip Roof model dwellings in Apache Village. The Hip Roof model is a wood-frame building with the eponymous hipped roof and is clad in standard brick veneer set in a common bond. Brick colors include red and tan. Each unit is three bays wide and two bays deep (Figure 23 to Figure 25). The standard-sized aluminum-sash windows have canted rowlock sills and are evenly spaced along the façade. The roofs are covered with asphalt shingles and finished with overhanging boxed eaves and plain fascia. All carport plans associated with this model have a hipped roof and are clad in brick veneer.

Figure 23. Hip Roof Model with Plan A carport. 4804 McNerney Street.



Figure 24. Hip Roof Model with Plan B carport. 4820 McNerney Street.



Figure 25. Hip Roof Model with Plan C carport. 4925 Smith Street.



Figure 26. Gable Model, USAG Fort Carson 1970.

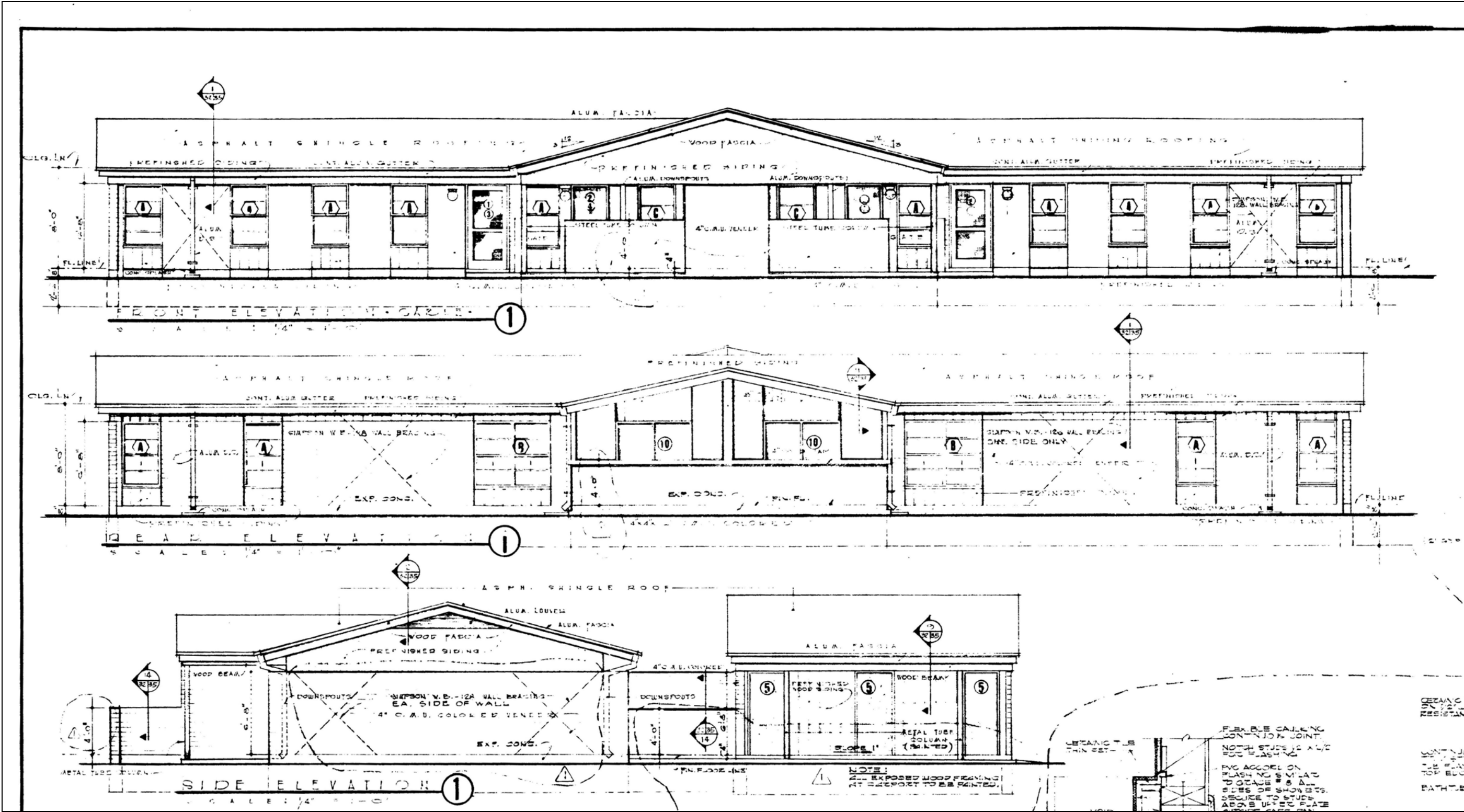


Figure 27. Ranch, Modified Hip, and Hip Roof Models, USAG Fort Carson 1970.

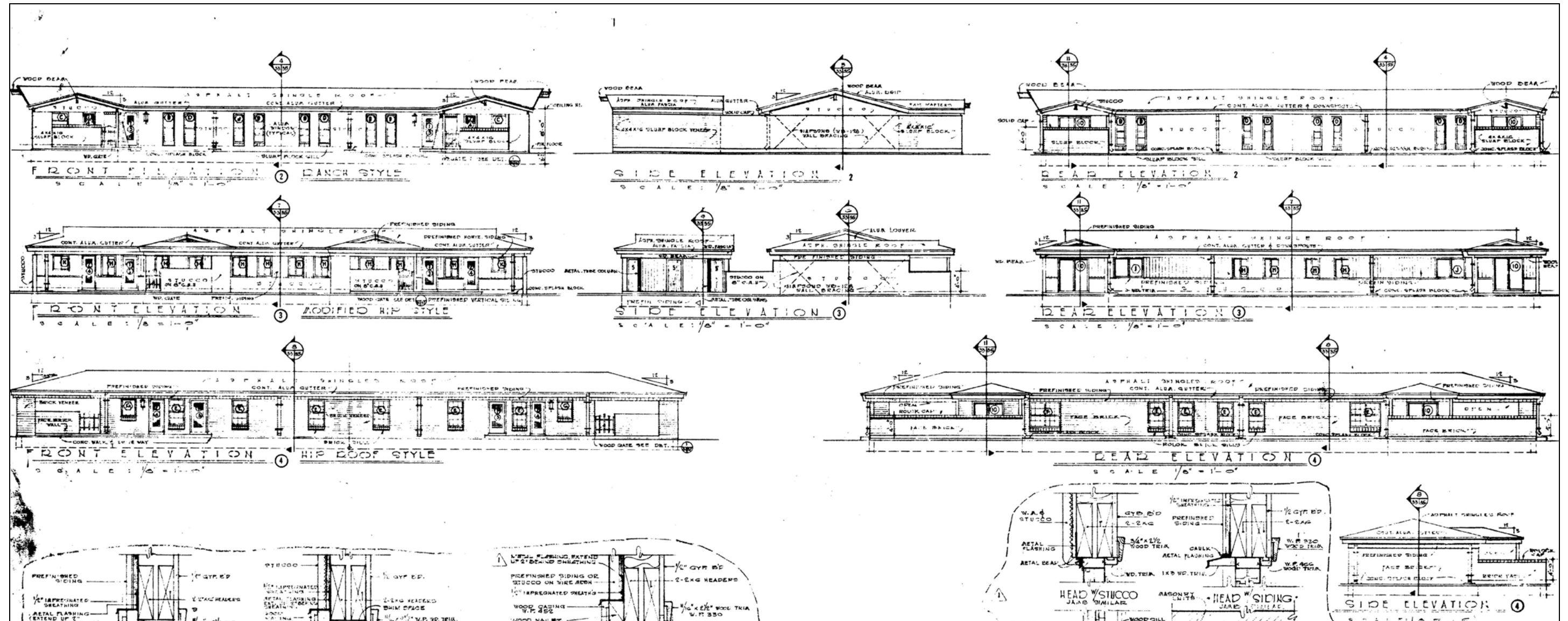


Table 2. Models and addresses within Apache Village Subdivision.

Model Name	Addresses within Surveyed Subdivision
Gable	<ul style="list-style-type: none"> •4722 Belcher Rd •4725 Belcher Rd •4732 Belcher Rd •4733 Belcher Rd •4905 Garcia St •4802 McNerney St •4805 McNerney St •4810 McNerney St •4815 McNerney St •4818 McNerney St •4823 McNerney St •4706 Molnar Rd •4707 Molnar Rd •4710 Molnar Rd •4713 Molnar Rd •4910 Smith St •4915 Smith St •4921 Smith St •4927 Smith St
Ranch	<ul style="list-style-type: none"> •4721 Belcher Rd •4726 Belcher Rd •4729 Belcher Rd •4734 Belcher Rd •4907 Garcia St •4800 McNerney St (Neighborhood Activity Center) •4803 McNerney St •4807 McNerney St •4812 McNerney St •4817 McNerney St •4821 McNerney St •4709 Molnar Rd •4712 Molnar Rd •4913 Smith St •4919 Smith St •4924 Smith St •4928 Smith St

Model Name	Addresses within Surveyed Subdivision
Modified Hip	<ul style="list-style-type: none"> •4724 Belcher Rd •4727 Belcher Rd •4730 Belcher Rd •4735 Belcher Rd •4901 Garcia St •4801 McNerney Rd •4806 McNerney Rd •4809 McNerney Rd •4813 McNerney Rd •4816 McNerney Rd •4822 McNerney Rd •4704 Molnar Rd •4708 Molnar Rd •4714 Molnar Rd •4911 Smith St •4914 Smith St •4923 Smith St •4926 Smith St
Hip Roof	<ul style="list-style-type: none"> •4720 Belcher Rd •4723 Belcher Rd •4728 Belcher Rd •4731 Belcher Rd •4736 Belcher Rd •4903 Garcia St •4909 Garcia St •4804 McNerney Rd •4808 McNerney Rd •4811 McNerney Rd •4814 McNerney Rd •4819 McNerney Rd •4820 McNerney Rd •4825 McNerney Rd •4702 Molnar Rd •4705 Molnar Rd •4711 Molnar Rd •4912 Smith St •4917 Smith St •4922 Smith St •4925 Smith St

3.2 5EP8419 – Sioux Village

Sioux Village is bounded by State Highway 115 on the west and Chiles Avenue on the east (Figure 28). There are no formal north-south boundaries; however, the Shoshoni Village (5EP8420) is located to the north and Apache Village (5EP5814) to the south. Sioux Village was constructed in two phases. The first included a 130 unit development of the southern portions of the subdivision and the second was a 110 unit development completing the northern section of the subdivision, both constructed in 1971 (USAG Fort Carson 1971).

Neighborhood Plan

The Sioux Village neighborhood sits on 90 acres. There are 49 dwellings totaling 238 units. The neighborhood is predominately organized around courts with central parking and grassy open space (Figure 29). In two instances, Carpenter and Yabes Courts, the central court has a playground. Buildings facing a court are set back at least 44-feet from the edge of the road. Four-foot sidewalks are located throughout the courts. Along Stumpf Road and Karpoczyc Circle, 14-foot wide curving streets allow for street parking. All roads are paved and have sidewalks and curbs.

The buildings have minimal landscaping with juniper, spruce, and pine trees planted throughout the neighborhood in 1975 after construction was completed. The majority of the existing landscape, including deciduous trees and ornamental bushes, have been added by USAG Fort Carson following original construction. These include ash, cottonwood, maple as well as cherry crabapple and peach.

Each unit has a chain-link fenced backyard and metal clothesline poles. The rear elevation has a concrete slab patio accessed via a sliding glass door. Six playgrounds are located within Sioux Village, all of which have replacement playground equipment. All are similar in design and style to those located in Apache Village (Figure 30).

Figure 28. Sioux Village site map.



Figure 29. Central Shemin Court in Sioux Village, view to northwest.



Figure 30. Playground behind Sioux Village homes, view to northeast.



Sioux Village Architecture

Designed by the architectural firm R. Bruce Widstrom & Associates of Omaha, Nebraska, Sioux Village was constructed in 1971 by Lueder Construction Company, also of Omaha (Table 3). Landscaping was completed in 1975 by the USACE Omaha District. The dwellings share common architectural characteristics and design and are identified on architectural drawings as duplex, four-plex, and six-plex models. Each unit is two bays wide and two bays deep. All have rectangular plans with units in the four- and six-plex models stepped-back with projecting wing walls between the units (Figure 31 to Figure 34).

Buildings are wood-frame on concrete slab foundations with side-gable roofs. As constructed in 1971, the buildings all had vertical panel siding with lap siding located beneath windows and around doors on the façade and rear elevations. On the gable end, a 5-foot section of lap siding trimmed with 4x6 cedar beams interrupted a 20-foot wall of panel siding. Fascia was also cedar. Windows were paired aluminum sliders, and the buildings were capped with asphalt shingles (Figure 35).

Today, the panel and lap siding has been removed and all elevations are covered with stucco. The stucco treatment is either a light grey or a golden tan color. The 4x6 cedar beams on the gable end have been painted, but remain. Windows are still paired aluminum sliders. A double shared carport with a flat roof is supported by square wood posts and is open to the street. The carport has two storage closets on the interior rear wall. The carports are centered on duplexes, and at every two units on four- and six-plexes. This gives each housing unit one covered parking space and one storage closet.

Originally designed as three bedroom units, the interiors of all the buildings have received multiple renovations as updating and modernizing the units between occupants were needed. Exterior modifications to these buildings have been significant with the removal of panel and lap siding and stucco treatment added. A few of the carport roofs have been replaced due to hail, wind, and snow damage. Early replacements replicated the flat roof; however, more modern replacements have changed to a front-gable roof. Shemin Court has four examples of replaced carport roofs (Figure 35).

Figure 31. Duplex Model, 4679 N. Allworth Court.



Figure 32. Four-Plex Model-grey, 4633 Stumpf Road.



Figure 33. Four-Plex Model-tan, 4641 Stumpf Road.



Figure 34. Six-Plex Model-grey, 4655 Carpenter Court.



