

618 North Nevada Avenue

Deep research and illustrated-history reference
Colorado Springs, Colorado · Compiled October 15, 2026

The strongest construction evidence is now a map comparison: no dwelling outline is drawn on the future 618 frontage in November 1895, while an explicitly numbered 618 dwelling appears in October 1900. This supports, without proving exactly, the later circa-1896 estimate. The 1890 address listing remains unexplained.

Complete books and original registers enrich the Peck and Eaton family history and correct earlier extraction/catalog errors: Clinton is in Illinois; Frank’s Portland office was assistant secretary; Arthur’s strongest death-date reading is May 5, 1907; Lucinda died April 28, 1924; Eaton’s official state term is 1891–1893; Violet’s register places her wedding at 618.

A corrected-through-April-1962 Sanborn sheet independently establishes apartment use at 618 and a rear 6181/2 dwelling. It does not verify the reported 1939 conversion date or eight-unit count.

The county-linked ownership chain extends from Historic Properties of Colo Spgs Inc to Vintage Hospitality in January 2000, to Daniel and Cynthia Davies in December 2007, to Christina and Joshua West in June 2016, and to West Family Trust in March 2022. The current county record still lists the trust.

Four dated March 17, 2006 library photographs and full historical map scans are stored with rights/provenance. Professional publications add restoration credits, but the 1997 article’s printed 720 address conflicts with its apparent 618 facade; those publications remain local under their redistribution terms.

Original-preserving research; supplied record copies, contemporary sources, index-only leads and later histories remain distinct. All site routes require Basic authentication. Recording dates do not stand in for execution dates; residents, named title holders, registered agents and trust beneficiaries are not interchangeable.

Ownership from 2015 to today

Period	Recorded / inferred owner	Evidence boundary
2015-01-01 to 2016-06-01	Daniel K. Davies and Cynthia M. Davies	The parcel-specific assessor sales history and county recorder index show their acquisition under reception 207154797 on 2007-12-05 and the 2016 quitclaim/conveyance. Carrying these owners into 2015 is an inference between recorded events, not a separate 2015 assessor snapshot.
2016-06-01 to 2022-03-23	Christina West and Joshua West	Reception 216058482 records Daniel K. Davies as grantor and Christina West/Joshua West as grantees. Reception 222041276 later names Joshua West and Christina West as grantors.
2022-03-23 to 2026-10-15	West Family Trust	Reception 222041276 names West Family Trust as grantee. The official assessor weekly dataset dated 2026-10-13 and live property record-card response retrieved 2026-10-15 list WEST FAMILY TRUST.

Parcel 6407417005. County addresses: 616 and 618 N Nevada Ave. Legal: south half of Lot 7 and north 25 feet of Lot 6, Block 22, Addition No. 1. This is research, not a certified title report.

Chronological reference

T001 · 1835–1868 · The Peck family before Colorado

Arthur's 1899 biography gives his birth as April 5, 1835 near Seneca Lake, New York. It describes farming in Illinois, two destructive cyclones, injury, and a later meat market in Clinton, DeWitt County, Illinois. He married New Hampshire-born Lucinda D. Nay; the library catalog spells her maiden name Ney.

Limit: Family background, before residence at 618. Arthur's and Frank's accounts differ on the year of the move to Clinton. The famous Marshal Ney ancestry claim remains unverified.

Timeline image: Biography published in 1899, describing earlier life; not a period photograph of the house.

Evidence: Published 1899 biography. Source pages: D085-p002, D085-p003

T002 · 1866–1870 · The abstract begins with organizations and land

The supplied title search recites an 1866 Pennsylvania act incorporating the National Land and Improvement Company and a July 1, 1870 federal patent to William P. Mellen, trustee. It records the patent in 1871. These are broad land and organizational antecedents.

Limit: The patent itself has not been independently retrieved. The 1866 entry does not date Colorado Springs or construction of the house.

Timeline image: Later title-search transcription of nineteenth-century land records; original event dates are in the text.

Evidence: Supplied historical record. Source pages: L002-p001, L007-p001

T003 · 1871–1873 · A planned town and Addition No. 1

Official city-hosted scans preserve the original town plat and the Addition No. 1 plat. The latter includes an April 1873 attestation. The supplied abstract records Addition No. 1 on April 19, 1873. Current county data identifies this parcel as portions of Lots 6 and 7, Block 22, Addition No. 1.

Limit: Plat attestation and recording dates are separate. The full historical plats are context; an exact modern parcel overlay has not been established from these scans alone.

Timeline image: Addition No. 1 plat, April 1873; complete original scan with OCR and provenance.

Evidence: Original municipal plat scans and supplied abstract. Source pages: D083-p002, D083-p003, L002-p002

T004 · 1872-06-03 · The Pecks arrive in Colorado Springs

Frank's 1899 biography dates the family's arrival to June 3, 1872; Arthur's says June 1872. The family's later account repeats June 3. Arthur operated a meat market on Tejon Street as his health permitted.

Limit: Arrival in the city is not evidence that the family already lived at 618.

Evidence: Published biographies and later family history. Source pages: D085-p003, D085-p004, L002-p053

T005 · 1872, autumn · First Baptist connections

Arthur's biography credits him with helping organize a Baptist congregation and donating one-third of his property toward its building. The supplied collection includes early church membership and meeting material connecting Arthur and Lucinda with the congregation.

Limit: The exact donation is the biographer's assertion; no independent financial account has been obtained.

Timeline image: Supplied reproduction of early church meeting material; compare alternate scans in its document.

Evidence: Church reproductions and 1899 biography. Source pages: D085-p003, L002-p057, L002-p058, L002-p059, L002-p060

T006 · 1873–1875 · Lots pass through the early title chain

The title notes trace Colorado Springs Company conveyances to Gutshall and Kimball, followed by Lombard, McGuire and Gutshall, then J. J. Pochon. These entries describe portions of land rather than a single uninterrupted chain of an existing house.

Limit: A typed Pochon recording year says 1874 while the instrument and handwritten table say 1875. The original recorder book is still needed.

Evidence: Supplied historical record. Source pages: L002-p002, L002-p003, L003-p004

T007 · 1875–1893 · Edwin Eaton's public career takes shape

The 1891 Colorado Blue Book gives Eaton's birth as September 3, 1847 in Tonica, Illinois, arrival in Colorado in May 1872, election as county assessor in 1875 and clerk in 1889. The official 1928–1929 yearbook lists his Colorado Secretary of State term as 1891–1893.

Limit: This predates the Eaton household's documented move to 618. Some later histories shorten the state term to 1891–1892.

Timeline image: Supplied Eaton portrait reproduction; original exposure date unknown. The offices are dated by written records.

Evidence: Contemporary profile and official state yearbook. Source pages: D085-p005, D085-p006, L002-p036

T008 · 1882–1887 · Martin, DeCoursey and Metcalf in the land records

The supplied abstract names J. J. Pochon to F. L. Martin on February 25, 1882, Martin to Mary A. DeCoursey two days later, and DeCoursey to Orlando Metcalf on March 22, 1887.

Limit: Names and dates are title-search transcriptions. These transfers alone do not establish the building's age.

Evidence: Supplied historical record. Source pages: L002-p003, L002-p004

T009 · 1888 · The Pecks at an earlier address

The 1888 city directory places Arthur and Frank G. Peck at 219 East Monument. This gives a concrete earlier household address before the securely identified Nevada Avenue directory entries.

Timeline image: 1888 directory spread; the residence entry is on the cited page.

Evidence: Contemporaneous city directory. Source pages: D079-p003

T010 · 1890 · An address before the mapped house

S. H. Barnes, a train dispatcher, is listed as residing at 618 North Nevada. Separately, the title abstract reports Orlando Metcalf's September 9 conveyance to Agnes Metcalf.

Limit: The directory proves use of the address, not that the present building stood there. Renumbering, a predecessor, or an erroneous listing remains unresolved.

