

OAHP1403  
Rev. September 1998

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

## Official eligibility determination (OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
 Determined Eligible- NR  
 Determined Not Eligible- NR  
 Determined Eligible- SR  
 Determined Not Eligible- SR  
 Need Data  
 Contributes to eligible NR District  
 Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number: 5EP.10098
2. Temporary resource number: N/A
3. County: El Paso
4. City: Colorado Springs
5. Historic building name: Herbold Residence
6. Current building name: Amoroso Residence
7. Building address: 3330 Stagecoach Road, Colorado Springs, CO 80921
8. Owner name and address: Joshua Amoroso; 3330 Stagecoach Road, Colorado Springs, 80921

### II. GEOGRAPHIC INFORMATION

9. P.M. 6<sup>th</sup> Township 11 South Range 66 West  
NW ¼ of SW ¼ of NW ¼ of NE ¼ of section 34
10. UTM reference  
 NAD27  NAD83  
A. Zone 13; 5 2 0 1 8 2 mE 4 3 2 2 9 3 6 mN  
B. Zone 13; 5 2 0 4 0 6 mE 4 3 2 2 9 2 4 mN  
C. Zone 13; 5 2 0 4 1 0 mE 4 3 2 2 7 6 8 mN  
D. Zone 13; 5 2 0 2 4 4 mE 4 3 2 2 7 6 4 mN  
E. Zone 13; 5 2 0 1 1 3 mE 4 3 2 2 6 6 7 mN  
F. Zone 13; 5 2 0 1 5 1 mE 4 3 2 2 8 7 2 mN
11. USGS quad name: Monument, CO  
Year: 2022 Map scale: 7.5' X 15' \_\_\_\_\_ Photo copy of appropriate map section attached:
12. Lot(s): 2 Block: N/A Addition: Kerstetter Subdivision Year of Addition: 1989
13. Boundary Description and Justification: The resource boundary follows the current legal parcel (#6134001037) consisting of approximately 11.43 acres within Section 34 of Township 11 South, Range 66 West, of the 6<sup>th</sup> Principal Meridian. According to El Paso County Assessor's Office records, the resource is associated with the address 3330 Stagecoach Road. The boundary contains all extant buildings and features associated with the resource.

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 70 feet X Width 26 feet
16. Number of stories: 3

17. Primary external wall material(s): Stucco  
If other wall material, please describe: N/A
18. Roof configuration: Other Roof  
If other roof configuration, please describe: Concave Barrel Roof; Flat Roof
19. Primary external roof material: Other Roof Material  
If other roof material, please describe: Rolled Asphalt
20. Special features: Attached Garage; Concave Roof; Battered Exterior Walls
21. General architectural description:

The resource consists of a three-story, rectangular-shaped residence associated with the address 3330 Stagecoach Road. The residence measures approximately 70 feet by 26 feet and was constructed in 1967 as shown through review of El Paso County Assessor's Office records. The resource is a No Style residence. Architectural elements of the residence include a poured concrete foundation; two concave barrel roofs clad in rolled asphalt, the primary being located on the third story and a subordinate located atop of a projecting part of the second story; overhanging eaves with a wood shingle fascia; a battered exterior wall envelope clad in stucco; and an attached garage with a flat roof along the primary (west) elevation. The typical window unit consists of a vinyl fixed pane window with a lower hopper window. Additional windows, all of which are vinyl, include three-light, sliding; one-over-one, single hung sash; and hopper. Skylights are also present. Rectangular and square light well windows are also present along several elevations.

The primary entryway is positioned in the center of the primary (west) elevation, and it is protected by a flat roof overhang. The primary door is flanked on each side by a typical window. Above the primary entryway are three typical windows. The left side of the elevation includes two typical windows, one on each level. A secondary entryway is located on the right side of the elevation through a single door and atop the flat roof of the attached garage. The roof of the garage also serves as a deck.

The north elevation is not visible from the public right of way (ROW).

A typical window is present in the center of the east elevation. A third entryway is recessed and located on the far-left side and on the first level of the elevation. The entryway is shielded by a shed roof.

The south elevation is characterized by the subordinate concave barrel roof and battered exterior wall design of the residence. Typical windows are located on the third level. The first level features a shed roof projection with a three-light sliding window. A three-light sliding window and a one-over-one single hung sash are present on the second level. Air conditioning equipment is situated on the far-right side of the elevation, on the first level. An attached garage is located on the far-left side of the elevation. The garage includes two single car garage doors. A deck is present on the flat roof.