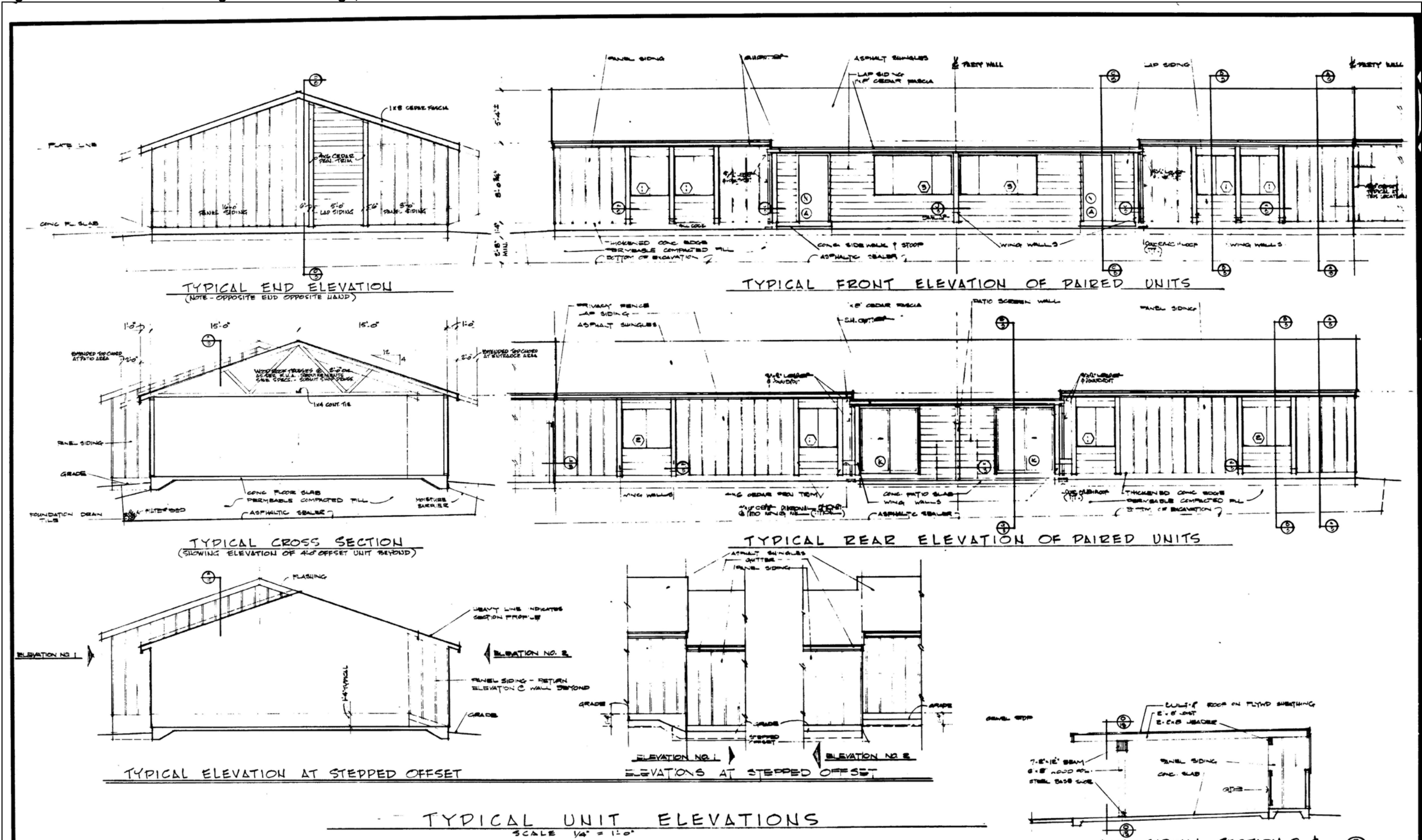
Figure 35. Side gable carport roof at 4629 Shemin Court.



Table 3. Models and addresses within Sioux Village Subdivision.

Model Name	Addresses within Surveyed Subdivision
Duplex	<ul style="list-style-type: none"> •4679 N Allworth Ct •4695 S Allworth Ct •4506 Hughes Ct •4620 Shemin Ct
Four-Plex	<ul style="list-style-type: none"> •4685 N Allworth Ct •4688 S Allworth Ct •4659 Carpenter Ct •4666 Carpenter Ct •4525 Grant Ct •4569 Hare Ct •4576 Hare Ct •4669 Harr Ave •4609 Helwig Ct •4616 Helwig Ct •4512 Hughes Ct •4519 Karopczyc Cir •4523 Karopczyc Cir •4540 Karopczyc Cir •4626 Shemin Ct •4633 Stumpf Rd •4641 Stumpf Rd •4644 Stumpf Rd •4551 Yabes Ct •4559 Yabes Ct

Figure 36. Architectural drawings for Sioux Village, USAG Fort Carson 1971.



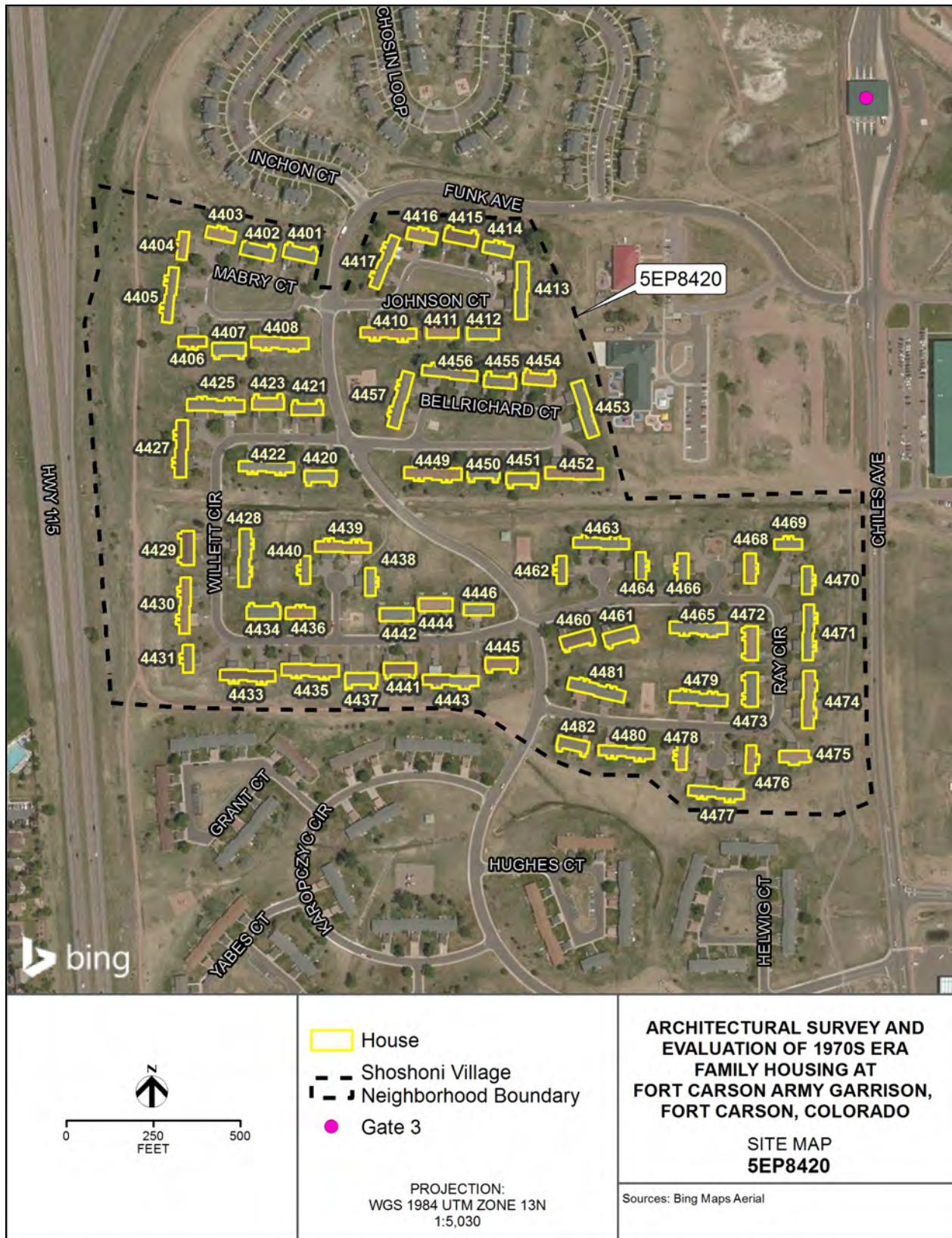
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Six-Plex	<ul style="list-style-type: none"> •4675 N Allworth Ct •4681 N Allworth Ct •4691 S Allworth Ct •4697 S Allworth Ct •4651 Carpenter Ct •4655 Carpenter Ct •4662 Carpenter Ct •4528 Grant Ct •4532 Grant Ct •4536 Grant Ct •4565 Hare Ct •4572 Hare Ct •4605 Helwig Ct •4612 Helwig Ct •4502 Hughes Ct •4508 Hughes Ct •4515 Karopczyc Cir •4561 Karopczyc Cir •4622 Shemin Ct •4629 Shemin Ct •4637 Stumpf Rd •4647 Stumpf Rd •4543 Yabes Ct •4545 Yabes Ct •4547 Yabes Ct
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3.3 5EP8420 – Shoshoni Village

Shoshoni Village is bounded by State Highway 115 on the west and Chiles Avenue on the east with Sioux Village (5EP8419) to the south and the subdivision of Pawnee Village (constructed ca. 1999-2000) to the north (Figure 37 to Figure 42, and Table 4). According to Sioux Village architectural drawings, the subdivision was built in FY 1972 with landscaping completed by the USACE in 1975 after construction was complete (Figure 43 and Figure 44). Shoshoni Village is the last of the 1970s military family subdivisions constructed at Fort Carson. On plans, it is also referred to as the FY72 NCO Housing Project. The engineering firm of Lovejoy & Williams was contracted to build Shoshoni Village, and R. Bruce Widstrom and Associates served as the design firm.

Figure 37. Shoshoni Village site map.



Neighborhood Plan

The planned neighborhood sits on 64 acres and is organized into three courts stemming off of Funk Avenue, which curves through the neighborhood on a roughly north-south trajectory. The courts have open, grassy interior islands. Ray Circle and Willet Circle have three small cul-de-sacs branching off these roads. There are 71 dwellings totaling 196 housing units. The terrain is gently rolling with paved streets that are wide enough for street parking. Sidewalks, when present are four-foot wide (Figure 38). The roads branching off Funk Avenue are only 10-feet wide—narrower than those in the Apache and Sioux Village subdivisions.

Figure 38. Shoshoni Village streetscape, view to west.



The neighborhood has very little landscaping. Juniper, spruce, and pine trees were planted throughout the neighborhood in 1975 after construction was completed. A few deciduous trees and ornamental bushes have been added by USAG Fort Carson following original construction, but most of the original landscaping remains. These include ash, cottonwood, maple as well as cherry crabapple and peach.

Five playgrounds are located throughout Shoshoni Village (Figure 39). They are fenced and have equipment and benches that have been replaced within the last ten years. The Aspen Child Development Center was constructed east of the Shoshoni Village subdivision in 2005-2006 and expanded between 2009 and 2011.

Figure 39. Playground in Shoshoni Village, view to northwest.



Shoshoni Village Architecture

Architectural drawings by R. Bruce Widstrom & Associates identified different models within the Shoshoni Subdivision. On some drawings the architect notes four models: Side-Gable two bedroom duplex (Models A1 & A3), Gable-on-Hip two bedroom duplex (Models A2 & A4), Side-Gable four bedroom duplex (Models B1), and Gable-on-Hip four bedroom duplex (Models B2). Some of the duplexes on the drawings are constructed next to one another giving the appearance of a four-plex but are still identified as duplexes. On other maps, they indicate three models: a two bedroom duplex, a four bedroom duplex, and a two bedroom four-plex. For clarity, HDR assigned model names to the dwellings as follows: Side-Gable duplex, Gable-on-Hip duplex, Side-Gable four-plex, and Gable-on-Hip four-plex. All models are executed in the Ranch style. They are wood frame on a concrete slab foundation with T-111 siding, aluminum-sash or vinyl-sash sliding windows, and capped with an asphalt shingle roof. Each housing unit is three bays wide and two bays deep.

The original drawings called for “prefinished siding with battens.” Each housing unit has a carport and corresponding storage closet. There are two types of carports found in Shoshoni Village: Type A consists of a double-wide freestanding carport with both side walls having storage closets, clad in the same T-111 siding. These carports have flat roofs and are open at the front and back. They are centered between units on the four-plexes and centered on the façade of the duplexes. Type B carports only have one storage closet wall and space for a

single car. They are open on three sides with square wood posts supporting the flat roof. They are centered on each unit of the duplexes. All units have a square backyard enclosed by chain-link fences, concrete patios accessed via sliding glass doors, and metal clothesline poles.

Overall the buildings are in fair condition and have had few exterior alterations. Exterior alterations include the replacement of roof materials, replacement of aluminum-sash windows with vinyl-sash, and the addition of Americans with Disabilities Act (ADA) ramps to the front of several units in the neighborhood. The interiors of all the buildings have received multiple renovations as updating and modernizing the units between occupants were needed.

Figure 40. Side-Gable duplex, 4470 Ray Circle.



Figure 41. Gable-on-Hip duplex, 4468 Ray Circle.



Figure 42. Gable-on-Hip four-plex, 4427 Willett Circle.



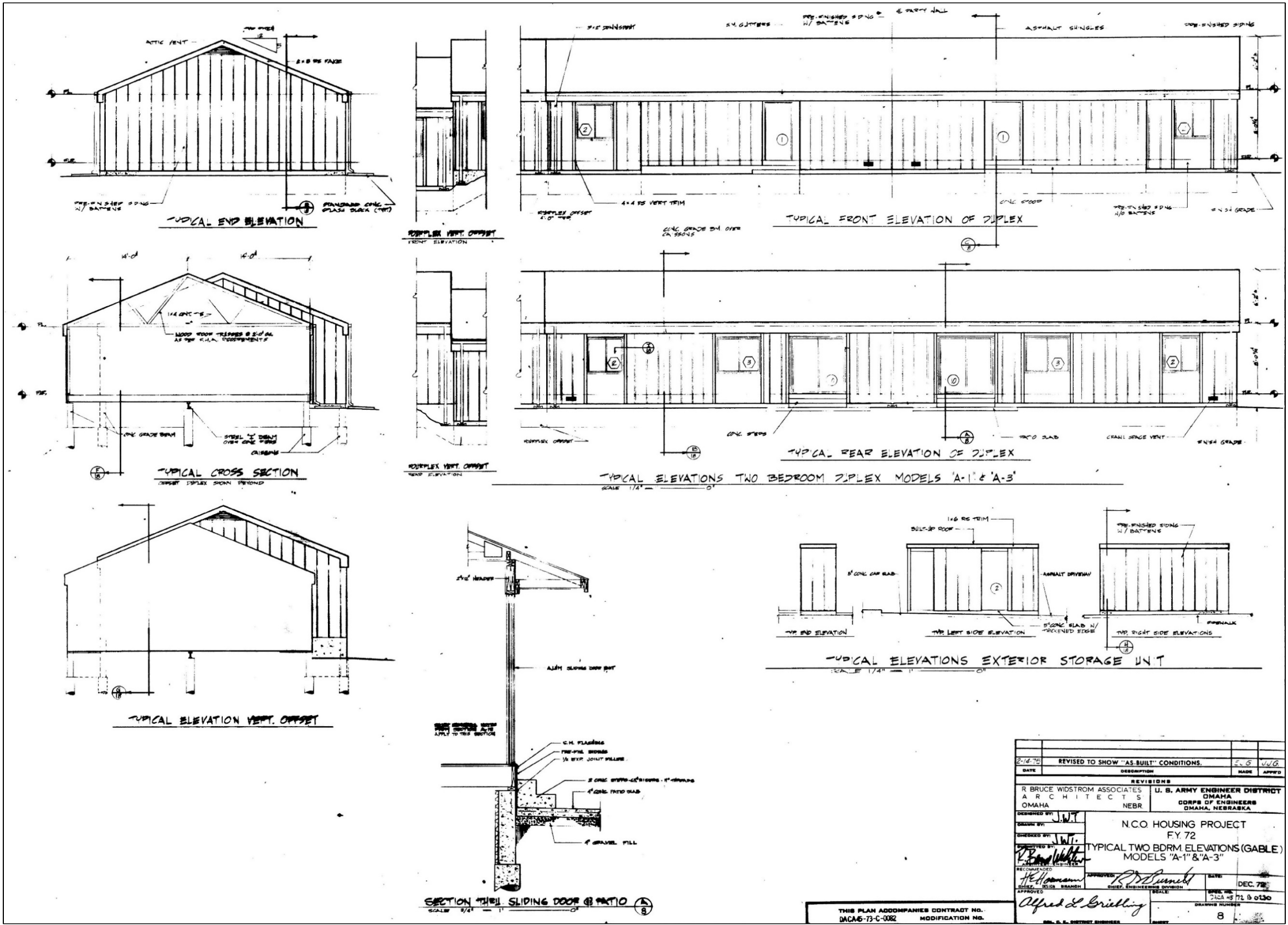
Figure 43. Side-Gable four-plex, 4430 Willett Circle.