Timeline image: 1890 directory entry. The earlier address is retained alongside the later map evidence.

Evidence: Contemporaneous directory plus supplied title abstract. Source pages: D079-p004, L002-p004

T011 · 1890–1892 · The early Sanborn maps stop short

The 1890 and 1892 coverage indexes place Block 22 outside their detailed colored map coverage. These editions do not provide a detailed footprint for this property.

Limit: Absence of detailed coverage is not evidence of an empty lot.

Timeline image: 1892 Sanborn coverage index; not a detailed property map.

Evidence: Original Sanborn coverage indexes. Source pages: D084-p010, D084-p011

T012 · 1892–1899 · Mining investments and the family's fortunes

The biographies connect Arthur with Portland and Anchoria-Leland investments. Frank's profile traces his Cripple Creek involvement from April 1892 and Portland offices as director and assistant secretary in May 1894, secretary in February 1897 and treasurer in February 1898. It names his wife M. Annie Burns and son James Arthur Peck.

Limit: The book supports mining as family context; it does not trace the funds used to build 618. Frank is not established as a resident of 618.

Timeline image: Supplied Frank G. Peck portrait reproduction; original exposure date unknown. Biography published in 1899.

Evidence: Published 1899 biographies. Source pages: D085-p003, D085-p004, L002-p041

T013 · 1894 · Another Peck address before 618

The 1894 directory places Arthur at 214 East Cucharas. Annual directories help distinguish the family's movement across the city from claims about the house's construction.

Evidence: Contemporaneous city directory. Source pages: D079-p005

T014 · 1895-11 · No dwelling outline on the future 618 frontage

Printed Sanborn sheet 2 shows the Block 22 frontage between the dwelling at 622 and a dwelling at 610 on Lot 6. No dwelling outline is drawn on the intervening future 618 frontage.

Limit: This is a map observation, not proof of a vacant legal parcel or an exact construction date. The relevant west-side property is on sheet 2; sheet 3 covers adjacent territory.

Timeline image: November 1895, sheet 2. North-up crop; the future 618 frontage is between 622 and 610.

Evidence: Direct visual observation of November 1895 map. Source pages: D084-p002, D084-p003

T015 · 1895-11-29 · Lucinda is the named grantee

The supplied deed copy and abstract name Agnes Metcalf as grantor and Lucinda D. Peck as grantee. The abstract gives November 29 as the instrument date and December 11 as recording.

Limit: Lucinda's title role is distinct from the later shorthand "Arthur Peck house."

Timeline image: Supplied 1895 Metcalf-to-Lucinda deed reproduction, with machine OCR.

Evidence: Supplied recorder copy and title abstract. Source pages: L007-p014, L002-p004

T016 · 1896 · Arthur at 618; Amelia also appears

The directory places Arthur Peck at 618 North Nevada and lists Mrs. Amelia Thurston/Thursten at the same address. A later historic guide estimates the house's construction at about 1896.

Limit: Amelia's exact family or household relationship has not been established. Shared address does not by itself prove kinship or title ownership.

Timeline image: 1896 directory page; a contemporary residence record.

Evidence: Contemporaneous directory and retrospective guide. Source pages: D079-p006, D079-p007, G005

T017 · 1896-03-16 · May Stuart Eaton and her daughters baptized

Grace Church records May Stuart Eaton's adult baptism and the baptisms of Violet May and Ella Harding Eaton on March 16. Violet's birth is recorded as March 19, 1883 and Ella's as April 25, 1889; their parents are E. J. and May Stuart Eaton.

Limit: The register predates their documented residence at 618 and supplies no Nevada Avenue address.

Timeline image: 1896 baptism register, Book 3, page 2; names and birth dates appear together.

Evidence: Original church register. Source pages: D085-p008

T018 · 1898–1902 · A household beyond the owner's name

Directories repeat Arthur's residence, list Amelia, identify Ida A. Calson as a domestic in 1900, and name Lucinda with Arthur by 1902. Frank's separate Nevada Avenue address keeps his biography distinct from the household at 618.

Timeline image: 1900 directory: household labor is part of the surviving record, alongside owners and residents.

Evidence: Contemporaneous city directories. Source pages: D079-p008, D079-p009, D079-p010, D079-p011, D079-p012, D079-p013

T019 · 1900-10 · The dwelling at 618 appears on the map

Sanborn sheet 2 now labels the irregular yellow dwelling 618, with a 21/2-story notation, basement notation, porches and a small rear structure. Compared with 1895, a dwelling appears at this frontage by October 1900.

Limit: The 1895–1900 map interval is consistent with circa 1896, but the exact date, original architect and 1890 directory anomaly remain open.

Timeline image: October 1900, sheet 2: 618 is explicitly numbered. Compare with the 1895 crop.

Evidence: Direct visual observation of October 1900 map. Source pages: D084-p004, D084-p005

T020 · 1901-03 · The Eaton family loses Ella

A library newspaper index points to a March 30 Facts article reporting the death of Ella Harding Eaton. The baptism register identifies the daughter by the same full name and gives an April 1889 birth.

Limit: The original death article has not been retrieved. The catalog calls her twelve, although the registered birth date would make her not quite twelve. This predates the family's documented move to 618.

Evidence: Newspaper catalog lead and church register. Source pages: D085-p008

T021 · 1907 · The house and its separate neighbors on Sanborn

Printed sheet 28 shows the yellow 21/2-story dwelling at 618 between 622 and the pink neighboring building at 614. A small detached structure appears at the rear.

Timeline image: 1907, printed sheet 28. Color and separate outlines help distinguish 614, 618 and 622.

Evidence: Original 1907 map, LOC sequence 31. Source pages: D084-p006, D084-p007

T022 · 1907-05-05 · Arthur dies with 618 as his last residence

Municipal register entry 4313 names Arthur Peck, retired, New York-born, age 72, at 618 North Nevada. The death-date ditto marks carry forward May 5; the May 6 obituary's "yesterday" is consistent with that reading. The supplied clipping describes funeral services at the home and private burial at Evergreen.

Limit: The library catalog indexes May 4. The stronger combined reading is May 5, but the catalog conflict is retained.

Timeline image: 1907 death register, entry 4313. The date must be read with the preceding rows.

Evidence: Original ledger visually read with obituary context. Source pages: D085-p011, L002-p047, L002-p048

T023 · 1910–1911 · Lucinda departs; the Eatons move in

The 1910 directory still places Lucinda at 618. The 1911 directory places Edwin and May Eaton there and Lucinda at the Latonia. The supplied deed chronology dates Lucinda's conveyance to May S. Eaton September 24, 1910; a later tour describes a 1911 purchase.

Limit: Occupancy, deed execution, reported purchase year and later recording are distinct events.

Timeline image: 1911 directory: the Eaton household at 618. Compare 1910 and Lucinda's 1911 entry.

Evidence: Supplied historical record. Source pages: D079-p014, D079-p015, D079-p016, D079-p017, L007-p015

T024 · 1912 · Changes reported inside the house

The restoration-era history attributes hot-water heating, added bathrooms and third-floor finishing to the Eatons. It reports finding a Beatty Electric Company penciled inscription dated May 27, 1912 on a stud. The Lucinda-to-May deed is stated to have been recorded December 19, 1912, book 510, page 245.

Limit: No photograph of the stud inscription or original alteration permit was located. Recording in 1912 does not make it the move-in date.

Evidence: Retrospective account and supplied deed record. Source pages: L002-p054, L002-p056, L007-p015, D079-p018

T025 · 1919-12 · Violet's wedding at home

The Grace Church marriage register records Violet May Eaton and Clyde Hugh Smith's ceremony at 618 North Nevada, officiated by Chauncey H. Blodgett. The handwritten day reads December 17.

Limit: The library catalog indexes December 16. Indexed newspaper license and marriage notices do not independently resolve the one-day difference.

Timeline image: December 1919 marriage register, Book 3, page 326: the house is named as the ceremony location.