22. Architectural style/building type: No Style
23. Landscaping or special setting features: The property boundary is delineated by steel post and barbed-wire fencing on all sides. A driveway tie-in with State Highway (SH) 83 is located in the center of the eastern boundary of the property. From this tie-in, a dirt/gravel driveway traverses west to the residence and associated buildings. Between 2021 and 2023, a second driveway was constructed at the southwest corner of the property boundary, along Stagecoach Road. The gravel/dirt driveway traverses northeast to the residence and nearby buildings. Various coniferous and deciduous trees are scattered throughout the property and obstruct the majority of buildings on the property from the public ROW. However, the elevations of some buildings are visible through clearings.
24. Associated buildings, features, or objects:

**Equipment Building:** According to El Paso County Assessor's Office records, the equipment building was constructed to the north of the residence in 1992. The building, measuring approximately 30 feet by 26 feet, features a poured concrete foundation, a front gable roof clad in standing seam metal, overhanging eaves, an exterior envelope clad in standing seam metal, and a barn door along the primary (west) elevation. Two rectangular openings are present along the north elevation. These openings are protected

by an overhanging shed roof. A metal barn door is located in the center of the primary (west) elevation. An entryway is situated on the far-right side of the south elevation. The east elevation is not visible from the public ROW.

**Outbuilding 1:** An outbuilding was built to the west of the residence in 1992 as shown through review of El Paso County Assessor's Office records. The building measures approximately 16 feet by 16 feet and incorporates a side gable roof clad in shingles, overhanging eaves, an exterior envelope clad in vertical weatherboard siding and brick masonry, and two entryways along the primary (south) elevation. Brick masonry comprises the lower half of the exterior envelope while vertical weatherboard clads the upper half. A double-door entryway is located on the right side of the primary (south) elevation. One of the doors contains 10 lights. A sliding door is present on the left side of the elevation.

**Outbuilding 2:** A second outbuilding was constructed circa 2003 to the southwest of the residence according to historical aerial photography. The building measures approximately 28 feet by 20 feet. Architectural elements of the building include a raised concrete masonry unit (CMU) block foundation, a side gable roof clad in corrugated metal, an exterior envelope clad in vertical weatherboard siding, and a subordinate shed roof along the east elevation. Two openings are present on the left side of the primary (south) elevation and provide access to the interior space. On the right side of the primary (south) elevation, beneath the subordinate shed roof, is another large opening.

**Outbuilding 3:** Located to the southeast of the residence is a third outbuilding. The building was constructed circa 2003 as shown through review of historical aerial photography and measures approximately 50 feet by 46 feet. The building has multiple shed and split gable roofs clad in standing seam metal. The exterior envelope is clad in vertical weatherboard siding. In the center of the primary (west) elevation is a barn door that opens into the interior space. The left side of the elevation includes projection with a subordinate shed roof. A secondary opening is present along the south elevation but is covered with plywood. A large picture window is present on the far-right side of the south elevation. The east and north elevations are not visible from the public ROW.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: c.2003 (outbuildings 2 & 3) Actual: 1967 (residence); 1992 (equipment building, outbuilding 1)  
Source of information: El Paso County Assessor's Office, Parcel Number 6134001037.
26. Architect: Not identified  
Source of information: N/A
27. Builder/Contractor: Not identified  
Source of information: N/A
28. Original Owner: Not identified  
Source of information: N/A
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**Residence:** The residence has undergone substantial alteration since it was constructed in 1967. An examination of historical aerial photography shows that the building maintains its original footprint. Historical records indicate that residence maintained its 1967 design and composition into the early-Twenty-first Century. This included its battered exterior walls clad in stucco and concave barrel roofs. However, between 2011 and 2021, Google street photography shows that the residence was altered into its current form. During this time, a deck on the second floor of the south elevation was removed, as was a double sliding door and a one-over-one, single hung sash window. These elements were replaced with a vinyl three-light sliding window that was offset in the exterior wall. Along the first floor, a porch was enclosed and a three-light sliding window was installed. In addition, the roof of the now enclosed porch was changed from a flat roof to a shed roof clad in shingles. An air conditioning unit was also installed on the right side of the elevation. On left side of the third level of the south elevation, a double sliding door

was removed and replaced with three picture windows that were evenly spaced along the elevation. On the right side of the concave barrel roof, a brick masonry chimney was removed. Photography also shows that both of the garage doors were replaced and metal railings were installed along the flat roof of the attached garage. On the right side of the primary (west) elevation, a rectangular picture window was removed, and its opening was infilled with stucco. Along the east elevation, the flat roof overhang protecting the third entryway was replaced with a shed roof overhang. All visible windows have been replaced with vinyl units.