Table 4. Models and addresses within Shoshoni Village Subdivision.

Model Name	Addresses within Surveyed Subdivision
Side-Gable duplex	<ul style="list-style-type: none"> •4450 Bellrichard Court •4451 Bellrichard Court •4454 Bellrichard Court •4455 Bellrichard Court •4411 Johnson Court •4412 Johnson Court •4406 Mabry Court •4404 Mabry Court •4462 Ray Circle •4464 Ray Circle •4469 Ray Circle •4470 Ray Circle •4476 Ray Circle •4478 Ray Circle •4482 Ray Circle •4420 Willet Circle •4421 Willet Circle •4423 Willet Circle •4431 Willet Circle •4437 Willet Circle •4438 Willet Circle •4440 Willet Circle •4441 Willet Circle •4445 Willet Circle

Figure 44. Side-Gable duplex and four-plex architectural drawings, USAG Fort Carson 1972.



DATE	DESCRIPTION	BY	APPROVED
2-14-72	REVISED TO SHOW "AS-BUILT" CONDITIONS.	E. S. W. B.	

DESIGNED BY		U. S. ARMY ENGINEER DISTRICT	
R. BRUCE WIDSTROM ASSOCIATES ARCHITECTS OMAHA, NEBR.		OMAHA, NEBRASKA	

DRAWN BY		N. C. O. HOUSING PROJECT	
J. W. T.		FY. 72	
CHECKED BY		TYPICAL TWO BDRM ELEVATIONS (GABLE) MODELS 'A-1' & 'A-3'	
APPROVED		DEC. 72	

THIS PLAN ACCOMPANIES CONTRACT NO.		MODIFICATION NO.	
DACA6-73-C-0082			

Gable-on-Hip duplex	<ul style="list-style-type: none">●4414 Johnson Court●4415 Johnson Court●4416 Johnson Court●4401 Mabry Court●4402 Mabry Court●4403 Mabry Court●4407 Mabry Court●4460 Ray Circle●4461 Ray Circle●4466 Ray Circle●4468 Ray Circle●4472 Ray Circle●4473 Ray Circle●4475 Ray Circle●4429 Willet Circle●4434 Willet Circle●4436 Willet Circle●4442 Willet Circle●4444 Willet Circle●4446 Willet Circle
Side-Gable four-plex	<ul style="list-style-type: none">●4456 Bellrichard Court●4410 Johnson Court●4417 Johnson Court●4405 Mabry Court●4463 Ray Circle●4471 Ray Circle●4477 Ray Circle●4480 Ray Circle●4422 Willet Circle●4430 Willet Circle●4433 Willet Circle●4439 Willet Circle●4443 Willet Circle

Gable-on-Hip four-plex	<ul style="list-style-type: none">•4449 Bellrichard Court•4452 Bellrichard Court•4453 Bellrichard Court•4457 Bellrichard Court•4413 Johnson Court•4408 Mabry Court•4465 Ray Circle•4474 Ray Circle•4479 Ray Circle•4481 Ray Circle•4425 Willet Circle•4427 Willet Circle•4428 Willet Circle•4435 Willet Circle
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4 National Register of Historic Places Evaluations

National Park Service (NPS) regulations and guidance documents (including NRHP Bulletins) outline the process for evaluating sites for NRHP eligibility. According to the NPS, the categories of sites that may be eligible for the NRHP are buildings, structures, sites, objects, or historic districts. Sites are evaluated for NRHP eligibility using the NRHP evaluation criteria, as listed in 36 CFR 60.4. To be listed in or eligible for the NRHP, a property generally should be 50 years or older, possess historic significance based on its related historic context, and retain integrity expressive of that significance. The property must be significant by meeting at least one of the four following criteria:

- Criterion A: The resource is associated with events that have made a significant contribution to the broad pattern of history.
- Criterion B: The resource is associated with the lives of people significant in the past.
- Criterion C: The resource embodies distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic value; or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: The resource has yielded, or may be likely to yield, information important in prehistory or history.

The property must also retain integrity, which refers to the authenticity of a resource's historic identity as evidenced by the survival of physical characteristics that it possessed in the past and its capacity to convey information about the basis for which the property is significant. There are seven aspects of historic integrity: location, design, materials, workmanship, setting, feeling, and association. The majority of these aspects of historic integrity must be present and convey the significance of the property. Location refers to the place where an event occurred or a property was originally built. Design considers elements such as plan, form, and style of a property. Materials refer to the physical elements used to construct the property. Workmanship refers to the craftsmanship used by the creators of a property. Setting is the physical environment of the property. Feeling is the ability of the property to convey its historic time and place. Association refers to the link between the property and a historically significant event or person.

A property meeting one or more special requirements or criteria considerations may be eligible for the NRHP even if not usually considered for listing in the NRHP. National Register Bulletin 15 guidance explains:

Certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past 50 years. These properties can be eligible for listing, however, if they meet special requirements, called criteria considerations, in addition to meeting the regular requirements (that is, being

eligible under one or more of the four criteria A–D and possessing integrity). The criteria considerations need to be applied only to *individual* properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district.

National Register Bulletin 15 guidance outlines six criteria considerations that allow exceptions or elaborations on the reasons for which a property may be considered for NRHP eligibility:

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

Sites or structures that may not be considered individually significant may be considered eligible for listing in the NRHP as part of a historic district. According to National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, a historic district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are historically or aesthetically united by plan or physical development. The district represents a significant and distinguishable entity whose components may otherwise lack individual distinction. The NPS Multiple Property Documentation Form (MPDF) for *Historic Residential Suburbs in the United States, 1830-1960* (National Park Service 2013) and the Colorado MPDF

for *Historic Residential Subdivisions of Metropolitan Denver, 1940-1965* (Simmons 2010) were also reviewed for its applicability for evaluating the surveyed resources. Both MPDFs examine national trends that shaped American suburbs and provide context for similar housing developments on USAG Fort Carson.

In order to evaluate the surveyed neighborhoods for NRHP listing, the following NRHP bulletins were consulted:

- *How to Apply National Register Criteria for Evaluation* (Bulletin 15);
- *How To Complete the National Register Registration Form* (Bulletin 16A); and
- *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

4.1 Apache Village

Completed in 1971, Apache Village was designed by Design Associates and constructed by Hunt Building Marts, Inc. The neighborhood was evaluated for its potential as a historic district. An NRHP-eligible historic district, if one exists, would require both historic significance that meets one or more evaluation criteria and historic integrity that conveys this significance. It also requires a significant concentration, linkage, or continuity of resources that are historically or aesthetically united by plan or physical development.

Apache Village was part of an increase in NCO family housing at Fort Carson in the early 1970s. The neighborhood is not associated with important events or with significant housing trends at Fort Carson, but rather was the continuance of expanded family housing construction that began during the early Cold War-era. Apache Village was not part of a nationwide DoD or Army housing effort like Capehart or Wherry housing. Nor did it introduce any new community planning standards; rather it was a continuation of standardized neighborhood planning designs at the installation going back to the early 1950s. Although its construction was related to the expansion of military family housing during the Cold War era, it is not associated directly with significant Cold War-era themes, nor with Fort Carson's mission. Therefore, Apache Village Subdivision is not associated with events or trends that have made a significant contribution to the broad patterns of our history and is not eligible under Criterion A.

Apache Village is not associated with individuals significant in local, state, or national history and is not eligible under Criterion B.

Designed by Design Associates and constructed by Hunt Building Marts, Inc., Apache Village is one of several military construction projects completed by this team nationwide. As a subdivision, Apache Village does not possess significance under Criterion C in the areas of architecture, community planning and development or landscape architecture. The buildings are typical Ranch-style family housing and although the dwellings have minimal design features, they are similar to family housing constructed at DoD installations after the end of World War II. Although Apache Village represents a concentration of historic and functionally related

properties at Fort Carson this linkage alone is not enough to render it eligible for listing in the NRHP.

Under Criterion D, the neighborhood is unlikely to yield important information about military family housing, military planning, or patterns of domestic life.

As the dwellings at Apache Village have minimal ornamentation that is typical of 1970s ranch-style housing, original materials become important character-defining features. There have been minor alterations to the individual dwellings of Apache Village; the most commonly seen alteration is the replacement of original windows. Overall, Apache Village retains its integrity of materials as well as high levels of integrity of location, design, setting, workmanship, feeling, and association.

Although the subdivision retains remarkably high levels of integrity, Apache Village does not possess significance under the NRHP criteria and **therefore the subdivision is recommended not eligible for listing in the NRHP.**

4.2 Sioux Village

Sioux Village was designed and constructed by relatively unknown Omaha, Nebraska, firms R. Bruce Widstrom & Associates and Lueder Construction Company and overseen by the USACE Omaha District. Construction of the subdivision was completed in 1972. The neighborhood was evaluated for its potential to contribute to a historic district. An NRHP-eligible historic district, if one exists, would require both historic significance that meets one or more evaluation criteria and historic integrity that conveys this significance. It also requires a significant concentration, linkage, or continuity of resources that are historically or aesthetically united by plan or physical development.

Sioux Village was part of an increase in NCO family housing at Fort Carson in the 1970s. The neighborhood is not associated with important events or with significant housing trends at Fort Carson, but rather was the continuance of expanded family housing construction that began during the early Cold War-era. Sioux Village was not part of a nationwide DoD or Army housing effort like Capehart or Wherry housing. Nor did it introduce any new community planning standards; rather it was a continuation of neighborhood planning designs at the installation going back to the early 1950s. Although its construction was related to the expansion of military family housing during the Cold War era, it is not associated directly with significant Cold War-era themes nor with Fort Carson's mission. Therefore, Sioux Village Subdivision is not associated with events or trends that have made a significant contribution to the broad patterns of our history and is not eligible under Criterion A.

Sioux Village is not associated with individuals significant in local, state, or national history and is not eligible under Criterion B.

Sioux Village is one of two military family housing construction projects completed by R. Bruce Widstrom & Associates at Fort Carson. As a subdivision, Sioux Village does not possess significance under Criterion C in the areas of architecture, community planning and development or landscape architecture. The buildings are typical Ranch-style family housing

with minimal design features, similar to family housing constructed at DoD installations after the end of World War II. Although Sioux Village represents a concentration of historic and functionally related properties at Fort Carson this linkage alone is not enough to render it eligible for listing in the NRHP.

Under Criterion D, the neighborhood is unlikely to yield important information about military family housing, military planning, or patterns of domestic life.

Sioux Village buildings have had significant exterior modifications, including the replacement/covering of panel and lap siding with stucco treatment, replacement of aluminum windows with vinyl, and replacement of some carport roofs. As the housing units have minimal ornamentation, the original materials become an important character defining feature. Sioux Village does not retain its integrity of workmanship or materials.

Sioux Village is recommended not eligible for NRHP listing due to lack of significance.

4.3 Shoshoni Village

Shoshoni Village is one of two military family housing projects at Fort Carson designed by R. Bruce Widstrom & Associates and constructed by Lovejoy & Williams in 1973. The neighborhood was evaluated for its potential to contribute to a historic district. An NRHP-eligible historic district, if one exists, would require both historic significance that meets one or more evaluation criteria and historic integrity that conveys this significance. It also requires a significant concentration, linkage, or continuity of resources that are historically or aesthetically united by plan or physical development.

Shoshoni Village was part of an increase in NCO family housing at Fort Carson in the 1970s. The neighborhood is not associated with important events or with significant housing trends at Fort Carson but rather was the continuance of expanded family housing construction that began during the early Cold War-era. Shoshoni Village was not part of a nationwide DoD or Army housing effort like Capehart or Wherry housing. Nor did it introduce any new community planning standards; rather it was a continuation of neighborhood planning designs at Fort Carson going back to the early 1950s. Although its construction was related to the expansion of military family housing during the Cold War era, it is not associated directly with significant Cold War-era themes nor with Fort Carson's mission. Therefore, Shoshoni Village Subdivision is not associated with events or trends that have made a significant contribution to the broad patterns of our history and is not eligible under Criterion A.

Shoshoni Village is not associated with individuals significant in local, state, or national history and is not eligible under Criterion B.

As a subdivision, Shoshoni Village does not possess significance under Criterion C in the areas of architecture, community planning and development, or landscape architecture. The buildings are typical Ranch-style family housing with minimal design features, similar to family housing constructed at DoD installations after the end of World War II. Shoshoni Village represents a

concentration of historic and functionally related properties at Fort Carson however, this linkage is not enough to render these properties eligible for NRHP listing.

Under Criterion D, the neighborhood is unlikely to yield important information about military family housing, military planning, or patterns of domestic life.

Shoshoni Village is recommended not eligible for listing in the NRHP due to lack of significance.

5 Conclusions and Recommendations

The architectural survey for the Project examined three 1970s-era family housing subdivisions. Apache Village (5EP8418), Sioux Village (5EP8419), and Shoshoni Village (5EP8420) were documented on Colorado OAHP form 1403b and evaluated for NRHP eligibility (Appendix A). Apache Village, Sioux Village, and Shoshoni Village are recommended not eligible for listing in the NRHP due to lack of significance. No further evaluation of the buildings within the subdivisions is recommended.

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Appendix A Colorado 1403b Site Forms

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OAHP Form
Rev. May 2010

COLORADO CULTURAL RESOURCE SURVEY

**Form 1403b: Post-World War II
Residential Suburban Subdivision Form
(1945-1975)**

Official eligibility determination
(OAHP use only)

Date _____ initials _____
 Determined Eligible- NR Individual District
 Determined Not Eligible- NR
 Determined Eligible- SR Individual District
 Determined Not Eligible- SR
 Needs Data (specify): _____

This form should be used to record and assess the potential National Register Historic District eligibility of post-World War II residential subdivisions. Such subdivisions— with large numbers of similar resources, limited architectural styles/ building types, relatively short periods of development, and design as major land use developments— are far more likely to be eligible as historic districts rather than individually eligible resources. This form has been designed to facilitate the documentation of a preponderance of residential historic resources approaching and/or having achieved the 50 years of age benchmark. The primary period of development for these resources is usually 1945 to 1975.

Please review in conjunction with the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

I. IDENTIFICATION

1. Resource number: 5EP8418
2. Temporary resource number: N/A
3. County: El Paso
4. City: Colorado Springs
5. Subdivision name: Apache Village
6. Addition(s) or Filings(s) within surveyed subdivision: N/A
Name(s) / Years(s):
7. Main streets/ features which form boundaries of subdivision:
Apache Village is bounded by State Highway 115 on the west and Chiles Avenue on the east. O'Connell Boulevard forms the southern boundary and Sioux Village (5EP.8419) is to the north.

II. GEOGRAPHIC INFORMATION

8. P.M. 6 Township 15S Range 66W
 ¼ of ¼ of NW ¼ of SW ¼ of section 8
 ¼ of ¼ of ¼ of ¼ of section
 ¼ of ¼ of ¼ of ¼ of section
9. UTM references
 NAD27 NAD83
Zone 13; 516972.1478 mE 4289212.148 mN
10. USGS quad name: Colorado Springs Year: 1961 Rev. 1994
Attach photocopy of appropriate map section.
11. Total acreage of surveyed subdivision: 49.5 acres

III. ARCHITECTURAL DESCRIPTION

12. Sample models:

The survey identified four models of Ranch style duplexes. All of the dwellings in Apache Village are all one-story rectangular buildings sitting on concrete slab foundations. Each unit has a three-bedroom floor plan. Original architectural drawings describe the models as elevations: Elevation 1 Gable, Elevation 2 Ranch, Elevation 3 Modified Hip, and Elevation 4 Hip Roof. The four models differ in roof type, window shape, and exterior siding materials. The interiors of all the buildings have received multiple renovations as updating and modernizing the units between occupants was needed.