Evidence: Original church marriage register. Source pages: D085-p009

T026 · 1924-04-28 · Lucinda's obituary corrects a catalog date

The Gazette clipping published April 29 says Lucinda D. Peck, 84, died early the previous day at 208 East Boulder. It announces a private funeral at the Law chapel and Evergreen interment.

Limit: The portrait catalog's 1921 death year conflicts with the actual 1924 obituary. Her last home was not 618.

Timeline image: Gazette, April 29, 1924, page 7, column 4; complete preserved clipping.

Evidence: Contemporaneous obituary; relative date resolved. Source pages: D085-p007

T027 · 1928 · May / Mary Eaton's final illness

The supplied obituary says Mrs. Mary Eaton died at 618 after a long illness and identifies her earlier name as May Whipple. A handwritten annotation reads May 11, 1928; newspaper indexes place notices on May 11 and 12. May Stuart is the church-register name.

Limit: The clipping supports a death the previous day, but the annotation and publication context should remain visible. May, Mae and Mary are retained as searchable source variants.

Timeline image: Supplied May/Mary Eaton obituary reproduction with later handwritten dating.

Evidence: Supplied obituary and external catalog records. Source pages: L002-p038, D085-p008

T028 · 1932-06-13 · Edwin's death, then burial on June 15

Grace Church's burial register names Edwin J. Eaton, age 84, last residence 618 North Nevada. It explicitly distinguishes death June 13 from burial June 15 at Evergreen.

Limit: The catalog's June 14 date matches an obituary publication date; it is neither of the two labeled register events.

Timeline image: 1932 burial register, Book 4, page 276; separate death and burial columns.

Evidence: Original church burial register and supplied probate. Source pages: D085-p010, L007-p016

T029 · 1932–1934 · Violet in the Eaton estate

The supplied probate packet names surviving daughter Violet M. Smith as sole heir and records administration and settlement of Edwin's broader estate. Recorder copies were filed December 21, 1934.

Limit: The estate contains multiple properties, and the title notes discuss an undivided half interest. The packet is not a valuation or a simple deed of the whole 618 parcel.

Timeline image: Supplied probate and heirship record, recorded 1934; part of a six-page packet.

Evidence: Supplied historical record. Source pages: L007-p016, L007-p017, L007-p020, L007-p021

T030 · 1936 · A vacancy, with a busy neighbor

The street directory lists 618 as vacant while placing Daisy Todd, Todd Fur Co. and Lewis Camden at 622. This is a useful point-in-time distinction before the Camden acquisition of 618.

Limit: One directory year does not prove continuous vacancy, and living at 622 does not establish ownership of 618.

Timeline image: 1936 street guide: 618 and 622 have separate entries.

Evidence: Contemporaneous street directory. Source pages: D079-p022

T031 · 1939-01 · Violet conveys to Lewis and Elva Camden

The supplied deed names Violet M. Smith as grantor and Lewis E. and Elva L. Camden as grantees. The abstract dates the instrument January 13 and recording January 14. The later house history credits the Camdens with conversion to eight small apartments, added kitchens and bathrooms, and enclosure of south-side porches.

Limit: The conversion date and eight-unit count remain retrospective assertions; the later Sanborn map independently confirms apartment use by 1962.

Timeline image: Supplied 1939 conveyance record. Later use claims require their own evidence.

Evidence: Supplied historical record. Source pages: L007-p029, L002-p054

T032 · circa 1939–1940 · A surviving view of the exterior

The supplied photograph shows 618's tower, gables and porch beside the separate brick house at 614. Later handwriting estimates the exposure as 1939 or 1940. Several scan versions preserve both the front and the identifying verso.

Limit: The estimated exposure date is not independently confirmed; later Kodak reproductions must not be dated as original 1940 prints.

Timeline image: Estimated 1939–1940 by later handwriting. Open the image, then compare its caption verso.

Evidence: Historic photograph with later estimated caption. Source pages: L008, L009, L052, L053, L063, L062

T033 · early 1940s, estimated · The Camden and Todd family photographs

Verso captions identify Lewis and Elva Camden and Daisy Todd, with dates estimated to the early 1940s. Daisy's earlier home and fur-storage context belong to 622; the later history associates her family with both properties.

Limit: Neighbor context at 622 is kept distinct from ownership and use of 618.

Timeline image: Lewis and Elva Camden, identified by later caption; early 1940s is an estimate.

Evidence: Photographs identified in later handwriting. Source pages: L054, L055, L056, L057

T034 · 1947-12–1957 · Daisy Todd's deed and probate

The supplied record conveys from Lewis and Elva Camden to Daisy C. Todd, dated December 30, 1947 and recorded the next day. Her will and later probate form part of the subsequent family history.

Limit: The intervening trust and estate chain through the later Camden trustees is incomplete. Family relationships do not substitute for missing conveyances.

Timeline image: Daisy Todd photograph, estimated early 1940s; used here as a person reference, not a 1947 or 1957 exposure.

Evidence: Supplied historical record. Source pages: L007-p030, L007-p032, L007-p033, L007-p031

T035 · 1961-12-01 · Lewis Camden's record belongs to 622

The supplied death certificate places Lewis E. Camden's residence and death at 622 North Nevada and records his occupation as owner of Todd Furniture Co. It is retained as neighboring family context.

Limit: The website uses a summary that omits Social Security and medical details; the full original remains local. This is not evidence of a death at 618.

Evidence: Supplied death certificate, historical summary online. Source pages: L007-p034

T036 · 1962-04 map state · The main house is labeled apartments

The 1907 Sanborn base corrected through April 1962 labels 618 APTS. The blue concrete rear structure is marked 6181/2 and D / CONC. The fur business remains separately identified at 622.

Limit: The map establishes use by this revision state, not a 1962 conversion, an exact construction date for the rear building, or an apartment count.

Timeline image: 1907 base corrected through April 1962, printed sheet 28; this is the map state, not a photograph date.

Evidence: Original corrected Sanborn map. Source pages: D084-p008, D084-p009

T037 · 1982-11-08 · The trust conveys to Thomas Hudson

The supplied deed names Bonnie E. Camden as surviving trustee of the Elva L. Camden Trust and Thomas A. Hudson as grantee. It is dated November 8 and recorded November 9, 1982. A later guest history instead says 1985.

Limit: The deed is the stronger dated source. Hudson's change from yellow and brown to blue and cream, and possible darkening of woodwork, are later attributed recollections.

Timeline image: 1982 trust-transfer deed reproduction, distinct from the retrospective 1985 date.

Evidence: Supplied historical record. Source pages: L007-p035, L002-p055

T038 · 1991-02-04 · The McCormicks acquire 618

The public trustee deed names Charles D. and Janet L. McCormick, gives the 616/618 street addresses and the present parcel's lot portions, and was recorded February 5. Chick's February 28 letter describes plans for a bed and breakfast at 618 and a different proposed use for 614.

Limit: The later history's 1990 purchase year is retained as a conflicting retrospective claim.

Timeline image: February 28, 1991 letter documents early plans in the owners' own words.

Evidence: Supplied trustee deed and contemporary letter. Source pages: L007-p036, L004-p003

T039 · 1991-04-30 · A corporate transfer remains partly unresolved

The recorder index has two adjacent McCormick-to-Historic Properties deeds. Reception 002023401, book 5833 page 649, is demonstrably 614. Reception 002023402, page 650, is a plausible 618 candidate, but its online legal description is blank. Historic Properties is securely tied to 618 as grantor in 2000.

Limit: Do not put 002023401 in the 618 chain or present the unconfirmed page 650 deed as proven.

Evidence: Recorder index, assessor history and supplied neighboring deed. Source pages: L004-p002

T040 · 1991-12-30 · How the old photographs reached the collection

Bonnie E. Camden's letter says her California cousin made the film and prints sent to the McCormicks. She offers clarification and photographs of 622 and asks about their interest in buying 622.

Limit: This dates a reproduction and exchange, not the original exposures.