**Equipment Building:** The equipment building has experienced few alterations since it was constructed in 1992. An examination of historical aerial photography shows that the building retains its original footprint and that its roof was replaced in 2011.

**Outbuilding 1:** The outbuilding exhibits few alterations since it was constructed in 1992. An examination of historical aerial photography shows that the building retains its original footprint. Between 2011 and 2021, Google street photography shows that the 10-light door was installed on the right side of the primary (south) elevation. In addition, a double sliding door was installed on the left side of the primary (south) elevation.

**Outbuilding 2:** Since being constructed circa 2003, the second outbuilding has experienced limited or no alterations. An examination of historical aerial photography shows that the building retains its original footprint. Research did not uncover additional alterations undertaken on the building.

**Outbuilding 3:** The third outbuilding demonstrates limited or no alterations since it was constructed circa 2003. An examination of historical aerial photography shows that the building retains its original footprint. Research did not uncover additional alterations undertaken on the building.

30. Original location:          Moved      If yes, enter date of move(s): N/A

## V. HISTORICAL ASSOCIATIONS

31. Original use(s): Single Dwelling

32. Intermediate use(s): Single Dwelling

33. Current use(s): Single Dwelling

34. Site type(s): Residential

35. Historical background:

The resource is situated in a rural area of northern El Paso County north of the city limits of Colorado Springs. El Paso County is located in south-central Colorado and shares a northern border with Douglas and Elbert Counties, an eastern border with Elbert and Lincoln Counties, a southern border with Pueblo County, and a western border with Fremont and Teller Counties. The County was established as one of the original 17 counties of the Colorado Territory, organized in 1861. Permanent settlement in El Paso County occurred along the same corridors of travel used by Native Americans and explorers, and the droves of prospectors, farmers, and ranchers who were making their way into the region in the latter half of the nineteenth century.

The City of Colorado Springs was established in 1871 by William Jackson Palmer as a resort and company town for the Denver and Rio Grande Railroad (D&RG) and serves as a gateway to the Pikes Peak region of the Rocky Mountains. The D&RG began laying its first north-south route along Colorado's Front Range in 1871, becoming a major route through the Rocky Mountains and vital in connecting Denver to the transcontinental rail network. Palmer's intent in 1870 with the founding of the D&RG was to create a north to south link between the major transcontinental railroads which passed to the north and south of Colorado, connecting multiple Front Range communities to the burgeoning national transportation network. As such, Palmer played a notable role in the creation of both a travel corridor along Colorado's Front Range and in the establishment of Colorado Springs as a resort and company town. The town benefitted from the local Pike's Peak gold rush and became a successful resort town and a health destination, famous for its dry climate and tuberculosis sanatoria. In the twentieth century, Colorado Springs became home to the Alexander Aircraft Company and by World War II (WWII) became an

aerospace and military defense hub, later becoming the home of the United States Air Force Academy, Peterson Air Force Base, Fort Carson Army Base, and the North American Aerospace Defense Command.

As Colorado Springs continued to develop and its population increased in the post-WWII era, numerous residences were constructed in the hills to the north of the city, within unincorporated El Paso County. According to the El Paso County Assessor's Office, the residence at 3330 Stagecoach Road was constructed in 1967. It is unclear from the historical record who initially built the residence or owned it after its completion. However, documents from the El Paso County Clerk and Recorder show that Harold E. and Sharon K. Herbold owned and resided on the property in the early 1990s. At the time, public record indexes show that the property had the address 15350 Highway 83. The 1950 U.S. Federal Census shows that Harold was born in Texas in 1946. In December 1967, he married his wife, Sharon (Smith), in Guadalupe, Texas. By the early 1970s, newspaper records indicate that Harold had recently been discharged from the U.S. military and that the couple were living in Aurora, Colorado at the time. Historical records reveal that Sharon was born in Jim Well, Texas in 1947. In 1988, Sharon and Harold moved to Colorado Springs where she was employed as a librarian. During their tenure of ownership of the property, they constructed the equipment building and first outbuilding in 1992. Around a decade later in 2003, the second and third outbuildings were constructed.