Gable

The Gable model duplex is wood frame with a side-gable roof. An eight-inch concrete masonry wall separates the two units. The duplex is clad in four-inch concrete veneer tinted to simulate brick. The aluminum-sash windows are evenly spaced along the façade and rear elevations with wood composite siding below creating a vertical banding effect between the wall and window. The upper gable and fascia is also wood composite siding. The Gable model duplex is capped in asphalt shingles. All plans of carports associated with this model have concrete veneer simulation brick, composite siding on the upper gable, and asphalt shingles.

Ranch

The Ranch model has a side-gable roof with an overhanging gable and exposed rafter tails. The wood frame dwelling has a slump block veneer on the side elevations and a stucco treatment over on the façade and rear elevations. The aluminum-sash windows are elongated and narrow and paired along the façade with soldier-brick sills. All carport plans associated with this model have an overhanging gable and be clad in slump block veneer with stucco treatment on the upper gable. They are capped with asphalt shingles.



Modified Hip

The Modified Hip model is a concrete masonry building with a gable-on-hip roof. The side elevations and lower half of the façade and rear elevation walls are treated with stucco over wire mesh. A wood composite siding clads the upper half of the façade, elevations, and the fascia. Aluminum-sash windows are spaced evenly along the façades. The dwelling is capped in asphalt shingles. All carport plans associated with this model have gable-on-hip roofs and stucco treatment.

Hip Roof

The Hip Roof model is a wood frame building with the eponymous hipped roof and is clad in standard brick veneer set in a common bond. The standard-sized aluminum-sash windows have canted rowlock sills and are evenly spaced along the façade. The building is capped with asphalt shingles. All carport plans associated with this model have a hipped roof and are clad in brick veneer.

Each unit has a chain-link fenced backyard and metal clothesline poles. The rear elevation has a covered patio that corresponds to the location of the carports with sliding glass doors opening onto a concrete slab.

Model Name or Label	Architectural Style/ Building Type	Description	Addresses within Surveyed Subdivision	Sample Photographs
Gable Model	Ranch Type	<ul style="list-style-type: none"> • Rectangular • Side gabled • Brick and plywood • Multiple Dwelling • Shared carport in one of 4 plans (Plan A-D) 	4722 Belcher Rd 4725 Belcher Rd 4732 Belcher Rd 4733 Belcher Rd 4905 Garcia St 4802 Mc Nerney St 4805 Mc Nerney St 4810 Mc Nerney St 4815 Mc Nerney St 4818 Mc Nerney St 4823 Mc Nerney St 4706 Molnar Rd 4707 Molnar Rd 4710 Molnar Rd 4713 Molnar Rd 4910 Smith St 4915 Smith St 4921 Smith St 4927 Smith St	 <p style="text-align: center;">4910 Smith Street</p>
Ranch Model	Ranch Type	<ul style="list-style-type: none"> • Rectangular • Side gabled • Exposed rafter tails • Concrete Block, stucco • Multiple Dwelling • Shared carport in one of 4 plans (Plan A-D) 	4721 Belcher Rd 4726 Belcher Rd 4729 Belcher Rd 4734 Belcher Rd 4907 Garcia St 4800 Mc Nerney St (Neighborhood Activity Center) 4803 Mc Nerney St 4807 Mc Nerney St 4812 Mc Nerney St 4817 Mc Nerney St 4821 Mc Nerney St 4709 Molnar Rd 4712 Molnar Rd 4913 Smith St 4919 Smith St 4924 Smith St 4928 Smith St	 <p style="text-align: center;">4924 Smith Street</p>

Model Name or Label	Architectural Style/ Building Type	Description	Addresses within Surveyed Subdivision	Sample Photographs
Modified Hip Model	Ranch Type	<ul style="list-style-type: none"> Rectangular Gable-on-Hip Concrete block, Stucco Multiple Dwelling Shared carport in one of 4 plans (Plan A-D) 	4724 Belcher Rd 4727 Belcher Rd 4730 Belcher Rd 4735 Belcher Rd 4901 Garcia St 4801 McNerney Rd 4806 McNerney Rd 4809 McNerney Rd 4813 McNerney Rd 4816 McNerney Rd 4822 McNerney Rd 4704 Molnar Rd 4708 Molnar Rd 4714 Molnar Rd 4911 Smith St 4914 Smith St 4923 Smith St 4926 Smith St	 <p>4911 Smith Street</p>
Hip Roof Model	Ranch Type	<ul style="list-style-type: none"> Rectangular Hip roof Brick Multiple Dwelling Shared carport in one of 4 plans (Plan A-D) 	4720 Belcher Rd 4723 Belcher Rd 4728 Belcher Rd 4731 Belcher Rd 4736 Belcher Rd 4903 Garcia St 4909 Garcia St 4804 McNerney Rd 4808 McNerney Rd 4811 McNerney Rd 4814 McNerney Rd 4819 McNerney Rd 4820 McNerney Rd 4825 McNerney Rd 4702 Molnar Rd 4705 Molnar Rd 4711 Molnar Rd 4912 Smith St 4917 Smith St 4922 Smith St 4925 Smith St	 <p>4912 Smith Street</p>

Along with four models of duplexes, architectural drawings of Apache Village show four different plans referring to the configuration of the carports. Plan A has the carports centered in front of the building with a shared center wall that contains storage closets. Plan B has freestanding carports located at either end of the façade with three walls, including an outside wall that contains storage closets. Plan C has two freestanding carports centered on each unit with open yard space between and storage closets that face in. Plan D has carports physically attached to the side elevations. The roof of each carport matches that of the style of the building, and in the case of Plan D, the roof is extended over the carports. There are examples of each model with exhibiting all four plans.



Plan A Carport Example



Plan B Carport Example



Plan C Carport Example



Plan D Carport Example

13. Landscaping, streetscape, and setting features for subdivision:

Apache Village is located at Fort Carson in the northwest corner of the post. State Highway 115 creates a western boundary and O'Connell Boulevard the southern boundary. The neighborhood abuts Sioux Village (5EP8419) to the north.

The planned neighborhood is organized on curving streets that stem off Harr Avenue. The streets are 14-foot wide and allow for additional on-street parking. Concrete driveways, four-foot sidewalks and curbs are located throughout the neighborhood. The dwellings are set back between 36- and 76-feet from the road center—depending on the type carport plan. The buildings have minimal landscaping with juniper, spruce, and pine trees planted throughout the neighborhood in 1975 after construction was completed. Additional deciduous trees and ornamental bushes have been added by USAG Fort Carson following original construction. These include ash, cottonwood, maple as well as cherry crabapple and peach.

Three playgrounds are located throughout Apache Village, although four were originally planned; one is located on a grassy island between Harr Avenue and Garcia Street, another is at the corner of McNerney

Street and Stumpf Road, and the third is located off the west side Harr Avenue between Molnar and Belcher Streets. The playgrounds vary in design; all the equipment appears to have been updated within the last 10 years. A basketball court, two tennis courts, and a baseball diamond are located on the east side of Harr Avenue and were part of the original neighborhood design. The courts have since been abandoned, however the fencing and concrete pads remain. Original layout plans also show that 10 acres were set aside west of Stumpf Road for the construction of an elementary school. This was never built and the 10 acres remains empty.

Apache is the only 1970s-era subdivision to have an activity center in the neighborhood. It is located on the corner of McNerney Street and Harr Avenue, near the south entrance to the subdivision. The community activity center is shown as a Ranch model duplex with a Plan A carport on architectural plans. The carports have been replaced with an asphalt parking lot at an unknown date. It is currently used as a neighborhood activity center and is maintained and operated by Balfour Beatty, the on-post housing management company.



4800 McNerney Street, Ranch Model Neighborhood Activity Center, view to southwest.



4800 McNerney Street, Ranch Model Neighborhood Activity Center, view to south.



4800 McNerney Street, Ranch Model Neighborhood Activity Center, view to northwest.

IV. ARCHITECTURAL HISTORY

14. Date(s) of construction/subdivision development: c1971
Source of information: Apache Village Architectural Drawings, Fort Carson Real Property Office
15. Architect(s): Design Associates, El Paso, TX
Source of information: Apache Village Architectural Drawings, Fort Carson Real Property Office; Family Housing Fort Carson, Colorado 130 Units N.C.O. "As Built" Index Record Drawing. USACE. 1974.
16. Builder(s)/Contractor(s): Hunt Buildings Marts, Inc., El Paso, TX
Source of information: Apache Village Architectural Drawings, Fort Carson Real Property Office; Family Housing Fort Carson, Colorado 130 Units N.C.O. "As Built" Index Record Drawing. USACE. 1974.
17. Landscape Architect(s): US Army Corps of Engineers, Omaha District
Source of information: Apache Village Architectural Drawings, Fort Carson Real Property Office

V. HISTORIC CONTEXT

18. Demographics of original owners:
Apache Village was a planned neighborhood commissioned by Fort Carson for the purpose of housing Non-commissioned officers (NCO). Management switched to Balfour Beatty in 1999.

The three bedroom floor plan of each unit was intended for the use of NCOs with families. Architectural plans of the neighborhood show three playgrounds and a basketball court and two tennis courts. Apache Village was built in the northwest corner of the Fort. Under the management of Balfour Beatty, the Village is classified as Family Housing, Junior NCO/Enlisted 71116.

19. Development context in which subdivision platted:
Soon after the end of the Korean War, Camp Carson was officially designated a permanent post and christened Fort Carson. Even without a "hot war," the fort was active with increased training. Following its permanent establishment, Fort Carson swiftly became a US Army Training Center. Infantry troops, including some battalions designated as "pack" for their use of pack mules, were trained in the field and rugged terrain on the post. The pack units included more than 3,000 Army mules who were responsible for carrying supplies and gear for troops stationed in mountainous terrain. These mules were so efficient

that they were utilized during the 1960s construction of the North American Air Defense Command at Cheyenne Mountain 15 miles east of Fort Carson (USAG Fort Carson ca. 1998).

Continuing tensions with the Soviet Union, including the Cuban Missile Crisis, resulted in significant changes at Fort Carson. The 2nd Missile Command was transferred to Fort Carson, and two more mechanized divisions were reactivated at the mountain post, including the 5th Infantry, known as the Red Devils (USAG Fort Carson ca. 1972: 81). Fort Carson's training lands were buzzing with armored personnel carriers, tanks, and artillery equipment. It was clear that this level of infantry training would require the acquisition of more land. In 1965, the Army purchased 78,000 more acres immediately south of the existing Fort Carson boundary for a total cost of approximately \$3.4 million (USAG Fort Carson ca. 1998:39).

This acquisition was timely as the DoD began ramping up for war in Southeast Asia. Fort Carson activated 61 units with more than 53,000 trained soldiers sent to Vietnam by 1967. Troop strength at Fort Carson itself included 24,000 military personnel and 2,400 civilian workers (USAG Fort Carson ca. 1998:40). As the Vietnam War continued, stunning defeats like the Tet Offensive and growing public outcry over American losses propelled Republican Richard Nixon to the office of President on his promise to restore law and order and to end the draft. President Nixon's eventual goal was to achieve an all-volunteer army; however, studies and analysis on the feasibility of a Modern Volunteer Army (MVA) was required first. In the meantime, the DoD developed the process of draft lotteries to address perceived inequities in the existing conscription program (Vineberg and Taylor 1972).

One of the studies on the MVA was Project VOLAR, a field experiment conducted at four Army installations in the early 1970s. The purpose of Project VOLAR was to provide the military details on what could be done to attract volunteer forces and how to convince troops already in the military to reenlist (Latham 2010). Project VOLAR testing would introduce specific actions at four Army installations—Fort Benning, Fort Bragg, Fort Carson, and Fort Ord—and would then provide data on what impact each specific action had on the soldiers. Both enlisted men and officers participated, and the implementation of hundreds of different actions were considered for testing. These actions were categorized into two groups: those that might make the Army a better place to work, and those that might make Army installations a better place to live (Vineberg and Taylor 1972:6). Many of the proposed actions considered for testing were unable to be implemented as they required additional funding or Congressional changes to DoD regulations. However, many of the proposed actions could be approved at the installation level, or required minimal funding that could be covered by existing Army budgets such as eliminating reveille, permitting pen and ink changes on typewritten paperwork, and expanding and improving classroom and on-the-job training (Latham 2010:108-119).

At Fort Carson, 34 Project VOLAR actions were completed in the first half of fiscal year 1971. Starting in March and continuing through June 1971, nearly 3,000 enlisted men and 330 officers were interviewed about the impacts of the projects and asked if they helped or hindered the soldiers' decisions to stay or reenlist in the Army (Vineberg and Taylor 1972:31). Availability of family housing was among the top ten reasons for leaving at Fort Benning, Fort Bragg, and Fort Ord (Vineberg and Taylor 1972:78-91). Unfortunately, many of the top reasons that would convince a soldier to leave the Army, including lack of housing, were unaddressed by Project VOLAR funding.

Fort Carson was actively constructing housing after its establishment as a permanent post in 1954. As a result, lack of family housing was not one of the top ten reasons for leaving the Army for those stationed at Fort Carson. Beginning in 1970, the mountain post began construction on five neighborhoods of non-commissioned officer (NCO) housing. These were a combination of single-family and two- four-plex, and six-plex housing units. Three of these, Apache Village, Sioux Village, and Shoshoni Village, were constructed at the northwest corner of the installation on existing storage yards that had been home to POW camps during World War II. The remaining two neighborhoods, Ute Village and Cheyenne Village,

were constructed along Titus Avenue at the southern end of the main post, near existing officer housing (USAG Fort Carson 2018).

Official DoD policy through the 1990s was that on-post military housing would only be relied on in cases where it might impact military readiness, or if the private sector was unable to meet the needs of military families off-post (Congressional Budget Office [CBO] 1993). Although this policy was never rigorously enforced nationwide, it was unnecessary to do so at the post as the communities of Colorado Springs and Fountain were more than able to provide Fort Carson soldiers and their families with adequate housing options. A January 4, 1978 article in the Colorado Springs Gazette-Telegraph, "Overbuilding of Military Housing No Problem Locally," interviewed Fort Carson Chief of Housing Division Bill Kelly. Kelly noted the Fort was flush with housing and that Fort Carson sat on a task force with the Pikes Peak Council of Governments and other regional Air Force installations to avoid oversaturating the private housing market and determine the need and impact of potential on-post housing developments (Colorado Springs Gazette-Telegraph 1978:3-A).

By the late 1970s and early 1980s, activation of mechanized infantry divisions at Fort Carson and escalating tensions with the Soviet Union resulted in the post needing to expand its training areas. A site was selected 100 air miles southeast of the Fort near Pueblo and in 1983, the Army acquired 253,000 acres to develop what would become the Piñon Canyon Maneuver Site (PCMS), which opened in 1985 (USAG Fort Carson ca. 1998). Fort Carson troops were again sent overseas during Operations Desert Shield and Desert Storm in 1990 and to Somalia during 1992's Operation Restore Hope. As Army installations across the nation were closed as part of the Defense Base Realignment and Closure Act of 1990, several brigade combat teams were transferred to Fort Carson. Since 2000, Fort Carson soldiers have deployed in support of Operation Enduring Freedom and Iraqi Freedom and continue to support military, security, and cooperation activities with allied partners throughout the Middle East and Eastern Europe (USAG Fort Carson 2017).