Timeline image: December 30, 1991 letter: a provenance record for later prints of older images.

Evidence: Dated correspondence. Source pages: L005-p002

T041 · 1992–1993 · Plans and a measured site reference

September 1992 correspondence describes evolving intentions for both houses. A 1993 location certificate documents the site and improvements before the reported inn opening.

Limit: Proposed uses are not proof that every plan was carried out. Historical dimensions are not a current survey.

Timeline image: 1993 location certificate; complete sheet and supplied variants remain available.

Evidence: Contemporary correspondence and survey reproduction. Source pages: L004-p006, L001-p002, L001-p003

T042 · 1994-01–04 · Restoration and the reported opening

The library indexes “Renovation reveals peek at the past,” Gazette, January 2, 1994, F1:1, article 174586. The supplied history states Room at the Inn opened April 1, 1994 as a seven-room bed and breakfast.

Limit: The 1994 feature itself is not in the archive. The opening date comes from the supplied history, not an independently located opening notice.

Evidence: Unretrieved newspaper catalog lead and supplied later history. Source pages: L002-p055, L004-p001

T043 · 1994-05–12 · Researchers help reconstruct the house’s past

Museum archivist Sharron G. Uhler’s May 11 letter supplies Peck and Eaton information and recommends annual directory research. In December, G. Scott Briggs describes visiting restored 618 and researching John Carlton Young, who lived next door at 614.

Limit: Young’s Nuremberg and judicial history belongs to the neighboring house.

Timeline image: May 11, 1994 Pioneers Museum letter, an early guide to the collection’s research sources.

Evidence: Contemporary research correspondence. Source pages: L002-p037, L002-p011

T044 · 1997-11 · An architect’s restoration account – with an address conflict

Morey Bean’s “Rebirth of a Queen” describes Room at the Inn for Chick and Jan McCormick, credits Mark Tremmel and contractor Mahler-Gambucci, and discusses preserved entry murals and an exit/hot-tub patio addition. Its facade photograph visually matches 618, but its text prints 720 North Nevada.

Limit: These are restoration credits, not the original house architect. The printed address conflict remains unresolved. The complete article is preserved locally; its redistribution terms prevent hosting the scan here.

Evidence: Contemporaneous first-person architect article; attribution unresolved. Source pages: See linked research source.

November 1997 article, printed pp. 5–6 / PDF pp. 7–8 – <https://www.usmodernist.org/AIACO/AIACO-1997-11.pdf#page=7>

T045 · 1998 · A firm directory corroborates the inn project

The AIA Colorado directory’s Colorado Architecture Partnership profile names partners Mark Tremmel and Morey Bean, establishment in 1992, and Room at the Inn as a historic-preservation award project. This independently connects the firm and inn project.

Limit: The entry has no street address and cannot resolve the 1997 article’s 720/618 conflict. Source PDF remains local because hosting permission was not established.

Evidence: Contemporaneous professional directory. Source pages: See linked research source.

1998 AIA directory, p. 93 – <https://www.usmodernist.org/AIACO/AIACO-1998-d.pdf#page=93>

T046 · 1999-12–2000-01 · Vintage Hospitality enters the chain

Colorado’s business registry records Vintage Hospitality, LLC forming December 28, 1999, with its principal office at 618. The county assessor and recorder index tie reception 200004139 to a warranty deed from Historic Properties of Colo Spgs Inc to Vintage Hospitality, recorded January 12, 2000 at 3:11 p.m.

Limit: Formation and recording are different events. January 10 on a secondary source is not verified as an execution date. A registered agent is not automatically an owner or restorer.

Evidence: Official business registry and parcel-linked county index. Source pages: See linked research source.

T047 · 2006-03-17 · Four dated views of Room at the Inn

Dwight Haverkorn's four library photographs show the tower, gables, shingles, porch and Room at the Inn sign. Their catalog date is March 17, 2006, providing a securely dated exterior sequence after restoration.

Limit: PPLD labels these In Copyright – Educational Use Permitted. Copies are available inside this authenticated private research archive; they are not public-domain photographs.

Timeline image: Dwight Haverkorn, March 17, 2006. PPLD item 584789; private study/research use.

Evidence: Dated library photographs. Source pages: D087-p002, D087-p003, D087-p004, D087-p005

T048 · 2007-12-05 · Vintage Hospitality conveys to the Davies family

Reception 207154797 is indexed as a warranty deed from Vintage Hospitality LLC to Daniel K. Davies and Cynthia M. Davies. The exact parcel's assessor history confirms the reception linkage.

Limit: The online index supplies the recording date, not a verified signing date or a viewable complete deed image.

Evidence: Official recorder index and parcel-specific assessor history. Source pages: D086-p002

T049 · 2015-01-30 · Three assessor building sketches

The archived sketches bear a January 30, 2015 inspection date. Separate sheets list the main house at 4,489 square feet and two additional buildings at 768 and 512. An archived brochure gives a different main-house total of 4,298.

Limit: These historical measurements are not current surveyed areas. Davies ownership carried into 2015 is inferred between the 2007 acquisition and 2016 transfer, not a separate 2015 ownership snapshot.

Timeline image: Assessor sketch inspected January 30, 2015; historical building measurements.

Evidence: Archived assessor sketches and brochure. Source pages: G003-p001, G003-p002, G003-p003, G001-p002

T050 · 2016-06-01 · Christina and Joshua West acquire the property

Two consecutive receptions were recorded at 8:11:04 a.m. Quitclaim 216058481 names Cynthia Davies / Wood-Davies Cynthia to Daniel Davies; warranty deed 216058482 names Daniel Davies to Christina West and Joshua West. The latter is linked to the 618 parcel.

Limit: The index has name/alias variants. Deed execution date, signatures and exact form of co-ownership cannot be verified without the deed images.

Evidence: Official recorder index and assessor linkage. Source pages: D086-p002, D086-p003

T051 · 2022-03-23 · West Family Trust becomes the recorded grantee

Reception 222041276, recorded at 1:13:05 p.m., is indexed as a warranty deed from Joshua West and Christina West to West Family Trust. The assessor's last-sale field carries the same date.

Limit: This is the recording date. A secondary site's March 22 and special-warranty wording were not confirmed by a deed image.

Evidence: Official recorder index and assessor history. Source pages: D086-p002, D086-p003

T052 · 2025-07-18 · A concrete route to additional historical surveys

The city's second-draft Historic Resource Survey Plan identifies the 2003–2004 downtown survey and repositories at the city, Colorado Springs Pioneers Museum and History Colorado. The complete 97-page draft is stored as a research reference.

Limit: This is a second draft, not a verified adopted plan. The original individual 618 survey form and designation instruments remain to be obtained.

Evidence: Official city-hosted survey-plan draft. Source pages: See linked research source.

Stored 2025 survey-plan draft, PDF p. 28 – Research/Supplemental Sources/Colorado Springs Historic Resource Survey Plan July 2025 second draft.pdf#page=28

T053 · 2026-10-15 · The current record and the archive

The live assessor response and October 13 county dataset list West Family Trust for parcel 6407417005, with 616 and 618 North Nevada addresses and the Block 22 legal description. This archive preserves the supplied collection, six historical Drive files, complete reference volumes, map scans, dated library photographs and source-by-source research.

Limit: Recorded ownership does not establish who resides here or the beneficial interests in the trust. Original deed images and several historical permit/survey records remain gaps.

Evidence: Current official ownership fields; research retrieved October 15, 2026. Source pages: D086-p001

People, names and family evidence

OB-F01 · Correction: the Peck family lived in Clinton, Illinois

The clean 1899 text places the Peck family in Clinton, DeWitt County, Illinois. Frank's biography first says he was born near El Paso, Woodford County, Illinois and then moved to Clinton in the same state. The earlier local-review inference of Iowa was incorrect and must be replaced with Illinois.