In 2007, El Paso County Clerk and Recorder documents show that the Herbolds sold the property to Glenn W. and Mysha M. Tompkins. U.S. public records indexes show that Glenn was born in 1955 and that he lived in the town of La Junta, Colorado from the late 1980s through the late 1990s. Glenn's wife, Mysha, was born in 1960. Between 2011 and 2021, the Tompkins completed major exterior renovations and alterations to the residence. In 2022, the Tompkins sold the property to its current owners, Joshua and Amy Amoroso. Between 2021 and 2023, following completion of the secondary driveway, the property's address was changed from 15350 Highway 83 to 3330 Stagecoach Road.

36. Sources of information:

"About the City of Colorado Springs." City of Colorado Springs. Accessed December 29, 2025.  
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"Birth Announcement." *The Seguin Gazette-Enterprise*, February 22, 1973. Accessed December 29, 2025.  
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CDOT Historic Sites Viewer." Colorado Department of Transportation. Accessed December 29, 2025.  
<https://maps.codot.gov/portal/apps/webappviewer/index.html?id=a8dec881e74a40959ccf9b261b5ee8f0#>.

Encyclopedia Staff. "El Paso County." Colorado Encyclopedia. Accessed December 29, 2025.  
<https://coloradoencyclopedia.org/article/el-paso-county>.

"Glenn W Tompkins: U.S., Public Records Index, 1950-1993." Ancestry.com. Accessed December 29, 2025.  
[www.ancestry.com](http://www.ancestry.com).

Hall, Frank. *History of the State of Colorado*. Chicago: The Blakely Printing Company, 1891.

"Harold E Herbold: U.S., Public Records Index, 1950-1993." Ancestry.com. Accessed December 29, 2025.  
[www.ancestry.com](http://www.ancestry.com).

Hill, David. "Colorado Urbanization and Planning Context." Colorado Office of Archaeology and Historic Preservation, 1984.  
[www.fremontco.com/fremontcountyhistory#:~:text=The%20area%20officially%20formed%20more,bef ore%20Colorado%20became%20a%20state](http://www.fremontco.com/fremontcountyhistory#:~:text=The%20area%20officially%20formed%20more,bef ore%20Colorado%20became%20a%20state).

"Historical Aerial Imagery." Historic Aerials by NETROnline. Accessed December 29, 2025.  
[www.historicaerials.com](http://www.historicaerials.com).

"Mrs. Sharon Herbold: U.S., City Directories, 1822-1995." Ancestry.com. Accessed December 29, 2025.  
[www.ancestry.com](http://www.ancestry.com).

"Mysha M Tompkins: U.S., Public Records Index, 1994-2019." Ancestry.com. Accessed December 29, 2025. [www.ancestry.com](http://www.ancestry.com).

"Sharon K Herbold: U.S., Public Records Index, 1950-1993." Ancestry.com. Accessed December 29, 2025.  
www.ancestry.com.

"3330 Stagecoach Road, Colorado Springs, CO 80921." Zillow.com. Accessed December 31, 2025.  
www.zillow.com/homedetails/3330-Stagecoach-Rd-Colorado-Springs-CO-80921/63188947\_zpid/?.

USGS. "Monument, Colorado." 1:24,000. United States Department of the Interior, 1961.

----- "Monument, Colorado." 1:24,000. United States Department of the Interior, 1975.

----- "Monument, Colorado." 1:24,000. United States Department of the Interior, 1986.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No Date of designation: N/A  
Designating authority: N/A

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance:  National  State  Local

Statement of significance: The resource is not significant under any National Register of Historic Places Criteria.

**Criterion A:** The resource is not significant under NRHP Criterion A. The resource does not possess a connection to broader trends in American history, or the local trends in the development of Colorado Springs or El Paso County. The resource has primarily functioned as a residential property in unincorporated El Paso County since it was constructed in the second half of the twentieth century. Although the City of Colorado Springs experienced a population boom after WWII and into the late twentieth century, an examination of historical records did not yield evidence indicating that the resource played a significant or noteworthy role in the development of the local or regional area during this period. For these reasons, the resource does not possess significance under NRHP Criterion A.