Fort Carson Housing

The first testimony of the permanency of the Fort came in the way of congressionally allocated funds for housing. Housing at DoD installations had been a subject of concern since the end of World War II, when the military authorized active troops to bring their families with them to their duty locations. As soldiers and their families soon found out, most of the communities surrounding military installations were woefully unprepared to accommodate them because of the sheer numbers of troops needing housing and associated infrastructure. At Fort Carson, immediate on-post housing was created by renovating a large block of World War II barracks into apartments for families of enlisted men. The two-story barracks were located south of the main gate and north of Titus Boulevard (USAG Fort Carson ca. 1998: 25). Following the Korean War, Fort Carson provided 36 officers' quarters in a renovated wing of the station hospital. Although the housing units were larger than those for enlisted men, they still offered little privacy. The converted apartments were cramped one- to two-bedroom units and offered minimal privacy for families.

In 1954 the first appropriation for housing at Fort Carson was approved. The \$13 million allocated allowed for 1,000 units of family housing constructed near Titus Boulevard (USAG Fort Carson ca. 1998:37). Although original construction files are missing, landscaping plans from 1956 and 1958 show that the housing was constructed by Miles Lantz, an architect and engineering company based in Denver, Colorado. The homes included enlisted family housing that appeared to be two-story row houses and general officer family housing that included single-family homes with long driveways and ample open space (USAG Fort Carson 1956, 1958). This housing, in addition to the modified buildings and officers' housing constructed during World War II, appeared to be adequate for Cold War "peace-time" troop levels at the post. The nearby communities of Colorado Springs and Fountain both retained adequate housing markets to supplement on-post housing. However, with the increase in troop levels following the Cuban

Missile Crisis and the rising tensions in Southeast Asia, a need arose for NCO housing. Capehart program housing was constructed starting in 1961 and completed by 1965 (USAG Fort Carson 1961, 1965).

More than 300 Capehart properties were constructed at Fort Carson. However, nearly all of the World War II and 1960s-era housing was demolished during the early 1990s when new single-family homes were built in the same location. By the early 1970s, Fort Carson set out to build additional family housing for officers at the southern end of the main post and for NCOs at the northern end of the post. It is not clear from Fort Carson records why NCOs and officers were separated on opposite ends of the main post; however, it likely due to training constraints and available land rather than a conscious separation. After construction of the 1970s-era NCO family housing, the Abrams Elementary School was built along Chiles Avenue east of the Apache and Sioux Village subdivisions (Figure 5). Between 2010 and 2012 the Mesa School Age Center, providing before and after-school programming, was constructed across Chiles Avenue from the elementary school.

Ute Hills and Cheyenne Village were Officer Housing complexes constructed in the early 1970s and demolished in 1995 (USAG Fort Carson 1995). The three remaining neighborhoods of family housing at Fort Carson include Apache Village, Sioux Village, and Shoshoni Village; all three villages were NCO housing constructed in the northwest corner of Fort Carson. Each subdivision was constructed by different companies but all were overseen by the USACE Omaha District.

20. Construction history:

Apache Village was designed by Design Associates of El Paso, Texas with Hunt Building Marts Inc., also of El Paso, serving as general contractors (USAG Fort Carson 1971). The team of Hunt and Design Associates held many military housing contracts during the 1970s and constructed 1,750 units nationwide by the end of 1973 with another 2,794 units under contract at various Army installations across the country. Apache Village was a \$3 million project for the team. Hunt established a project office in Colorado Springs and employed local sub-contractors to complete the work. The project was completed in the fall of 1971, and Hunt was later contracted again to build a \$26.9 million barracks project at Fort Carson in 1973 (*Colorado Springs Gazette-Telegraph* 11 February 1971). Apache Village includes 75 buildings of Ranch-style duplexes in four models. Architectural drawings describe Apache Village as the 150 Unit NCO Family Housing Project. It is also referred to as the 150 Unit Fiscal Year (FY) 1970 NCO Family Housing Project.

According to Apache Village Assessor Records the attics of the subdivision were insulated in 1978, storm windows installed in 1979, and further energy improvements were made in 1982.

21. Typical modifications or alterations to buildings, landscape, and streetscape:

Very few exterior modifications to these buildings have been made other than periodic repairs to roofing or door and window repairs/replacements. However, the interiors of all the buildings have received multiple extensive renovations over the years due to the practice of updating and modernizing units between occupants as needed. Exterior modifications also include the addition of an American Disabilities Act (ADA) ramp to the front entrance of a handful of the units. The ramps are constructed out of wood or metal and often have an added porch rail. The ramps do not alter any of façade features or architectural characteristics.

22. Sources:

Colorado Springs Gazette-Telegraph

- 1971 Progress Report Given on Housing Project at Post. *Colorado Springs Gazette-Telegraph* 11 February, Colorado Springs, Colorado.
- 1972 Engineer Firm Announces its Incorporation. *Colorado Springs Gazette-Telegraph* 20 April, Colorado Springs, Colorado.
- 1978 Overbuilding of Military Housing No Problem Locally. *Colorado Springs Gazette-Telegraph* 4 January, Colorado Springs, Colorado.

Military Construction Appropriations Hearing (MILCON)

- 1974 *Military Construction Appropriations Hearing for 1975: Appropriations. House of Representatives. Ninety-third Congress, first session.* U.S. Government Printing Office, Washington, D.C.

Moore, David W., Justin B. Edgington, and Emily T. Payne

- 2010 *A Guide to Architecture and Engineering Firms of the Cold War Era.* Department of Defense Legacy Resource Management Program Project 09-434, Hardy Heck Moore, Inc., Austin, Texas.

Oliver, Lisa and Betty Whiting

- 2010 Form 1403b: Post-World War II Residential Suburban Subdivision Form 5EP.06035, Fort Carson Cultural Resources Program, Colorado Springs, Colorado.

United States Army Environmental Center (USAEC)

- 1998 *For Want of a Home: A Historic Context for Wheny and Capehart Military Family Housing.* United States Army Environmental Center, Aberdeen Proving Ground, Maryland.

United States Army Garrison Fort Carson (USAG Fort Carson)

- 1956 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1958 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1961 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1965 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1971 Apache Village Architectural Drawings. Multiple drawings on file at Fort Carson Real Property Office.
- c.1972 A Tradition of Victory. Public Affairs and Information Office. Fort Carson, Colorado.
- 1975 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1995 Demolition Plans for Ute Hills and Cheyenne Village. Multiple drawings on file at Fort Carson Real Property Office.
- c.1998 A Tradition of Victory. Public Affairs and Information Office. Fort Carson, Colorado.

Vineberg, Robert and Elaine N. Taylor

- 1972 *Summary and Review of Studies of the VOLAR Experiment. 1971: Installation Reports for Forts Benning, Bragg, Carson, and Ord, and HumRRO Permanent Party Studies.* Human Resources Research Organization, Alexandria, Virginia.

VI. CURRENT STATUS

23. Known threats to the subdivision: N/A
24. Total number of resources in surveyed subdivision: 75 buildings, 150 units

VII. SIGNIFICANCE AND ELIGIBILITY ASSESSMENT

25. Local landmark designation: Yes No Date of designation: _____
Designating authority:
26. Individual Resources – National Register Field Eligible: There are no resources in the subdivision recognized as individually eligible.
27. National Register Historic District – Field Not Eligible
Eligible (Complete table below and attach map) Not Eligible
Discuss:

Completed in 1971, Apache Village was designed by Design Associates and constructed by Hunt Building Marts, Inc. The neighborhood was evaluated for its potential as a historic district. An NRHP-eligible historic district, if one exists, would require both historic significance that meets one or more evaluation criteria and historic integrity that conveys this significance. It also requires a significant concentration, linkage, or continuity of resources that are historically or aesthetically united by plan or physical development.

Apache Village was part of an increase in NCO family housing at Fort Carson in the early 1970s. The neighborhood is not associated with important events or with significant housing trends at Fort Carson, but rather was the continuance of expanded family housing construction that began during the early Cold War era. Apache Village was not part of a nationwide DoD or Army housing effort like Capehart or Wherry housing. Nor did it introduce any new community planning standards; rather it was a continuation of standardized neighborhood planning designs at the installation going back to the early 1950s. Although its construction was related to the expansion of military family housing during the Cold War era, it is not associated directly with significant Cold War-era themes, nor with Fort Carson's mission. Therefore, Apache Village Subdivision is not associated with events or trends that have made a significant contribution to the broad patterns of our history and is not eligible under Criterion A.

Apache Village is not associated with individuals significant in local, state, or national history and is not eligible under Criterion B.

Designed by Design Associates and constructed by Hunt Building Marts, Inc., Apache Village is one of several military construction projects completed by this team nationwide. As a subdivision, Apache Village does not possess significance under Criterion C in the areas of architecture, community planning and development or landscape architecture. The buildings are typical Ranch-style family housing and although the dwellings have minimal design features, they are similar to family housing constructed at DoD installations after the end of World War II. Although Apache Village represents a concentration of historic and functionally related properties at Fort Carson this linkage alone is not enough to render it eligible for listing in the NRHP.

Under Criterion D, the neighborhood is unlikely to yield important information about military family housing, military planning, or patterns of domestic life.

As the dwellings at Apache Village have minimal ornamentation that is typical of 1970s ranch-style housing, original materials become important character-defining features. There have been minor

alterations to the individual dwellings of Apache Village; the most commonly seen alteration is the replacement of original windows. Overall, Apache Village retains its integrity of materials as well as high levels of integrity of location, design, setting, workmanship, feeling, and association.

Although the subdivision retains remarkably high levels of integrity, Apache Village does not possess significance under the NRHP criteria and therefore the subdivision is recommended not eligible for listing in the NRHP.

VIII. RECORDING INFORMATION

28. Photograph numbers: Digital files located at HDR Office Vienna, VA
29. Report title: Architectural Inventory and Evaluation of 1970s-Era Family Housing at Fort Carson Army Garrison, Fort Carson, Colorado.
30. Date(s): November, 2018
31. Recorder(s): Kathryn Plimpton, Alexandra Kosik
32. Organization: HDR, Inc.
33. Address: 2650 Park Tower Drive, Suite 400, Vienna, VA 22180-7306
34. Phone number(s)/email: 571-327-5887; Kathryn.plimpton@hdrinc.com

NOTE: Please include a photocopy of the USGS quad map indicating subdivision location; a sketch map showing all surveyed resources within the subdivision; and a photograph of each building, structure, and object in the surveyed subdivision.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway Denver, CO-80203 (303) 866-3395



bing



- House
- Apache Village
- Neighborhood Boundary
- Gate 2

PROJECTION:
WGS 1984 UTM ZONE 13N
1:4.970

**ARCHITECTURAL SURVEY AND
EVALUATION OF 1970S ERA
FAMILY HOUSING AT
FORT CARSON ARMY GARRISON,
FORT CARSON, COLORADO**

**SITE MAP
5EP8418**

Sources: Bing Maps Aerial

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OAHP Form
Rev. May 2010

COLORADO CULTURAL RESOURCE SURVEY

**Form 1403b: Post-World War II
Residential Suburban Subdivision Form
(1945-1975)**

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
 Determined Eligible- NR Individual _____ District _____
 Determined Not Eligible- NR
 Determined Eligible- SR Individual _____ District _____
 Determined Not Eligible- SR
 Needs Data (specify): _____

This form should be used to record and assess the potential National Register Historic District eligibility of post-World War II residential subdivisions. Such subdivisions-- with large numbers of similar resources, limited architectural styles/ building types, relatively short periods of development, and design as major land use developments-- are far more likely to be eligible as historic districts rather than individually eligible resources. This form has been designed to facilitate the documentation of a preponderance of residential historic resources approaching and/or having achieved the 50 years of age benchmark. The primary period of development for these resources is usually 1945 to 1975.

Please review in conjunction with the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

I. IDENTIFICATION

1. Resource number: 5EP8419
2. Temporary resource number: N/A
3. County: El Paso
4. City: Colorado Springs
5. Subdivision name: Sioux Village
6. Addition(s) or Filings(s) within surveyed subdivision: N/A
Name(s) / Years(s):
7. Main streets/ features which form boundaries of subdivision:
Sioux Village is bounded by State Highway 115 (SH 115) on the west and Chiles Avenue on the east.
There are no formal north-south boundaries, however, Shoshoni Village (5EP8420) is located to the north and Apache Village (5EP5818) to the south.

II. GEOGRAPHIC INFORMATION

8. P.M. 6 Township 15S Range 66W
 $\frac{1}{4}$ of $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 8
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of section
 $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of section
9. UTM references
 NAD27 NAD83
 Zone 13 ; 516737.5567 mE 4289705.072 mN
10. USGS quad name: Colorado Springs Year: 1961 Rev. 1994
Attach photocopy of appropriate map section.
11. Total acreage of surveyed subdivision: 90.6 acres

III. ARCHITECTURAL DESCRIPTION

12. Sample models:

Sioux Village is bounded by State Highway 115 on the west and Chiles Avenue on the east. There are no formal north-south boundaries; however, the Shoshoni Village (5EP8420) is located to the north and Apache Village (5EP5814) to the south. Sioux Village was constructed in two phases. The first included a 130 unit development of the southern portions of the subdivision and the second was a 110 unit development completing the northern section of the subdivision, both constructed in 1971 (USAG Fort Carson 1971).

Designed by the architectural firm R. Bruce Widstrom & Associates of Omaha, Nebraska, Sioux Village was constructed in 1971 by Lueder Construction Company, also of Omaha. Landscaping was completed in 1975 by the USACE Omaha District. The dwellings share common architectural characteristics and design and are identified on architectural drawings as duplex, four-plex, and six-plex models. All have rectangular plans with units in the four- and six-plex models stepped-back with projecting wing walls between the units.

Buildings are wood-frame on concrete slab foundations with side-gable roofs. As constructed in 1971, the buildings all had vertical panel siding with lap siding located beneath windows and around doors on the façade and rear elevations. On the gable end a five-foot section of lap siding trimmed with 4x6 cedar beams interrupted a 20-foot wall of panel siding. Fascia was also cedar. Windows were paired aluminum sliders, and the buildings were capped with asphalt shingles.

Today, the panel and lap siding has been removed and all elevations are covered with stucco. The stucco treatment is either a light grey or a golden tan color. The 4x6 cedar beams on the gable end has been painted, but remains. Windows are still paired aluminum sliders. A double shared carport with a flat roof is supported by square wood posts and is open to the street. The carport has two storage closets on the interior rear wall. The carports are centered on duplexes, and at every two units on four- and six-plexes. This gives each housing unit one covered parking space and one storage closet.

Like Apache Village, each housing unit in Sioux Village has a chain-link fenced backyard and metal clothesline poles. The rear elevation has a concrete slab patio accessed via a sliding glass door and a projecting privacy wall.