Limit: Arthur's sketch dates the move to Clinton to 1868. Frank's sketch says he moved there at age three, about 1865. Preserve this timing discrepancy while correcting the state.

Source IDs: OB-BOOK-1899 · Reader pages: L002-p043, L002-p044, D085-p004

OB-F02 · Arthur Peck's birth and New York family

The 1899 biography gives April 5, 1835 as Arthur Peck's birth date, near the head of Seneca Lake in Schuyler County, New York. It names his father Erastus Peck, mother Lydia Bailey and grandfather Jason Peck. His father farmed and built at Anderson settlement on Seneca Lake. Arthur attended district schools, Dundee Academy and a seminary, with poor health interrupting his education.

Limit: These are published biographical assertions, not independently checked birth or family records.

Source IDs: OB-BOOK-1899 · Reader pages: D085-p002

OB-F03 · Arthur's Illinois farming and move west

Arthur's biography says he moved to Jubilee in Peoria County, Illinois in 1856, later farmed at El Paso in Woodford County, suffered two destructive cyclones and serious injury in one, and operated a meat market in Clinton after moving there in 1868. It says he came to Colorado in 1872 seeking a healthier climate for himself and his wife.

Limit: Frank's biography differs on the year of the Clinton move; the illness and cyclone narrative has not been corroborated with contemporary records.

Source IDs: OB-BOOK-1899 · Reader pages: D085-p002

OB-F04 · Peck arrival in Colorado Springs

Arthur's biography dates his Colorado Springs residence from June 1872. Frank's biography gives the more specific family arrival date June 3, 1872. These dates describe arrival in the city and do not date residence at 618 North Nevada.

Source IDs: OB-BOOK-1899 · Reader pages: D085-p003, D085-p004

OB-F05 · Arthur's meat market and mining interests

The 1899 biography says Arthur opened a meat market on Tejon Street and worked as health permitted. It describes mining interests in Gunnison and Leadville and, later, stock in the Portland and Anchoria-Leland mines in the Cripple Creek region. It attributes the change in his fortunes to the latter investments.

Limit: The sketch says he had been interested in mines since 1869, although it dates his Colorado arrival to 1872; no explanation of that sequence is provided. Mining wealth is supported as family context, but this book does not prove which funds built 618.

Source IDs: OB-BOOK-1899 · Reader pages: D085-p003

OB-F06 · Lucinda's maiden name and ancestry claim

The 1899 biography says Arthur married Lucinda D. Nay at El Paso, Illinois; it identifies her as New Hampshire-born and her father as Gardiner Nay, an early Illinois settler. It claims descent from Marshal Michel Ney. The surname is printed Nay in this book, while PPLD's portrait catalog uses Ney.

Limit: Preserve Nay and Ney as source variants. The famous-ancestor claim is unverified family tradition, not established genealogy.

Source IDs: OB-BOOK-1899, OB-LUCINDA-PORTRAIT · Reader pages: D085-p003

OB-F07 · The Peck family and the First Baptist congregation

Arthur's 1899 biography says he helped organize a Baptist church in fall 1872, donated one-third of his entire property toward its building and remained an active charter member. PPLD's Lucinda portrait catalog also identifies Arthur as one of the First Baptist church founders.

Limit: The exact donation has not been checked against church minutes, deeds or accounts. The biography's statement that Arthur alone survived the organizers is an assertion current in 1899.

Source IDs: OB-BOOK-1899, OB-LUCINDA-PORTRAIT · Reader pages: D085-p003

OB-F08 · Frank G. Peck's early life and education

The 1899 biography gives Frank's birth as June 7, 1862 near El Paso, Woodford County, Illinois. It calls him Arthur's only son, says he graduated from the Colorado Springs high school and attended Colorado College for one year, then prospected in San Juan in 1878, went to Leadville in spring 1879, worked in Gunnison and became involved at Robinson camp in Summit County from 1885.

Source IDs: OB-BOOK-1899 · Reader pages: D085-p004

OB-F09 · Frank's Portland offices: correct assistant-secretary title

Frank's biography says he went to the Cripple Creek camp in April 1892, invested in Bobtail No. 2 and Black Diamond, and received Portland company stock through the Bobtail transaction. It gives his Portland offices as director and assistant secretary in May 1894, secretary in February 1897 and treasurer in February 1898. The earlier local-review phrase assistant manager should be corrected to assistant secretary.

Source IDs: OB-BOOK-1899 · Reader pages: L002-p043, L002-p044, D085-p004

OB-F10 · Frank's other companies and family

The same biography says Frank invested in Anchoria-Leland in 1892, served as vice president, general manager and secretary of the Midget Gold Mining and Milling Company, and was a charter member of the Colorado Springs Mining Stock Association and chair of the Chamber of Commerce mining committee. It identifies his wife as M. Annie Burns and son as James Arthur Peck.

Limit: These offices and family details are current to the 1899 publication. They do not establish that Frank lived at 618.

Source IDs: OB-BOOK-1899 · Reader pages: D085-p004

OB-F11 · Arthur's death date and last residence

The municipal register entry 4313 identifies Arthur Peck, retired, New York-born, age 72, last residence 618 No. Nevada. Its death-date ditto marks follow the May 5, 1907 date in entry 4311 and the intervening ditto entry 4312. A Gazette obituary indexed to May 6 matches the local clipping's report that he died early yesterday morning. Together these support May 5, 1907.

Limit: The PPLD catalog instead indexes May 4. Keep the conflict visible; do not silently change the catalog metadata or call this a certified vital record.

Source IDs: OB-ARTHUR-DEATH, OB-ARTHUR-OBIT-INDEX · Reader pages: L002-p047, D085-p011

OB-F12 · Lucinda died in 1924, not 1921

The original Gazette clipping published April 29, 1924 reports that Mrs. Lucinda D. Peck, age 84, died at her home, 208 East Boulder Street, early yesterday. This supports April 28, 1924 as her death date. It announces private funeral services at the Law chapel on April 29 and interment at Evergreen Cemetery.

Limit: PPLD's portrait catalog gives a 1921 death year, which is contradicted by this obituary. Her last home was 208 East Boulder; do not imply she still lived at 618 in 1924.

Source IDs: OB-LUCINDA-1924 · Reader pages: D085-p007

OB-F13 · Lucinda's hospital dedication attribution

PPLD identifies a circa-1911 studio portrait as Lucinda D. (Ney) Peck. Its catalog note attributes a dedication poem for Beth-El Hospital to Mrs. Peck, connecting her with the hospital's early commemorative history.

Limit: The original photograph and handwritten note were not republished because PPLD labels the image InC-EDU. Authorship is a catalog attribution rather than independently verified publication history.

Source IDs: OB-LUCINDA-PORTRAIT · Reader pages:

OB-F14 · Edwin J. Eaton's birth and arrival

The 1891 Colorado Blue Book says Edwin J. Eaton was born September 3, 1847 at Tonica, LaSalle County, Illinois, and came to Colorado in May 1872, settling in El Paso County.

Source IDs: OB-BLUE-1891 · Reader pages: D085-p005

OB-F15 · Edwin's county and state offices

The 1891 profile says Eaton was elected assessor in 1875, reelected, elected El Paso County clerk in 1889 and elected to state office in 1890 by a majority of 7,500. The official 1928-1929 state yearbook lists his Secretary of State term as 1891-1893.

Limit: Use 1891-1893 for the term boundary; local shorthand 1891-1892 may describe calendar years in office but is incomplete as a term range. The Blue Book is promotional and the electoral margin has not been checked against an official election abstract.

Source IDs: OB-BLUE-1891, OB-YEAR-1929 · Reader pages: L002-p036, L002-p054, D085-p005, D085-p006

OB-F16 · May Stuart Eaton and her daughters in a church register

Grace Church Book 3, baptism p. 2 records the adult baptism of May Stuart Eaton on March 16, 1896. It records Violet May Eaton, born March 19, 1883, and Ella Harding Eaton, born April 25, 1889, as daughters of E. J. and May Stuart Eaton, baptized the same day by Benjamin Brewster.