**Criterion B:** The resource is not significant under NRHP Criterion B. El Paso County Clerk and Recorder and El Paso County Assessor's Office records show that the resource was associated with Harold E. and Sharon K. Herbold in the early 1990s. Available records did not provide information on earlier residents of the property. An examination of historical records including newspapers, property records, business directories, and census records did not yield substantial information suggesting that the Herbolds were significant individuals to the local or regional area. Additionally, historical records did not reveal that subsequent owners of the resource were of noteworthy significance. For these reasons, the resource does not possess significance under NRHP Criterion B.

**Criterion C:** The resource is not significant under NRHP Criterion C. The resource is representative of a No Style residential building, specifically due to the absence of defining features associated with a particular architectural style. Elements associated with the resource include a poured concrete foundation; two

concave barrel roofs clad in rolled asphalt, the primary being located on the third story and a subordinate located atop of a projecting part of the second story; overhanging eaves with a wood shingle fascia; a battered exterior wall envelope clad in stucco; and an attached garage with a flat roof along the primary (west) elevation. Overall, the resource does not possess influential design elements. In addition, the resource is not associated with a notable architect, and it does not illustrate exceptional feats in engineering or architecture. Similarly, the resource is not an example of exceptional landscape architecture, and the resource does not possess evidence of master craftsmanship. As a result, the resource does not possess significance under NRHP Criterion C.

**Criterion D:** The resource is not significant under NRHP Criterion D. The building techniques associated with the resource are commonly understood and the resource is unlikely to provide new information that would advance contemporary knowledge of building construction. Therefore, the resource is not significant under NRHP Criterion D.

42. Assessment of historic physical integrity related to significance: For resources lacking significance under the NRHP Criteria, integrity is not assessed.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

43. National Register eligibility field assessment:

Eligible    Not Eligible    Need Data

44. Is there National Register district potential?  Yes    No

Discuss: There are insufficient resources of similar association, type, or style to justify a potential National Register district.

If there is National Register district potential, is this building:    Contributing    Noncontributing

45. If the building is in existing National Register district, is it:    Contributing    Noncontributing

## VIII. RECORDING INFORMATION

46. Photograph numbers: 5EP.10098\_1 through 5EP.10098\_9 and 2 reference photos

Negatives filed at: Pinyon Environmental, Inc.