Model Name or Label	Architectural Style/ Building Type	Description	Addresses within Surveyed Subdivision	Model Photographs
Duplex	Ranch	<ul style="list-style-type: none"> • Rectangular • Side gabled • Stucco • Multiple Dwelling • Shared center carport 	4679 N Allworth Ct 4695 S Allworth Ct 4506 Hughes Ct 4620 Shemin Ct	 <p>4679 N Allworth Court</p>

Four-Plex	Ranch	<ul style="list-style-type: none"> • Rectangular • Side gabled • Stucco • Multiple Dwelling • Shared center carport 	4685 N Allworth Ct 4688 S Allworth Ct 4659 Carpenter Ct 4666 Carpenter Ct 4525 Grant Ct 4569 Hare Ct 4576 Hare Ct 4669 Harr Ave 4609 Helwig Ct 4616 Helwig Ct 4512 Hughes Ct 4519 Karopczyc Cir 4523 Karopczyc Cir 4540 Karopczyc Cir 4626 Shemin Ct 4633 Stumpf Rd 4641 Stumpf Rd 4644 Stumpf Rd 4551 Yabes Ct 4559 Yabes Ct		<p>4641 Stumpf Road</p>
Six-Plex	Ranch	<ul style="list-style-type: none"> • Rectangular • Side gabled • Stucco • Multiple Dwelling • Shared center carport 	4675 N Allworth Ct 4681 N Allworth Ct 4691 S Allworth Ct 4697 S Allworth Ct 4651 Carpenter Ct 4655 Carpenter Ct 4662 Carpenter Ct 4528 Grant Ct 4532 Grant Ct 4536 Grant Ct 4565 Hare Ct 4572 Hare Ct 4605 Helwig Ct 4612 Helwig Ct 4502 Hughes Ct 4508 Hughes Ct 4515 Karopczyc Cir 4561 Karopczyc Cir 4622 Shemin Ct 4629 Shemin Ct 4637 Stumpf Rd 4647 Stumpf Rd 4543 Yabes Ct 4545 Yabes Ct 4547 Yabes Ct		<p>4655 Carpenter Court</p>

13. Landscaping, streetscape, and setting features for subdivision:
Sioux Village is bounded by State Highway 115 on the west and Chiles Avenue on the east. There are no formal north-south boundaries; however, the Shoshoni Village (5EP8420) is located to the north and Apache Village (5EP5814) to the south.

The neighborhood is predominately organized around courts with central parking and grassy open space. In two instances, Carpenter and Yabes Courts, the central court has a playground. Buildings facing a court are set back at least 44-feet from the edge of the road. Four-foot sidewalks are located throughout the courts. Along Stumpf Road and Karopczyc Circle, 14-foot wide curving streets allow for street parking. All roads are paved and have sidewalks and curbs. The buildings have minimal landscaping with juniper, spruce, and pine trees planted throughout the neighborhood in 1975 after construction was completed. Additional deciduous trees and ornamental bushes have been added by homeowners, and Fort Carson following original construction. Six playgrounds are located within Sioux Village, all of which have replacement playground equipment. All are similar in design and style to those located in Apache Village.

Originally designed as three bedroom units, the interiors of all the buildings has received multiple renovations as updating and modernizing the units between occupants was needed. Exterior modifications to these buildings has been significant with the removal of panel and lap siding and stucco treatment added. A few of the carport roofs have been replaced due to hail, wind, and snow damage. Early replacements replicated the flat roof; however, more modern replacements have changed to a front-gable roof. Shemin Court has four examples of replaced carport roofs.

Figure 1. Side gable carport roof at 4629 Shemin Court.



IV. ARCHITECTURAL HISTORY

14. Date(s) of construction/subdivision development: c. 1972
Source of information: Sioux Village Architectural Drawings, Fort Carson Real Property Office
15. Architect(s): R. Bruce Widstrom Associates
Source of information: Family Housing Fort Carson, Colorado 130 Units N.C.O. "As Built" Index Record Drawing. USACE. 1974.
16. Builder(s)/Contractor(s): Lueder Construction Company
Source of information: Family Housing Fort Carson, Colorado 130 Units N.C.O. "As Built" Index Record Drawing. USACE. 1974.
17. Landscape Architect(s): US Army Corps of Engineers, Omaha District
Source of information: Family Housing Fort Carson, Colorado 130 Units N.C.O. "As Built" Index Record Drawing. USACE. 1974.

V. HISTORIC CONTEXT

18. Demographics of original owners:

Sioux Village was a planned neighborhood commissioned by Fort Carson for the purpose of housing Non-commissioned officers (NCO). Management switched to Balfour Beatty in 1999.

The three bedroom floor plan of each unit was intended for the use of NCOs with families. The abundance of playgrounds and the location of schools and childcare centers support this. Sioux Village was built in the northwest corner of the Fort Under the management of Balfour Beatty, the Village is classified as Family Housing, Junior NCO/Enlisted 71116

19. Development context in which subdivision platted:
Soon after the end of the Korean War official word came that Camp Carson would be made a permanent post; christened Fort Carson. The first testimony of the permanency of the Fort came in the way of congressionally allocated funds for housing. Housing at DoD installations had been a subject of concern since the end of World War II, when the military authorized active troops to bring their families with them to their duty locations. As soldiers and their families soon found out, most of the communities surrounding military installations were woefully unprepared to accommodate them. Many installations throughout the nation had been constructed in locations that were isolated from a major city or suburban populations, and even those installations located near major cities struggled to provide adequate housing. These cities could not support off post military housing for families or for their general population (United States Army Environmental Command [USAEC] 1998). With no on-post housing for families available, they were forced to live off post and in increasingly squalid conditions. In 1948 the Army reported that it was short 193,000 housing units for soldiers. Reports of military personnel living in converted chicken coops and sharing small apartments with multiple families shocked the DoD, as did unscrupulous landlords raising rent exponentially to capitalize on the housing shortage. In 1949, Secretary of Defense Louis Johnson stated that for the morale and security of America, the DoD must provide adequate housing for the Armed Forces (USAEC 1998: 13). At Fort Carson, some on-post housing was created by renovating World War II barracks and an abandoned hospital wing into small apartments (USAG Fort Carson ca. 1972). It was not until 1954 that the first monies for additional housing at the post were appropriated. This included \$13 million for 1,000 units of family housing and \$3 million for additional barracks (USAG Fort Carson ca. 1998:37)

Following its permanent establishment, Fort Carson swiftly became a US Army Training Center. Following its permanent establishment, Fort Carson swiftly became a US Army Training Center. Infantry troops, including some battalions designated as "pack" were trained in the field and rugged terrain on the post. The pack units included more than 3,000 Army mules who were responsible for carrying supplies, and gear for troops stationed in mountainous terrain. These mules were so efficient that they were utilized during construction of the North American Air Defense Command at Cheyenne Mountain 15 miles east of Fort Carson (USAG Fort Carson ca. 1998). Continuing tensions with the Soviet Union, including the Cuban Missile Crisis, resulted in significant changes at Fort Carson. The 2nd Missile Command was transferred to Fort Carson, and two more mechanized division were reactivated at the mountain post, including the 5th Infantry, known as the Red Devils (USAG Fort Carson ca. 1972: 81). Fort Carson's training lands were buzzing with armored personnel carriers, tanks, and artillery equipment. It was clear that this level of infantry training would require the acquisition of more land. In 1965, the Army acquired 78,000 more acres immediately south of the existing Fort Carson boundary for a total cost of approximately 3.4 million dollars (USAG Fort Carson ca. 1998:39).

This acquisition was timely as the DoD began ramping up for war in Southeast Asia. Fort Carson activated 61 units with more than 53,000 trained soldiers sent to Vietnam by 1967. Troop strength at Fort Carson itself included 24,000 military personnel and 2,400 civilian workers (USAG Fort Carson ca. 1998:40). As the Vietnam War continued, stunning defeats like the Tet Offensive and growing public outcry over American losses propelled Republican Richard Nixon to the office of President on his promise to restore law and order and to end the draft. President Nixon's eventual goal was to achieve an all-volunteer army; however, studies and analysis on the feasibility of a Modern Volunteer Army (MVA) was required first. In the meantime, the DoD developed the process of draft lotteries to address perceived inequities in the existing conscription program (Vineberg and Taylor 1972).

One of the studies on the MVA was Project VOLAR, a field experiment conducted at four Army installations in the early 1970s. The public's resentment of the Vietnam War was often mirrored by enlisted men and officers within the DoD. The purpose of Project VOLAR was to provide the military details on what could be done to attract volunteer forces and how to convince troops already in the military to reenlist (Latham 2010). Project VOLAR testing would introduce specific actions at four Army installations—Fort Benning, Fort Bragg, Fort Carson, and Fort Ord—and would then provide data on what impact each specific action had on the soldiers. Both enlisted men and officers participated, and the implementation of hundreds of different actions were considered for testing. These actions were categorized into two groups: those that might make the Army a better place to work, and those that might make Army installations a better place to live (Vineberg and Taylor 1972:6). Many of the proposed actions considered for testing were unable to be implemented as they required additional funding or Congressional changes to DoD regulations. However, many of the proposed actions could be approved at the installation level, or required minimal funding that could be covered by existing Army budgets, such as eliminating reveille, permitting pen and ink changes on typewritten paperwork, and expanding and improving classroom and on-the-job training (Latham 2010:108-119).

At Fort Carson 34 Project VOLAR actions were completed in the first half of fiscal year 1971. Starting in March and continuing through June 1971, nearly 3,000 enlisted men and 330 officers were interviewed about the impacts of the projects and if they helped or hindered the soldiers' decisions to stay or reenlist in the Army (Vineberg and Taylor 1972:31). Unfortunately, many of the top reasons that would convince a soldier to leave the Army were unaddressed by Project VOLAR—availability of family housing was among the top ten reasons for leaving at Fort Benning, Fort Bragg, and Fort Ord (Vineberg and Taylor 1972:78-91).

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At Fort Carson, however, lack of family housing was not one of the top ten reasons for leaving the Army. Beginning in 1970, the mountain post began construction on five neighborhoods of non-commissioned officer (NCO) housing. These were a combination of single-family and two- four-plex, and six-plex housing units. Three of these, Apache Village, Sioux Village, and Shoshoni Village, were constructed at the northwest corner of the installation on existing storage yards that had been home to POW camps during World War II. The remaining two neighborhoods, Ute Village and Cheyenne Village, were constructed along Titus Avenue at the southern end of the main post, near existing officer housing (USAG Fort Carson 2018).

Official DoD policy through the 1990s was that on-post military housing would only be relied on in cases where it might impact military readiness, or if the private sector was unable to meet the needs of military families off-post (Congressional Budget Office [CBO] 1993). Although this policy was never rigorously enforced nation-wide, it was unnecessary to do so at the post as Colorado Springs and Fountain were more than able to provide Fort Carson soldiers and their families with adequate housing options. A January 4, 1978 article in the Colorado Springs Gazette-Telegraph, "Overbuilding of Military Housing No Problem Locally," interviewed Fort Carson Chief of Housing Division Bill Kelly. Kelly noted the Fort was flush with housing and that Fort Carson sat on a task force with the Pikes Peak Council of Governments and other regional Air Force installations to avoid oversaturating the private housing market and determine the need and impact of potential on-post housing developments (Colorado Springs Gazette-Telegraph 1978:3-A).

The 4th Division of mechanized infantry was activated at Fort Carson in December 1978, and with the escalation of tensions with the Soviet Union during the 1980s, Fort Carson again found itself needing to

expand its training area. A site was selected 100 air miles southeast of the Fort near Pueblo. The 253,000 acres of what would become the Piñon Canyon Maneuver Site (PCMS) was acquired by the Army in 1983 and was open for use in 1985 (USAG Fort Carson ca. 1998). Fort Carson troops were again sent overseas during Operations Desert Shield and Desert Storm in 1990 and to Somalia during 1992's Operation Restore Hope. As Army installations across the nation were closed as part of the Defense Base Realignment and Closure Act of 1990, several brigade combat teams were transferred to Fort Carson. Since 2000, Fort Carson soldiers have deployed in support of Operation Enduring Freedom and Iraqi Freedom and continue to support military, security, and cooperation activities with allied partners throughout the Middle East and Eastern Europe (USAG Fort Carson 2017).

Fort Carson Housing

To accommodate the immediate postwar need for family housing at Fort Carson, a large block of barracks was converted into apartments for families of enlisted men. The two-story barracks were located south of the main gate and north of Titus Boulevard (USAG Fort Carson ca. 1998: 25). The converted apartments were cramped one- to two-bedroom units and offered minimal privacy for families. Following the Korean War, Fort Carson provided 36 officers' quarters in a renovated wing of the station hospital. Although the housing units were larger than those for enlisted men, they still offered little privacy. Every empty building standing at Fort Carson was evaluated for its potential as living space. A historic ranch house, still standing at the post, was gladly accepted by an enlisted man's family even though it was without utilities (USAG Fort Carson ca. 1998:26).

In 1954 the first appropriation for housing at Fort Carson was approved. The \$13 million would allow for 1,000 units of family housing constructed near Titus Boulevard (USAG Fort Carson ca. 1998:37). Although original construction files are missing, landscaping plans from 1956 and 1958 show that the housing was constructed by Miles Lantz, an architect and engineering company based in Denver, Colorado. The homes included enlisted family housing that appeared to be two-story row houses and general officer family housing that included single-family homes with long driveways and ample open space (USAG Fort Carson 1956, 1958). This housing, in addition to the modified buildings and officers' housing constructed during World War II, appeared to be adequate for Cold War "peacetime" troop levels at the post. Colorado Springs and Fountain both retained adequate housing markets to supplement on-post housing. However, with the increase in troop levels following the Cuban Missile Crisis and the rising tensions in Southeast Asia, a need arose for NCO housing. Capehart program housing was constructed starting in 1961 and completed by 1965 (USAG Fort Carson 1961, 1965).

It is unclear how many Capehart units were constructed at Fort Carson. Nearly all of the World War II and 1960s era housing was demolished during the early 1990s when new single-family homes were built in the same location. By the beginning of the 1970s, Fort Carson set out to build additional family housing for officers at the southern end of the main post and for NCOs at the northern end of the post. It is not clear from Fort Carson records why NCOs and officers were separated on opposite ends of the main post. After construction of the 1970s-era NCO family housing, the Abrams Elementary School was built along Chiles Avenue east of the Apache and Sioux Village subdivisions (Figure 5). Between 2010 and 2012 the Mesa School Age Center, providing before and after-school programming, was constructed across Chiles Avenue from the elementary school.

Ute Hills and Cheyenne Village were Officer Housing constructed in the early 1970s and demolished in 1995 (USAG Fort Carson 1995). The three remaining neighborhoods of family housing at Fort Carson include Apache Village, Sioux Village, and Shoshoni Village; all three villages were NCO housing constructed in the northwest corner of Fort Carson. Each subdivision was constructed by different companies but all were overseen by the USACE Omaha District.

20. Construction history:

Sioux Village was constructed in 1971 and landscaping was completed in 1975 by the USACE Omaha District. Sioux Village was designed by architectural firm R. Bruce Widstrom & Associates of Omaha.

Nebraska, with Lueder Construction Company, also of Omaha, as contractors. The dwellings share common architectural characteristics and design and are identified on architectural drawings as duplex, four-plex, and six-plex models. All have rectangular plans with units in the four- and six-plex models stepped-back with projecting wing walls between the units. According to Sioux Village Assessor Records the attics of the subdivision were insulated in 1978, storm windows installed in 1979, and further energy improvements were made in 1982.

21. Typical modifications or alterations to buildings, landscape, and streetscape:
As constructed in 1971, the buildings all had vertical panel siding with lap siding located beneath windows and around doors on the façade and rear elevations. On the gable end a five foot section of lap siding trimmed with 4x6 cedar beams interrupted a 20-foot wall of panel siding. Fascia was also cedar. Windows were paired aluminum-sliders and the buildings were capped with asphalt shingles.

Today, the panel and lap siding have been removed and all elevations are covered with stucco. The stucco treatment is either a light grey or a golden tan color. The 4x6 cedar beams on the gable end has been painted but remains. Windows are still paired aluminum-sliders.

A few of the carport roofs have been replaced over the years with variations of the original flat roof or changed to a front gable roof. Shemin Court has four examples of replaced carport roofs.



Photograph of 4620 Shemin Court showing replaced carport roof.

22. Sources:

Colorado Springs Gazette-Telegraph

1971 Progress Report Given on Housing Project at Post. *Colorado Springs Gazette-Telegraph* 11 February. Colorado Springs, Colorado.