Limit: The register is strong evidence for the May Stuart and Violet May name forms. It does not itself state a Nevada Avenue address.

Source IDs: OB-BAPTISMS-1896 · Reader pages: D085-p008

OB-F17 · May Whipple and Edwin: marriage evidence lead

PPLD indexes a marriage item for May Whipple and E. J. Eaton in the Weekly Gazette of April 15, 1876, p. 3, col. 5. A second PPLD catalog record points to the same citation. This supports a marriage reported by that date and connects the May Whipple name with the Eaton family.

Limit: The article itself was not read. April 15 is the newspaper date, not a verified ceremony date. The duplicate catalog records carry different rights labels.

Source IDs: OB-MAY-MARRIAGE-INDEX, OB-MAY-MARRIAGE-DUP · Reader pages:

OB-F18 · May, Mae and Mary are documented name variants

The church register uses May Stuart Eaton. The supplied title chronology uses May S. Eaton; the modern walking tour uses Mae S. Eaton; the newspaper obituary indexes use Mary Eaton and Mrs. (E.J.) Mary Eaton. These should remain searchable variants associated with the same household, while each source retains its spelling.

Limit: Matching the indexed obituary to the title holder depends in part on the supplied clipping and household context. Do not expand S. to Stuart on a deed transcription unless the deed does so.

Source IDs: OB-BAPTISMS-1896, OB-MAY-OBIT-INDEX, OB-MAY-FUNERAL-INDEX · Reader pages: L002-p004, L002-p038, D085-p008

OB-F19 · The Eaton family lost Ella in 1901

PPLD indexes a Facts article of March 30, 1901 reporting the death of twelve-year-old Ella Harding Eaton. The 1896 baptism register identifies a daughter of the same name, born April 25, 1889, to E. J. and May Stuart Eaton.

Limit: The original death article was not retrieved. The catalog's parent surname Easton appears inconsistent with the register, so it is preserved as an indexing discrepancy. This event predates documented Eaton occupancy at 618.

Source IDs: OB-ELLA-DEATH-INDEX, OB-BAPTISMS-1896 · Reader pages: D085-p008

OB-F20 · Violet's wedding took place at 618 North Nevada

The Grace Church marriage register names Clyde Hugh Smith and Violet May Eaton and gives the place of ceremony as 618 N. Nevada, Colo. Spgs. The officiant is Chauncey H. Blodgett. The handwritten day reads December 17, 1919.

Limit: The PPLD catalog indexes December 16, 1919. Newspaper catalogs record a license item on December 18 and a marriage item on December 21; neither publication date resolves the handwritten-day discrepancy by itself.

Source IDs: OB-VIOLET-MARRIAGE · Reader pages: D085-p009

OB-F21 · Edwin's death and burial: address and distinct dates

Grace Church Book 4, burial p. 276 gives Edwin J. Eaton's last residence as 618 N. Nevada, age 84, death June 13, 1932 and burial June 15, 1932 at Evergreen. The original distinguishes these two dates clearly.

Limit: PPLD's catalog date is June 14, 1932, matching the indexed obituary publication date but neither labeled register event. A blank cause column should not be filled by inference.

Source IDs: OB-EDWIN-BURIAL · Reader pages: L002-p004, D085-p010

OB-F22 · Lucinda-to-May conveyance: execution and recording remain different dates

The supplied title chronology states a deed from Lucinda D. Peck to May S. Eaton dated September 24, 1910 and recorded December 19, 1912, in book 510, p. 245 as read in the local copy. The neighborhood walking tour says purchase in 1911. No newly located original deed resolves the discrepancy; preserve deed execution, recording and reported occupancy as different events.

Source IDs: · Reader pages: L002-p004, L002-p053

OB-F23 · Later owners: avoid filling gaps with unrelated biographies

The strongest later-owner evidence remains the supplied title chronology and dated correspondence: Violet's transfer to the Camdens in January 1939; a trust transfer to Thomas A. Hudson in November 1982; and a public trustee transfer to Charles D. and Janet L. McCormick in February 1991. Chick McCormick's February 28, 1991 letter describes plans for 618 as a bed-and-breakfast. No independent biographical records found in this pass securely identify Hudson or expand the McCormicks' personal history.

Limit: Narrative dates of Hudson 1985 and McCormick 1990 conflict with the dated title notes. Do not replace the title dates with the narrative shorthand.

Source IDs: · Reader pages: L002-p004, L002-p005, L003-p004, L004-p003, L004-p006

OB-F24 · Construction timing is still an open building-history question

The newly retrieved biographies establish the Peck family's mining and civic background but do not name a builder, architect, construction contract or 618 street address. Existing directory research places the address in use before the widely repeated circa-1896 date. The present Queen Anne building's exact construction date therefore remains unresolved; an earlier address listing alone does not prove the present structure existed then.

Limit: No original permit, builder's ledger or construction newspaper notice was located in this owner-biography pass.

Source IDs: OB-BOOK-1899 · Reader pages:

OB-F25 · Keep neighboring households separate

William C. Stark, the Stark hardware business and Justice John C. Young belong to the separate 614 North Nevada history. Daisy C. Todd and the 622 North Nevada photographs belong to the neighboring parcel context. Their biographies must not be merged into the 618 Peck/Eaton title chain.

Source IDs: · Reader pages: L002-p016, L006-p001, L004-p003, L005-p002, L057, L058

Recorded transfers and unresolved links

2000-01-12 · reception 200004139

HISTORIC PROPERTIES OF COLO SPGS INC → VINTAGE HOSPITALITY LLC

The official assessor sales history for this exact parcel independently lists reception 200004139 and the same parties. The recorder index legal fields are blank.

2007-12-05 · reception 207154797

VINTAGE HOSPITALITY LLC → DAVIES DANIEL K / DAVIES CYNTHIA M

Official assessor sales history ties this recorder reception to parcel 6407417005. The recorder index omits Addition No. 1 from its subdivision label, so parcel match rests on the assessor linkage, parties and block/lots together.

2016-06-01 · reception 216058481

DAVIES CYNTHIA M NKA / WOOD-DAVIES CYNTHIA → DAVIES DANIEL K

Two indexed grantor names may refer to the same person via name change; do not count as two proven people. Recorder index has blank legal fields. Assessor parcel-specific sales history links this reception to 6407417005. Exact instrument execution date not established.

2016-06-01 · reception 216058482

DAVIES DANIEL K → WEST CHRISTINA / WEST JOSHUA

Correct county reception number is 216058482. Some secondary aggregators display 201658482. Sequence immediately follows 216058481; both index timestamps are identical, so exact execution sequence cannot be established from recording time alone.

2022-03-23 · reception 222041276

WEST JOSHUA / WEST CHRISTINA → WEST FAMILY TRUST

County index labels this WARRANTY DEED. A secondary aggregator calls it Special Warranty Deed and gives execution Mar 22 2022; neither subtype nor execution date was confirmed from the unavailable deed image, so do not assert them as primary-verified.

1991 candidate/exclusion: 002023401

The supplied deed image L004-p002, Originals/Misc 1.pdf page 2, expressly gives 614 North Nevada Avenue and the north 60 feet of the south 75 feet of Lot 6, Block 22, Addition No. 1. Visually verified. This is not the 618 parcel legal description.

1991 candidate/exclusion: 002023402

Adjacent to the confirmed 614 deed, same parties, and same date as the 618 parcel-specific assessor event. Those are circumstantial links. The recorder legal fields are blank, the assessor 1991 row omits reception and parties, and no readable p650 deed image was obtained. Do not present this reception as definitively conveying 618.

Remaining research routes

Exact construction date and the 1890 618 directory address

New map evidence favors post-November-1895 through October-1900 dwelling appearance at this lot. Exact date and earlier address require original permits/deeds/renumbering evidence.