47. Report title: Section 106 Letter Report, STU 083A-049, SH 83 & Stagecoach Road Roundabout, SA 26885

48. Date(s): December 30, 2025

49. Recorder(s): Cameron Weishoff

50. Organization: Pinyon Environmental, Inc.

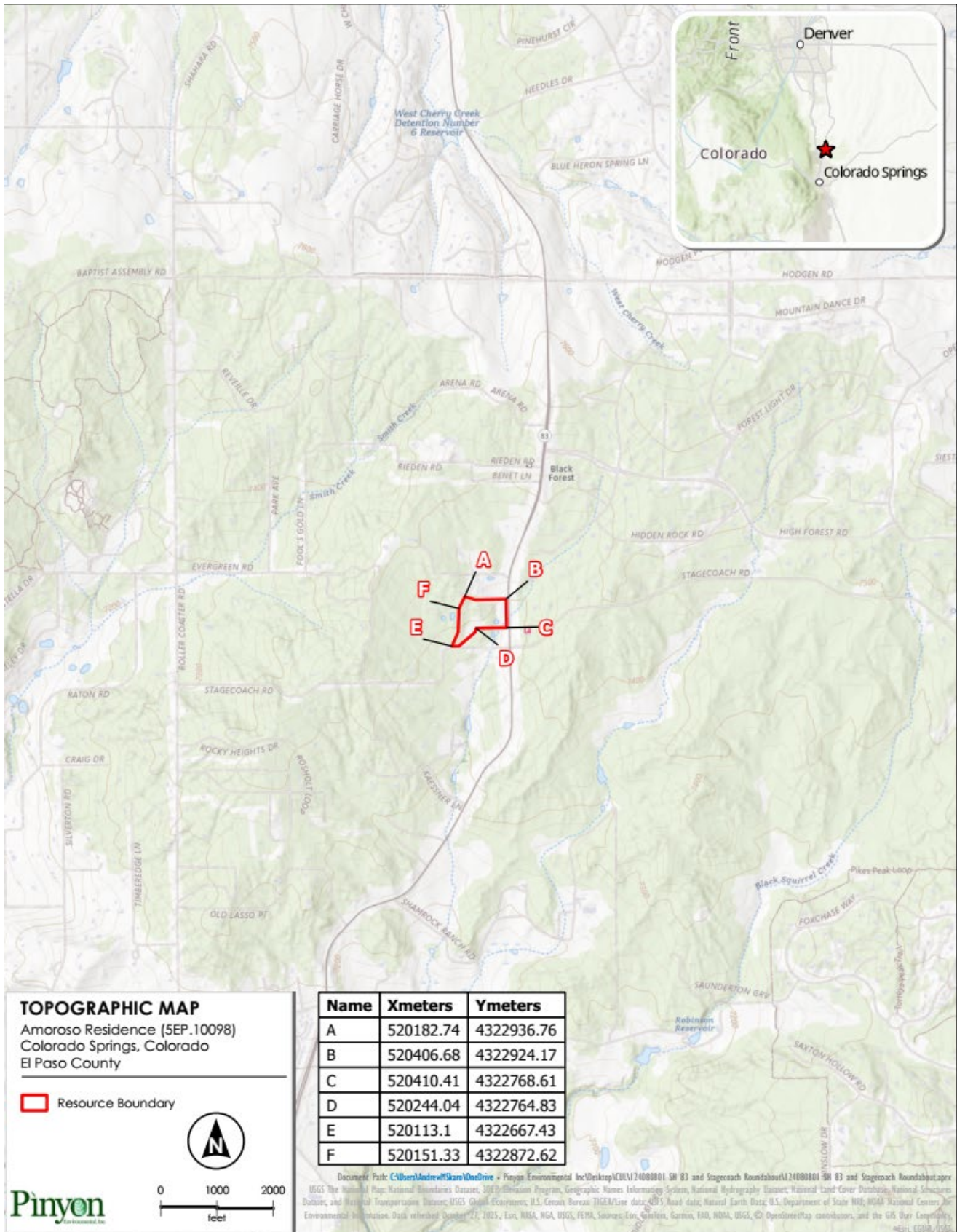
51. Address: 3222 South Vance Street, Ste. 200, Lakewood, CO 80227

52. Phone number(s): 303.980.5200/weishoff@pinyon-env.com

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.



### Topographic Map



## Site Photographs



**Photo Number:** 5EP.10098\_1  
**Description:** View of the south elevation of the residence.  
**View:** North



**Photo Number:** 5EP.10098\_2  
**Description:** View of the primary (west) and south elevations of the residence.  
**View:** Northeast



**Photo Number:** 5EP.10098\_3

**Description:** Looking at the primary (west) and south elevations of outbuilding 3.

**View:** Northeast



**Photo Number:** 5EP.10098\_4

**Description:** Looking at the primary (south) and east elevations of outbuilding 2.

**View:** Northwest



**Photo Number:** 5EP.10098\_5

**Description:** View of the primary (south) and east elevations of outbuilding 1.

**View:** North



**Photo Number:** 5EP.10098\_6

**Description:** View of the west and south elevations of the equipment building beyond the residence.

**View:** North



**Photo Number:** 5EP.10098\_7

**Description:** Context view of the resource from Stagecoach Road. Note that the land immediately behind the fencing is not a part of the resource boundary.

**View:** North



**Photo Number:** 5EP.10098\_8

**Description:** Looking at the driveway that leads to the residence from Stagecoach Road.

**View:** Northeast



**Photo Number:** 5EP.10098\_9

**Description:** Context view of the resource from SH 83. Note the driveway that leads from SH 83 to the residence.

**View:** Southwest



**Reference Photo 1**

**Description:** Looking at the primary (west) elevation of the residence prior to the building being modified. **[Not for Publication]**

**Source:** Zillow



**Reference Photo 2**

**Description:** View of the east elevation of the residence prior to being modified. Note the third entryway on the far-left side. **[Not for Publication]**

**Source:** Zillow