- 1972 Engineer Firm Announces its Incorporation. *Colorado Springs Gazette-Telegraph* 20 April. Colorado Springs, Colorado.
- 1978 Overbuilding of Military Housing No Problem Locally. *Colorado Springs Gazette-Telegraph* 4 January. Colorado Springs, Colorado.

Military Construction Appropriations Hearing (MILCON)

- 1974 *Military Construction Appropriations Hearing for 1975: Appropriations, House of Representatives, Ninety-third Congress, first session*. U.S. Government Printing Office, Washington, D.C.

Moore, David W., Justin B. Edgington, and Emily T. Payne

- 2010 *A Guide to Architecture and Engineering Firms of the Cold War Era*. Department of Defense Legacy Resource Management Program Project 09-434. Hardy Heck Moore, Inc., Austin, Texas.

Oliver, Lisa and Betty Whiting

- 2010 Form 1403b: Post-World War II Residential Suburban Subdivision Form SEP.06035. Fort Carson Cultural Resources Program, Colorado Springs, Colorado.

United States Army Environmental Center (USAEC)

- 1998 *For Want of a Home: A Historic Context for Wherry and Capehart Military Family Housing*. United States Army Environmental Center, Aberdeen Proving Ground, Maryland.

United States Army Garrison Fort Carson (USAG Fort Carson)

- 1956 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1958 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1961 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1965 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1971 Apache Village Architectural Drawings. Multiple drawings on file at Fort Carson Real Property Office.
- c.1972 A Tradition of Victory. Public Affairs and Information Office. Fort Carson, Colorado.
- 1975 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
- 1995 Demolition Plans for Ute Hills and Cheyenne Village. Multiple drawings on file at Fort Carson Real Property Office.
- c.1998 A Tradition of Victory. Public Affairs and Information Office. Fort Carson, Colorado.

Vineberg, Robert and Elaine N. Taylor

- 1972 *Summary and Review of Studies of the VOLAR Experiment, 1971: Installation Reports for Forts Benning, Bragg, Carson, and Ord, and HumRRO Permanent Party Studies*. Human Resources Research Organization, Alexandria, Virginia.

VI. CURRENT STATUS

- 23. Known threats to the subdivision: N/A
- 24. Total number of resources in surveyed subdivision: 49

VII. SIGNIFICANCE AND ELIGIBILITY ASSESSMENT

9

25. Local landmark designation: Yes No Date of designation: _____
Designating authority: _____
26. Individual Resources – National Register Field Eligible: There are no resources in the subdivision recognized as individually eligible.
27. National Register Historic District – Field Not Eligible
Eligible (Complete table below and attach map) Not Eligible

Discuss:

Sioux Village was designed and constructed by relatively unknown Omaha, Nebraska firms R. Bruce Widstrom & Associates and Lueder Construction Company and overseen by the USACE Omaha District. Construction of the subdivision was completed in 1972. The neighborhood was evaluated for its potential to contribute to a historic district. An NRHP-eligible historic district, if one exists, would require both historic significance that meets one or more evaluation criteria and historic integrity that conveys this significance. It also requires a significant concentration, linkage, or continuity of resources that are historically or aesthetically united by plan or physical development.

Sioux Village was part of an increase in NCO family housing at Fort Carson in the 1970s. The neighborhood is not associated with important events or with significant housing trends at Fort Carson, but rather was the continuance of expanded family housing construction that began during the early Cold War-era. Sioux Village was not part of a nationwide DoD or Army housing effort like Capehart or Wherry housing. Nor did it introduce any new community planning standards; rather it was a continuation of neighborhood planning designs at the installation going back to the early 1950s. Although its construction was related to the expansion of military family housing during the Cold War era, it is not associated directly with significant Cold War-era themes, nor with Fort Carson's mission. Therefore, Sioux Village Subdivision is not associated with events or trends that have made a significant contribution to the broad patterns of our history and is not eligible under Criterion A.

Sioux Village is not associated with individuals significant in local, state, or national history and is not eligible under Criterion B.

Sioux Village is one of two military family housing construction projects completed by R. Bruce Widstrom & Associates at Fort Carson. As a subdivision, Sioux Village does not possess significance under Criterion C in the areas of architecture, community planning and development or landscape architecture. The buildings are typical Ranch-style family housing with minimal design features, similar to family housing constructed at DoD installations after the end of World War II. Although Sioux Village represents a concentration of historic and functionally related properties at Fort Carson this linkage alone is not enough to render it eligible for listing in the NRHP.

Under Criterion D, the neighborhood is unlikely to yield important information about military family housing, military planning, or patterns of domestic life.

Sioux Village buildings have had significant exterior modifications including the replacement/covering of panel and lap siding with stucco treatment, replacement of aluminum windows with vinyl, and replacement of some carport roofs. As the housing units have minimal ornamentation, the original materials become an important character defining feature. Sioux Village does not retain its integrity of workmanship or materials.

Sioux Village is recommended not eligible for NRHP listing due to lack of significance.

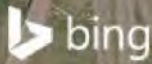
VIII. RECORDING INFORMATION

28. Photograph numbers: Digital files located at HDR Office Vienna, VA.

29. Report title: Architectural Inventory and Evaluation of 1970s-Era Family Housing at Fort Carson Army Garrison, Fort Carson, Colorado.
30. Date(s): November 2018
31. Recorder(s): Kathryn Plimpton, Alexandra Kosik
32. Organization: HDR, Inc
33. Address: 2650 Park Tower Drive, Suite 400, Vienna, VA 22180-7306
34. Phone number(s)/email: 571-327-5887; Kathryn.plimpton@hdrinc.com

NOTE: Please include a photocopy of the USGS quad map indicating subdivision location; a sketch map showing all surveyed resources within the subdivision; and a photograph of each building, structure, and object in the surveyed subdivision.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway-Denver, CO 80203 (303) 866-3395



- House
- Sioux Village
- Neighborhood Boundary

PROJECTION:
 WGS 1984 UTM ZONE 13N
 1:5,610

**ARCHITECTURAL SURVEY AND
 EVALUATION OF 1970S ERA
 FAMILY HOUSING AT
 FORT CARSON ARMY GARRISON,
 FORT CARSON, COLORADO**

**SITE MAP
 5EP8419**

Sources: Bing Maps Aerial

OAHF Form
Rev. May 2010

COLORADO CULTURAL RESOURCE SURVEY

**Form 1403b: Post-World War II
Residential Suburban Subdivision Form
(1945-1975)**

Official eligibility determination
(OAHF use only)

Date _____ Initials _____
____ Determined Eligible- NR Individual _____ District _____
____ Determined Not Eligible- NR
____ Determined Eligible- SR Individual _____ District _____
____ Determined Not Eligible- SR
____ Needs Data (specify): _____

This form should be used to record and assess the potential National Register Historic District eligibility of post-World War II residential subdivisions. Such subdivisions-- with large numbers of similar resources, limited architectural styles/ building types, relatively short periods of development, and design as major land use developments-- are far more likely to be eligible as historic districts rather than individually eligible resources. This form has been designed to facilitate the documentation of a preponderance of residential historic resources approaching and/or having achieved the 50 years of age benchmark. The primary period of development for these resources is usually 1945 to 1975.

Please review in conjunction with the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*.

I. IDENTIFICATION

1. Resource number: 5EP8420
2. Temporary resource number: N/A
3. County: El Paso
4. City: Colorado Springs
5. Subdivision name: Shoshoni Village
6. Addition(s) or Filings(s) within surveyed subdivision: N/A
Name(s) / Years(s):
7. Main streets/ features which form boundaries of subdivision:

Shoshoni Village is bounded by State Highway 115 (SH 115) on the west and Chiles Avenue on the east. There are no formal north-south boundaries, however, the Sioux Village (5EP8419) is located to the south and the modern Pawnee Village along Funk Avenue is to the north.

II. GEOGRAPHIC INFORMATION

8. P.M. 6 Township 15S Range 66W
____ ¼ of ____ ¼ of SE ¼ of NW ¼ of section 8
____ ¼ of ____ ¼ of SW ¼ of NW ¼ of section 8
____ ¼ of ____ ¼ of ____ ¼ of ____ ¼ of section ____
9. UTM references
 NAD27 NAD83
Zone 13 : 516677.2991 mE 4290193.093 mN
10. USGS quad name: Colorado Springs Year: 1961 Rev.1994
Attach photocopy of appropriate map section.
11. Total acreage of surveyed subdivision: 64.7 acres

III. ARCHITECTURAL DESCRIPTION

12. Sample models:

Architectural drawings by R. Bruce Widstrom & Associates identified different models within the Shoshoni Subdivision. On some drawings the architect notes four models: Side-Gable two bedroom duplex (Models A1 & A3), Gable-on-Hip two bedroom duplex (Models A2 & A4), Side-Gable four bedroom duplex (Models B1), and Gable-on-Hip four bedroom duplex (Models B2). Some of the duplexes on the drawings are constructed next to one another giving the appearance of a four-plex but are still identified as duplexes. On other maps, they indicate three models: a two bedroom duplex, a four bedroom duplex, and a two bedroom four-plex. For clarity, HDR assigned model names to the dwellings as follows: Side-Gable duplex, Gable-on-Hip duplex, Side-Gable four-plex, and Gable-on-Hip four-plex. All models are executed in the Ranch style. They are wood frame on a concrete slab foundation with T-111 siding, aluminum-sash or vinyl-sash sliding windows, and capped with an asphalt shingle roof.

Model Name or Label	Architectural Style/ Building Type	Description	Addresses within Surveyed Subdivision	Sample Photographs
Side Gable Duplex	Ranch	<ul style="list-style-type: none"> • Rectangular • Side gabled • Vertical Wood Siding • Multiple Dwelling • Shared carport 	4450 Bellrichard Court 4451 Bellrichard Court 4454 Bellrichard Court 4455 Bellrichard Court 4411 Johnson Court 4412 Johnson Court 4406 Mabry Court 4404 Mabry Court 4462 Ray Circle 4464 Ray Circle 4469 Ray Circle 4470 Ray Circle 4476 Ray Circle 4478 Ray Circle 4482 Ray Circle 4420 Willet Circle 4421 Willet Circle 4423 Willet Circle 4431 Willet Circle 4437 Willet Circle 4438 Willet Circle 4440 Willet Circle 4441 Willet Circle 4445 Willet Circle	 <p style="text-align: center;">4478 Ray Circle (Type A Carport)</p>  <p style="text-align: center;">4482 Ray Circle (Type B Carport)</p>

Gable-on-Hip Duplex

Ranch

- Rectangular 4414 Johnson Court
- Gable-on-Hip 4415 Johnson Court
- Vertical Wood Siding 4416 Johnson Court
- Multiple Dwelling 4401 Mabry Court
- Shared carport 4402 Mabry Court
- 4403 Mabry Court
- 4407 Mabry Court
- 4460 Ray Circle
- 4461 Ray Circle
- 4466 Ray Circle
- 4468 Ray Circle
- 4472 Ray Circle
- 4473 Ray Circle
- 4475 Ray Circle
- 4429 Willet Circle
- 4434 Willet Circle
- 4436 Willet Circle
- 4442 Willet Circle
- 4444 Willet Circle
- 4446 Willet Circle



4473 Ray Circle (Type B Carport)



4468 Ray Circle (Type A Carport)

Gable-on-Hip Four-plex

Ranch

- Rectangular 4449 Bellrichard Court
- Gable-on-Hip 4452 Bellrichard Court
- Vertical Wood Siding 4453 Bellrichard Court
- Multiple Dwelling 4457 Bellrichard Court
- Shared carport 4413 Johnson Court
- 4408 Mabry Court
- 4465 Ray Circle
- 4474 Ray Circle
- 4479 Ray Circle
- 4481 Ray Circle
- 4425 Willet Circle
- 4427 Willet Circle
- 4428 Willet Circle
- 4435 Willet Circle



4427 Willet Circle

Side Gable Four- plex	Ranch	<ul style="list-style-type: none"> • Rectangular 4456 Bellrichard Court • Side gabled 4410 Johnson Court • Vertical Wood Siding 4417 Johnson Court • Multiple Dwelling 4405 Mabry Court • Shared carport 4463 Ray Circle 4471 Ray Circle 4477 Ray Circle 4480 Ray Circle 4422 Willet Circle 4430 Willet Circle 4433 Willet Circle 4439 Willet Circle 4443 Willet Circle 	 <p style="text-align: center;">4405 Mabry Court</p>
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Each housing unit has a carport and corresponding storage closet. There are two types of carports found in Shoshoni Village: Type A consists of a double-wide freestanding carport with both side walls having storage closets, clad in the same T-111 siding. These carports have flat roofs and are open at the front and back. They are centered between units on the four-plexes and centered on the façade of the duplexes. Type B carports only have one storage closet wall and space for a single car. They are open on three sides with square wood posts supporting the flat roof. They are centered on each unit of the duplexes. All units have a square backyard enclosed by chain-link fences with concrete patios accessed via sliding glass doors, and metal clothesline poles.

13. Landscaping, streetscape, and setting features for subdivision:

Shoshoni Village is located at Fort Carson in the northwest corner of the post. State Highway 115 creates a western boundary. The planned neighborhood is organized into three courts stemming off of Funk Avenue which curves through the neighborhood on a roughly north-south trajectory. The courts have open, grassy interior islands. Ray Circle and Willet Circle have three small cul-de-sacs branching off these roads. Five playgrounds are located throughout Shoshoni Village. They are fenced and have equipment and benches that have been replaced within the last ten years.

The terrain is gently rolling with paved streets that are wide enough for street parking. Sidewalks, when present are four-feet wide. The roads branching off Funk Avenue are only ten-feet wide—narrower than those in the Apache and Sioux Village subdivisions. The neighborhood has very little landscaping. Juniper, spruce, and pine trees were planted through the neighborhood in 1975 after construction was completed. Additional deciduous trees and ornamental bushes have been added by homeowners, and Fort Carson following original construction. The Aspen Child Development Center was constructed east of the Shoshoni Village subdivision in 2005-2006 and expanded between 2009 and 2011.

IV. ARCHITECTURAL HISTORY

14. Date(s) of construction/subdivision development: c. 1973

Source of information: Shoshoni Village Architectural Records, Fort Carson Real Property Office

15. Architect(s): R. Bruce Widstrom & Associates

Source of information: Shoshoni Village Architectural Records, Fort Carson Real Property Office

16. Builder(s)/Contractor(s): Lovejoy & Williams Inc. and U.S. Army Corps of Engineers

Source of information: Shoshoni Village Architectural Records, Fort Carson Real Property Office; Family Housing Fort Carson, Colorado 130 Units N.C.O. "As Built" Index Record Drawing. USACE. 1974.

17. Landscape Architect(s): US Army Corps of Engineers, Omaha District

Source of information: Shoshoni Village Architectural Records, Fort Carson Real Property Office

V. HISTORIC CONTEXT

18. Demographics of original owners:

Shoshoni Village was a planned neighborhood commissioned by Fort Carson for the purpose of housing Non-commissioned officers (NCO). Management switched to Balfour Beatty in 1999.

Each unit was intended for the use of NCOs with families. Shoshoni Village was built in the northwest corner of the Fort. Under the management of Balfour Beatty, the Village is classified as Family Housing, Junior NCO/Enlisted 71116.