Original 618 intensive survey/site number, nomination/HP overlay ordinance

Public City board-review page names the 2003-2004 study but has no direct report/form download. Museum and state archival holdings are concrete leads. No actual property survey/nomination obtained.

1994 Gazette renovation article

Catalog citation confirmed, article no. 174586, Jan 2, 1994 F1:1. No freely available actual scan located. Provider requires a scan inquiry; none sent.

Historic construction and 1939 conversion permits

Public archived-card search reached results URL without a usable listing. This is an unsuccessful retrieval, not evidence of missing historical records. Concrete next source: PPLD MSS 0299, open to the public at Penrose Library; original building, tapping, moving and wrecking permit volumes and indexes. The finding aid dates the City Building Department to 1897, after the guide approximate 1896 date. Do not assume a construction permit survives.

Exact apartment conversion date/unit count

1962 map says APTS, without conversion date or count. Need historical permit or contemporaneous street directory/tax records to verify reported 1939 eight-unit account.

Original deed images for 2000, 2007, 2016 and 2022

Recorder index facts and assessor parcel linkage were retrieved; online deed-image access was denied/unavailable. Obtain the actual instruments before asserting execution dates, signatures, tenancy fractions or warranty subtype.

The exact 1991 corporate transfer of 618

Reception 002023401 is definitively neighboring 614. Reception 002023402 is a candidate for 618, but its legal description is blank and deed page 650 was not available. The corporate owner is securely tied to 618 as the 2000 grantor.

Restoration article's 720 / 618 address and original architect

1997 article facade visually matches 618 and 1998 directory corroborates the inn/firm project, but the printed street address remains conflicting. Restoration credits do not identify the nineteenth-century architect.

Amelia Thurston/Thursten and Ida A. Calson

Directory evidence establishes co-address and domestic-service context; kinship, duration, life histories and exact identity remain unverified. Census schedules and contemporary local records could resolve them.

Daisy Todd, Camden trusts and the intervening estate chain

Supplied deeds, will, probate and 1982 trustee conveyance provide points in the chain. Additional probate and trust instruments are needed before claiming continuous ownership by any single individual.

Sources and access

The interactive HTML provides all numbered source parts, maps, photographs, page scans and searchable text. The stored-source manifest preserves original and derivative hashes, source URLs, rights, and original-page ranges. Some source packages contain alternate formats or selected reading copies; package/page totals are not counts of independent corroborating records.

OB-BOOK-1899 · Portrait and Biographical Record of the State of Colorado

<https://archive.org/details/portraitbiographco00chap>

Frank G. Peck, printed p. 433 / PDF p. 479; Arthur Peck, printed pp. 526-527 / PDF pp. 570-571.

Published in Chicago in 1899; public domain in the United States by age. Internet Archive metadata records no visible copyright notice and a stated date of 1899.

OB-BLUE-1891 · The Colorado Blue Book for 1891

<https://archive.org/details/coloradobluebook00krnk>

Edwin J. Eaton, printed p. 159 / PDF p. 169. Title date on PDF p. 7; copyright 1891 on PDF p. 12; preface dated April 18, 1891 on PDF p. 14.

Published in the United States in 1891; public domain in the United States by age. Internet Archive carries a Library of Congress no-known-restrictions notice.

OB-YEAR-1929 · Year Book of the State of Colorado, 1928-1929

<https://spl.cde.state.co.us/artemis/exserials/ex211internet/>

Government and Political Record, printed p. 225 / PDF p. 239, Secretary of State column.

Official state publication issued in the United States in 1929; public domain in the United States by age.

OB-LUCINDA-1924 · Pioneer Resident Dies: Lucinda D. Peck

<https://digitalcollections.ppld.org/nodes/view/162271>

Gazette, April 29, 1924, p. 7, col. 4; one-page PDF.

PPLD rights statement: No Copyright - United States (NoC-US).

OB-BAPTISMS-1896 · May Stuart Eaton and daughters: Grace Church baptism register

<https://digitalcollections.ppld.org/nodes/view/987954>

Book 3, baptisms p. 2; one-page PDF includes facing p. 3. May, Violet and Ella rows at bottom of p. 2.

PPLD rights statement: No Copyright - United States (NoC-US).

OB-VIOLET-MARRIAGE · Clyde Hugh Smith and Violet May Eaton: Grace Church marriage register

<https://digitalcollections.ppld.org/nodes/view/989107>

Book 3, marriages p. 326; one-page PDF includes facing p. 327; bottom marriage row.

PPLD rights statement: No Copyright - United States (NoC-US).

OB-EDWIN-BURIAL · Edwin J. Eaton: Grace Church burial register

<https://digitalcollections.ppld.org/nodes/view/990686>

Book 4, burials p. 276; Edwin J. Eaton row.

PPLD rights statement: No Copyright - United States (NoC-US).

OB-ARTHUR-DEATH · Arthur Peck: Colorado Springs Death and Interment Register, entry 4313

<https://digitalcollections.ppld.org/nodes/view/976702>

One-page PDF, entry 4313. Death-day ditto marks follow the May 5 entry above.

1907 municipal register; public domain in the United States by age. Catalog does not supply a separate rights statement.

OB-LUCINDA-PORTRAIT · Mrs. A. C. Peck portrait catalog

<https://digitalcollections.ppld.org/nodes/view/79818>

Portrait identification and hospital dedication attribution; image not downloaded or republished. Catalog gives 1839-1921, corrected by the 1924 obituary.

PPLD source rights label: InC-EDU. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-ARTHUR-OBIT-INDEX · Arthur Peck obituary catalog

<https://digitalcollections.ppld.org/nodes/view/120109>

Gazette p. 1, col. 2. Catalog only; local clipping L002-p047 supplies article text.

PPLD source rights label: NoC-US. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-ARTHUR-FUNERAL-INDEX · Arthur Peck funeral catalog

<https://digitalcollections.ppld.org/nodes/view/120123>

Gazette p. 8, col. 1. Catalog only.

PPLD source rights label: NoC-US. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-EDWIN-OBIT-INDEX · Edwin J. Eaton obituary catalog

<https://digitalcollections.ppld.org/nodes/view/1004398>

Gazette A1, col. 1. Restricted source represented by factual catalog metadata; article asset not republished.

PPLD source rights label: InC-EDU. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-EDWIN-PIONEER-INDEX · Honored as a pioneer citizen: Edwin J. Eaton catalog

<https://digitalcollections.ppld.org/nodes/view/1027289>

Gazette p. 1, col. 1; index supplies a lead to an extended profile, not independently read article text.

PPLD source rights label: InC-EDU. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-MAY-OBIT-INDEX · Mary Eaton obituary catalog

<https://digitalcollections.ppld.org/nodes/view/177595>

Gazette p. 1, col. 6; local L002-p038 contains a clipping with May Eaton details.

PPLD source rights label: NoC-US. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-MAY-FUNERAL-INDEX · Mrs. (E.J.) Mary Eaton obituary catalog

<https://digitalcollections.ppld.org/nodes/view/177600>

Gazette p. 1, col. 8 and p. 11, col. 4; catalog only.

PPLD source rights label: NoC-US. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-MAY-MARRIAGE-INDEX · Marriage: May Whipple and E. J. Eaton catalog

<https://digitalcollections.ppld.org/nodes/view/74946>

Weekly Gazette p. 3, col. 5. Date is publication, not a proven wedding day.

PPLD source rights label: NoC-US. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-MAY-MARRIAGE-DUP · May Whipple and E. J. Eaton marriage catalog, duplicate index

<https://digitalcollections.ppld.org/nodes/view/1027287>

Same Weekly Gazette citation as node 74946, but a different rights label. Asset not copied; retain the inconsistency.

PPLD source rights label: InC-EDU. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-ELLA-DEATH-INDEX · Death claims Ella Harding Eaton, 12 years of age: catalog

<https://digitalcollections.ppld.org/nodes/view/741406>

Facts vol. 7, no. 25, p. 15, cols. 1-2. Parent surname appears as Easton in catalog metadata, likely an index error; article not examined.

PPLD source rights label: NoC-US. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-VIOLET-LICENSE-INDEX · Marriage license: Clyde Hugh Smith and Violet May Eaton catalog

<https://digitalcollections.ppld.org/nodes/view/139944>

Gazette p. 12, col. 1. Publication date corroborates the period, not the ceremony day.

PPLD source rights label: NoC-US. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-VIOLET-NEWS-INDEX · Marriage: Clyde Hugh Smith and Violet May Eaton catalog

<https://digitalcollections.ppld.org/nodes/view/139963>

Gazette section 2, p. 2, col. 2; catalog only.

PPLD source rights label: NoC-US. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-WHIPPLE-1877-INDEX · Whipple will live with Mr. and Mrs. E. J. Eaton: catalog

<https://digitalcollections.ppld.org/nodes/view/1019485>

Weekly Gazette p. 2, col. 5; predates the 618 household. Catalog describes Whipple renting his house to Dr. W. A. Ellis.

PPLD source rights label: InC-EDU. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-WHIPPLE-EATON-1878 · New firm: Whipple and Eaton catalog

<https://digitalcollections.ppld.org/nodes/view/1019479>

Gazette p. 4, col. 1. Unread article; do not assume the Eaton partner is Edwin.

PPLD source rights label: InC-EDU. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

OB-WHIPPLE-EATON-1880 · Whipple and Eaton building activity catalog

<https://digitalcollections.ppld.org/nodes/view/1023646>

Gazette p. 4, col. 3; catalog reports 27 dwellings/additions. Does not establish construction of 618 or identify the Eaton partner conclusively.

PPLD source rights label: InC-EDU. Only factual bibliographic metadata is included in publishable JSON; no source image or article asset is hosted.

SANBORN-1890 · Sanborn Fire Insurance Map from Colorado Springs, El Paso County, Colorado.

https://www.loc.gov/item/sanborn00976_004/

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SANBORN-1892 · Sanborn Fire Insurance Map from Colorado Springs, El Paso County, Colorado.

https://www.loc.gov/item/sanborn00976_005/

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SANBORN-1895 · Sanborn Fire Insurance Map from Colorado Springs, El Paso County, Colorado.

https://www.loc.gov/item/sanborn00976_006/

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SANBORN-1900 · Sanborn Fire Insurance Map from Colorado Springs, El Paso County, Colorado.

https://www.loc.gov/item/sanborn00976_007/

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SANBORN-1907 · Sanborn Fire Insurance Map from Colorado Springs, El Paso County, Colorado.

https://www.loc.gov/item/sanborn00976_008/

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SANBORN-1962 · Sanborn Fire Insurance Map from Colorado Springs, El Paso County, Colorado.

https://www.loc.gov/item/sanborn00976_009/

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PPLD-RENOVATION-1994-SUPP · Renovation reveals peek at the past

<https://digitalcollections.ppld.org/nodes/view/514693>

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CITY-SURVEY-PLAN-2025 · Colorado Springs Historic Resource Survey Plan, second draft

<https://coloradosprings.gov/system/files/2025-07/Colorado%20Springs%20Historic%20Resource%20Survey%20Plan%20%282nd%20DRAFT%2C%20JULY%2018%29.pdf>

Official publicly accessible city-hosted report; no blanket public-domain or open-reuse license identified. Retained in private research archive.

CSPM-SURVEY-CATALOG · Manuscript Collections - Architectural Survey Collection

<https://www.cspm.org/collections/manuscript-collections/>

Catalog access does not establish reuse rights to archival documents.

PPRBD-ARCHIVED-CARDS · PPRBD public archived permit card search, 618 N Nevada Ave

<https://account.pprbd.org/PublicAccess/PermitSearchResults.aspx?StLo=618&StHi=618&StDir=N&StName=NEVADA&StType=AVE&SearchType=PermitCard&BackLink=AddressSearch.aspx>

No permit source document obtained; no reuse conclusion.

PPLD-MSS0299 · MSS 0299. El Paso County Building Permits. 1878-1974

<https://7107.sydneyplus.com/archive/final/Portal/PPLD.aspx?component=AABC&record=f6f7fcb4-ab83-42ce-a291-a2136416da7b>

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AIA-RESTORATION-1997 · Rebirth of a Queen

<https://www.usmodernist.org/AIACO/AIACO-1997-11.pdf>

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AIA-DIRECTORY-1998 · AIA Colorado Directory 1998 - Colorado Architecture Partnership member firm profile

<https://www.usmodernist.org/AIACO/AIACO-1998-d.pdf>

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DIR-1888 · Directory of Colorado Springs, Manitou Springs, and Colorado City, 1888

<https://digitalcollections.ppld.org/nodes/view/793002>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1890 · Directory of Colorado Springs, Manitou Springs and Colorado City, 1890

<https://digitalcollections.ppld.org/nodes/view/793003>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1894 · Directory of Colorado Springs, Colorado City and Manitou, 1894

<https://digitalcollections.ppld.org/nodes/view/793005>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1896 · Directory of Colorado Springs, 1896

<https://digitalcollections.ppld.org/nodes/view/793006>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1898 · Directory of Colorado Springs, 1898

<https://digitalcollections.ppld.org/nodes/view/793007>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1900 · The Giles City Directory of Colorado Springs, Colorado City and Manitou, May, 1900

<https://digitalcollections.ppld.org/nodes/view/793008>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1902 · The Giles City Directory of Colorado Springs, Colorado City and Manitou, May, 1902

<https://digitalcollections.ppld.org/nodes/view/793010>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1910 · R. L. Polk Directory Co. Colorado Springs, Colorado City and Manitou City Directory, 1910

<https://digitalcollections.ppld.org/nodes/view/793018>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1911 · R. L. Polk Directory Co. Colorado Springs, Colorado City and Manitou City Directory, 1911

<https://digitalcollections.ppld.org/nodes/view/793019>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1912 · R. L. Polk Directory Co. Colorado Springs, Colorado City and Manitou City Directory, 1912

<https://digitalcollections.ppld.org/nodes/view/793020>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1915 · The R. L. Polk Directory Co's Colorado Springs, Colorado City and Manitou City Directory, 1915

<https://digitalcollections.ppld.org/nodes/view/793022>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1920 · The R. L. Polk Directory Co's Colorado Springs and Manitou City Directory, 1920

<https://digitalcollections.ppld.org/nodes/view/793025>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1929 · Polk's Colorado Springs and Manitou (Colorado) City Directory, 1929

<https://digitalcollections.ppld.org/nodes/view/793033>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

DIR-1936 · Polk's Colorado Springs (Colorado) City Directory Including Manitou and Pikes Peak Region, 1936

<https://digitalcollections.ppld.org/nodes/view/1046152>

<http://rightsstatements.org/vocab/NoC-US/1.0/>

TOUR · North Downtown Historic Resources walking tour; stop 24, Peck Residence

<https://historicoptown.org/wp-content/uploads/2023/10/northwalkingtour.pdf>

PDF page 16, printed page 16; introduction PDF pages 2-3

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PPLD-RESEARCH-GUIDE · Property Research Guide

<https://ppld.org/researching-your-homes-history>

Official ownership sources

<https://property.spatalest.com/co/elpaso/#/property/6407417005>

<https://assessor.elpasoco.com/assessordata/>

<https://api.spatalest.com/v1/co/elpaso/sales-history/6407417005>

<https://publicrecordsearch.elpasoco.com/>

<https://clerkandrecorder.elpasoco.com/recording/>

<https://api.spatalest.com/v1/co/elpaso/sales-history/6407417005>

<https://publicrecordsearch.elpasoco.com/>

<https://www.coloradosos.gov/biz/BusinessEntityDetail.do?quitButtonDestination=BusinessEntityResults&nameTyp=ENT&masterFileId=19991243745&entityId2=19991243745&fileId=&srchTyp=ENTITY>