19. Development context in which subdivision platted:

Soon after the end of the Korean War official word came that Camp Carson would be made a permanent post; christened Fort Carson. The first testimony of the permanency of the Fort came in the way of congressionally allocated funds for housing. Housing at DoD installations had been a subject of concern since the end of World War II, when the military authorized active troops to bring their families with them to their duty locations. As soldiers and their families soon found out, most of the communities surrounding military installations were woefully unprepared to accommodate them. Many installations throughout the nation had been constructed in locations that were isolated from a major city or suburban populations, and even those installations located near major cities struggled to provide adequate housing. These cities could not support off post military housing for families or for their general population (United States Army Environmental Command [USAEC] 1998). With no on-post housing for families available, they were forced to live off-post and in increasingly squalid conditions. In 1948 the Army reported that it was short 193,000 housing units for soldiers. Reports of military personnel living in converted chicken coops and sharing small apartments with multiple families shocked the DoD, as did unscrupulous landlords raising rent exponentially to capitalize on the housing shortage. In 1949, Secretary of Defense Louis Johnson stated that for the morale and security of America, the DoD must provide adequate housing for the Armed Forces (USAEC 1998: 13). At Fort Carson, some on-post housing was created by renovating World War II barracks and an abandoned hospital wing into small apartments (USAG Fort Carson ca. 1972). It was not until 1954 that the first monies for additional housing at the post were appropriated. This included \$13 million for 1,000 units of family housing and \$3 million for additional barracks (USAG Fort Carson ca. 1998:37).

Following its permanent establishment, Fort Carson swiftly became a US Army Training Center. Following its permanent establishment, Fort Carson swiftly became a US Army Training Center. Infantry troops, including some battalions designated as "pack" were trained in the field and rugged terrain on the post. The pack units included more than 3,000 Army mules who were responsible for carrying supplies, and gear for troops stationed in mountainous terrain. These mules were so efficient that they were utilized during construction of the North American Air Defense Command at Cheyenne Mountain 15 miles east of Fort Carson (USAG Fort Carson ca. 1998). Continuing tensions with the Soviet Union, including the Cuban Missile Crisis, resulted in significant changes at Fort Carson. The 2nd Missile Command was transferred to Fort Carson, and two more mechanized divisions were reactivated at the mountain post, including the 5th Infantry, known as the Red Devils (USAG Fort Carson ca. 1972: 81). Fort Carson's training lands were buzzing with armored personnel carriers, tanks, and artillery equipment. It was clear that this level of infantry training would require the acquisition of more land. In 1965, the Army acquired 78,000 more acres immediately south of the existing Fort Carson boundary for a total cost of approximately 3.4 million dollars (USAG Fort Carson ca. 1998:39).

This acquisition was timely as the DoD began ramping up for war in Southeast Asia. Fort Carson activated 61 units with more than 53,000 trained soldiers sent to Vietnam by 1967. Troop strength at Fort Carson itself included 24,000 military personnel and 2,400 civilian workers (USAG Fort Carson ca. 1998:40). As the Vietnam War continued, stunning defeats like the Tet Offensive and growing public outcry over American losses propelled Republican Richard Nixon to the office of President on his promise to restore law and order and to end the draft. President Nixon's eventual goal was to achieve an all-volunteer army; however, studies and analysis on the feasibility of a Modern Volunteer Army (MVA) was

required first. In the meantime, the DoD developed the process of draft lotteries to address perceived inequities in the existing conscription program (Vineberg and Taylor 1972).

One of the studies on the MVA was Project VOLAR, a field experiment conducted at four Army installations in the early 1970s. The public's resentment of the Vietnam War was often mirrored by enlisted men and officers within the DoD. The purpose of Project VOLAR was to provide the military details on what could be done to attract volunteer forces and how to convince troops already in the military to reenlist (Latham 2010). Project VOLAR testing would introduce specific actions at four Army installations—Fort Benning, Fort Bragg, Fort Carson, and Fort Ord—and would then provide data on what impact each specific action had on the soldiers. Both enlisted men and officers participated, and the implementation of hundreds of different actions were considered for testing. These actions were categorized into two groups: those that might make the Army a better place to work, and those that might make Army installations a better place to live (Vineberg and Taylor 1972:6). Many of the proposed actions considered for testing were unable to be implemented as they required additional funding or Congressional changes to DoD regulations. However, many of the proposed actions could be approved at the installation level, or required minimal funding that could be covered by existing Army budgets such as eliminating reveille, permitting pen and ink changes on typewritten paperwork, and expanding and improving classroom and on-the-job training (Latham 2010:108-119).

At Fort Carson 34 Project VOLAR actions were completed in the first half of fiscal year 1971. Starting in March and continuing through June 1971, nearly 3,000 enlisted men and 330 officers were interviewed about the impacts of the projects and if they helped or hindered the soldiers' decisions to stay or reenlist in the Army (Vineberg and Taylor 1972:31). Unfortunately, many of the top reasons that would convince a soldier to leave the Army were unaddressed by Project VOLAR—availability of family housing was among the top ten reasons for leaving at Fort Benning, Fort Bragg, and Fort Ord (Vineberg and Taylor 1972:78-91).

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Fort Carson Housing

To accommodate the immediate post-war need for family housing at Fort Carson, a large block of barracks was converted into apartments for families of enlisted men. The two-story barracks were located south of the main gate and north of Titus Boulevard (USAG Fort Carson ca. 1998: 25). The converted apartments were cramped one- to two-bedroom units and offered minimal privacy for families. Following the Korean War, Fort Carson provided 36 officers' quarters in a renovated wing of the station hospital. Although the housing units were larger than those for enlisted men, they still offered little privacy. Every empty building standing at Fort Carson was evaluated for its potential as living space. A historic ranch house, still standing at the post, was gladly accepted by an enlisted man's family even though it was without utilities (USAG Fort Carson ca. 1998:26).

In 1954 the first appropriation for housing at Fort Carson was approved. The \$13 million would allow for 1,000 units of family housing constructed near Titus Boulevard (USAG Fort Carson ca. 1998:37). Although original construction files are missing, landscaping plans from 1956 and 1958 show that the housing was constructed by Miles Lantz, an architect and engineering company based in Denver, Colorado. The homes included enlisted family housing that appeared to be two-story row houses and general officer family housing that included single-family homes with long driveways and ample open space (USAG Fort Carson 1956, 1958). This housing, in addition to the modified buildings and officers' housing constructed during World War II, appeared to be adequate for Cold War "peace-time" troop levels at the post. Colorado Springs and Fountain both retained adequate housing markets to supplement on-post housing. However, with the increase in troop levels following the Cuban Missile Crisis and the rising tensions in Southeast Asia, a need arose for NCO housing. Capehart program housing was constructed starting in 1961 and completed by 1965 (USAG Fort Carson 1961, 1965).

It is unclear how many Capehart units were constructed at Fort Carson. Nearly all of the World War II and 1960s era housing was demolished during the early 1990s when new single-family homes were built in the same location. By the beginning of the 1970s, Fort Carson set out to build additional family housing for officers at the southern end of the main post and for NCOs at the northern end of the post. It is not clear from Fort Carson records why NCOs and officers were separated on opposite ends of the main post. After construction of the 1970s-era NCO family housing, the Abrams Elementary School was built along Chiles Avenue east of the Apache and Sioux Village subdivisions (Figure 5). Between 2010 and 2012 the Mesa School Age Center, providing before and after-school programming, was constructed across Chiles Avenue from the elementary school.

Ute Hills and Cheyenne Village were Officer Housing constructed in the early 1970s and demolished in 1995 (USAG Fort Carson 1995). The three remaining neighborhoods of family housing at Fort Carson include Apache Village, Sioux Village, and Shoshoni Village; all three villages were NCO housing constructed in the northwest corner of Fort Carson. Each subdivision was constructed by different companies but all were overseen by the USACE Omaha District.

20. Construction history:

According to Sioux Village architectural drawings the subdivision was built in FY 1972 with landscaping completed by the USACE in 1975 after construction was complete. Shoshoni Village is the last of the 1970s military family subdivisions constructed at Fort Carson. On plans it is also referred to as the FY72 NCO Housing Project. The engineering firm of Lovejoy & Williams was contracted to build Shoshoni Village and R. Bruce Widstrom and Associates served as the design firm.

The engineering firm of Lovejoy & Williams was founded in 1972. George L. Williams, PE had been a consulting engineer on many projects throughout Colorado Springs as early as 1953 and his partner Col. Norman Lovejoy was an engineer for the U.S. Army Corps before joining the firm as vice president. Since 1969 Lovejoy was the construction manager of the USACE's 97 million dollar water resources and military facilities in Colorado. It is most likely due to this experience they were hired as the contractors for Shoshoni Village. As was the case with many architecture and engineering firms pursuing military contracts during the Cold War many of the principle architects and engineers had themselves served in the military. Landscaping was designed by USACE and completed in July of 1975. According to Shoshoni Village records the attics of the subdivision were insulated in 1978, storm windows installed in 1979, and further energy improvements were made in 1982.

21. Typical modifications or alterations to buildings, landscape, and streetscape:

The original drawings called for "prefinished siding with battens." It is unclear if the T-111 siding was a replacement material or was the original siding material used. Overall the buildings are in fair condition and have had few exterior alterations. The interiors have received multiple renovations and energy improvements due to the practice of updating and modernizing units between occupants as needed. Exterior alterations include the replacement of roof materials, replacement of aluminum-sash windows with vinyl-sash, and the addition of American with Disabilities Act (ADA) ramps to the front of several units in the neighborhood.

The interiors of all the buildings have received multiple extensive renovations over the years due to the practice of updating and modernizing units between occupants as needed. Almost all of the houses have replaced roofs from wood shingles to asphalt shingles. Exterior modifications also include the addition of an ADA ramp to the front entrance of some of the homes. The ramps are constructed out of wood or metal and often have an added porch rail.

22. Sources:

Colorado Springs Gazette-Telegraph

- 1971 Progress Report Given on Housing Project at Post. *Colorado Springs Gazette-Telegraph* 11 February, Colorado Springs, Colorado.
- 1972 Engineer Firm Announces its Incorporation. *Colorado Springs Gazette-Telegraph* 20 April, Colorado Springs, Colorado.
- 1978 Overbuilding of Military Housing No Problem Locally. *Colorado Springs Gazette-Telegraph* 4 January, Colorado Springs, Colorado.

Military Construction Appropriations Hearing (MILCON)

- 1974 *Military Construction Appropriations Hearing for 1975: Appropriations. House of Representatives, Ninety-third Congress, first session.* U.S. Government Printing Office, Washington, D.C.

Moore, David W., Justin B. Edgington, and Emily T. Payne

- 2010 *A Guide to Architecture and Engineering Firms of the Cold War Era.* Department of Defense Legacy Resource Management Program Project 09-434. Hardy Heck Moore, Inc., Austin, Texas

Oliver, Lisa and Betty Whiting

- 2010 Form 1403b: Post-World War II Residential Suburban Subdivision Form 5EP.06035. Fort Carson Cultural Resources Program. Colorado Springs, Colorado.

United States Army Environmental Center (USAEC)

- 1998 *For Want of a Home: A Historic Context for Wheny and Capehart Military Family Housing*. United States Army Environmental Center, Aberdeen Proving Ground, Maryland.

United States Army Garrison Fort Carson (USAG Fort Carson)

- 1956 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
1958 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
1961 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
1965 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
1971 Apache Village Architectural Drawings. Multiple drawings on file at Fort Carson Real Property Office.
c.1972 A Tradition of Victory. Public Affairs and Information Office. Fort Carson, Colorado.
1975 Design Drawings of Family Housing. Multiple drawings on file at Fort Carson Real Property Office.
1995 Demolition Plans for Ute Hills and Cheyenne Village. Multiple drawings on file at Fort Carson Real Property Office.
c.1998 A Tradition of Victory. Public Affairs and Information Office. Fort Carson, Colorado.

Vineberg, Robert and Elaine N. Taylor

- 1972 *Summary and Review of Studies of the VOLAR Experiment, 1971: Installation Reports for Forts Benning, Bragg, Carson, and Ord, and HumRRO Permanent Party Studies*. Human Resources Research Organization, Alexandria, Virginia.

VI. CURRENT STATUS

23. Known threats to the subdivision; None
24. Total number of resources in surveyed subdivision; 71 buildings

VII. SIGNIFICANCE AND ELIGIBILITY ASSESSMENT

25. Local landmark designation: Yes No Date of designation: _____
Designating authority: N/A
26. Individual Resources – National Register Field Eligible: There are no resources in the subdivision recognized as individually eligible.
27. National Register Historic District – Field Not Eligible
Eligible (Complete table below and attach map) Not Eligible
Discuss:

Shoshoni Village was designed by Ri Bruce Widstrom & Associates and constructed by Lovejoy & Williams in 1973. The neighborhood was evaluated for its potential to contribute to a historic district. An NRHP-eligible historic district, if one exists, would require both historic significance that meets one or more evaluation criteria and historic integrity that conveys this significance. It also requires a significant concentration, linkage, or continuity of resources that are historically or aesthetically united by plan or physical development.

Shoshoni Village was part of an increase in NCO family housing at Fort Carson in the 1970s. The neighborhood is not associated with important events or with significant housing trends at Fort Carson but rather was the continuance of expanded family housing construction that began during the early Cold War-era.

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Shoshoni Village was not part of a nationwide DoD or Army housing effort like Capehart or Wherry housing. Nor did it introduce any new community planning standards; rather it was a continuation of neighborhood planning designs at Fort Carson going back to the early 1950s. Although its construction was related to the expansion of military family housing during the Cold War era, it is not associated directly with significant Cold War-era themes, nor with Fort Carson's mission. Therefore, Shoshoni Village Subdivision is not associated with events or trends that have made a significant contribution to the broad patterns of our history and is not eligible under Criterion A.

Shoshoni Village is not associated with individuals significant in local, state, or national history and is not eligible under Criterion B.

Shoshoni Village is one of at two military family housing construction projects completed by R Bruce Widstrom & Associates at Fort Carson.

As a subdivision, Shoshoni Village does not possess significance under Criterion C in the areas of architecture, community planning and development or landscape architecture. The buildings are typical Ranch-style family housing with minimal design features, similar to family housing constructed at DoD installations after the end of World War II. Shoshoni Village represents a concentration of historic and functionally related properties at Fort Carson however, this linkage is not enough to render these properties eligible for NRHP listing.

Under Criterion D, the neighborhood is unlikely to yield important information about military family housing, military planning, or patterns of domestic life.

Shoshoni Village is recommended not eligible for listing in the NRHP due to lack of significance.

VIII. RECORDING INFORMATION

28. Photograph numbers: Digital files located at HDR Office, Vienna, VA
29. Report title: Architectural Inventory and Evaluation of 1970s-Era Family housing at Fort Carson Army Garrison, Fort Carson, Colorado.
30. Date(s): November 2018
31. Recorder(s): Kathryn Plimpton, Alexandra Kosik
32. Organization: HDR, Inc.
33. Address: 2650 Park Tower Drive, Suite 400, Vienna, VA 22180-7306
34. Phone number(s)/email: 571-327-5887; Kathryn.plimpton@hdrinc.com

NOTE: Please include a photocopy of the USGS quad map indicating subdivision location; a sketch map showing all surveyed resources within the subdivision, and a photograph of each building, structure, and object in the surveyed subdivision.

History Colorado - Office of Archaeology & Historic Preservation
1200 Broadway-Denver, CO-80203 (303) 866-3395



	<ul style="list-style-type: none"> House Shoshoni Village Neighborhood Boundary Gate 3 <p style="text-align: center;">PROJECTION: WGS 1984 UTM ZONE 13N 1:5,030</p>	<p style="text-align: center;">ARCHITECTURAL SURVEY AND EVALUATION OF 1970S ERA FAMILY HOUSING AT FORT CARSON ARMY GARRISON, FORT CARSON, COLORADO</p> <p style="text-align: center;">SITE MAP 5EP8420</p> <hr/> <p>Sources: Bing Maps Aerial</p>
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