

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	27 AUG 1979
DATE ENTERED	OCT 11 1979

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

~~Site~~ Barker House

AND/OR COMMON

The Navajo Apartment Hotel

**LOCATION**

STREET & NUMBER

819 Manitou Avenue

\_\_NOT FOR PUBLICATION

CITY, TOWN

Manitou Springs

CONGRESSIONAL DISTRICT

5

\_\_ VICINITY OF

STATE

Colorado

CODE

08

COUNTY

El Paso

CODE

041

**CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

**OWNER OF PROPERTY**

NAME

Barker Development Company, Inc.

STREET & NUMBER

819 Manitou Avenue

CITY, TOWN

Manitou Springs

STATE

Colorado

\_\_ VICINITY OF

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

El Paso County Clerk and Recorder

STREET & NUMBER

27 East Vermijo

CITY, TOWN

Colorado Springs

STATE

Colorado

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Colorado Inventory of Historic Sites (21/04/0047)

DATE

Ongoing

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Colorado Historical Society ; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located in the heart of Manitou Springs at 819 Manitou Avenue, the Barker House is a single detached structure built in the shape of a "U". The structure has three and one-half stories along its main or north facade, and is built primarily of wood set over a stone foundation. The main facade along Manitou Avenue is accentuated by three features: a central projection with clustered windows that rises to a peak and two turrets located at either end. The east side of the structure has seven bays, the west side nine bays, and the main facade seven bays in addition to the openings on the main projection and turrets. A covered veranda extends along the first floor of the main facade. The roof is gabled and displays four dormers on the north side, three on the east, and four on the west. There are several small chimneys placed here and there.

The secondary features give the structure its distinctive period feeling. The most notable are the four story turrets, a characteristic element of Victorian architecture. Those on the Barker House are polygonal. The one on the east side is open at the fourth story, but covered by a dome; the one on the west side is narrower than its counterpart, but is also covered by a dome. With the exception of a few fixed windows on the first floor, all the windows are two-sashed and double-hung. The main entry is located in the center of the main facade; secondary entryways occur on both the east and west sides and also on the south at the two ends of the "U". The structure is sheathed in clapboard and shingles.

The interior retains many of its original features. The first floor has three fireplaces; notable is the lobby fireplace with the original, intricate oak carving. From here a continuous staircase with oak bannister winds up to the fourth floor, but there is also an elevator as the Barker House was the first hotel in Manitou Springs to offer such service. Individual rooms on the second floor all have two fireplaces. Each floor of the structure has about 7,000 square feet of space. Overall, there are 110 guest units, many of which have lost their original elegance in the passage of time, but which will be rehabilitated through the major restoration now in progress.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES      1870s to present

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Barker House, or Navajo Hotel as it is sometimes called, is significant for its association with Charles W. Barker, an important politician in Manitou Springs, and for its architectural features which reflect the characteristic elements of resort hotels built in the Rocky Mountains during the late Victorian era.

It was during the early 1870s that the town of Manitou Springs, located in the foothills of the Rockies west of Colorado Springs, began to develop into a resort area as opposed to the elite community envisioned by its principal planners, William A. Bell and William Jackson Palmer, the founders of both Colorado Springs and the Denver & Rio Grande Railway. A number of hotels emerged at this time including one built by a Theodore Pine, a local artist. In the early 1880s Pine's structure passed into the hands of Charles W. Barker, a well-known local personage whose public career included service as mayor and town trustee, seventeen years on the school board, and eight years in the Colorado General Assembly. Barker made additions to the property and converted it into a fashionable resort whose elegance, concerts, and other entertainment attracted a clientele of the rich and influential. After Barker's death in 1905 the hotel remained popular but eventually fell into decline as public tastes changed over the years.

From an architectural perspective the Barker House reflects the characteristic features of early resort hotels built in the Rocky Mountains. It is not a pretentious building, but rather more "rustic" in keeping with the mountain setting. Yet the turrets on the main facade betray the Victorian influence. All this was typical of the large, frame hotels built in the mountains during this era.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Freed, Elaine & David Barber. Historic Sites and Structures, El Paso County, Colorado.  
 Daniels, Betty Marie & Virginia McConnell. The Springs of Manitou.  
 Many articles from various local newspapers appearing in the late 1800s.

# 10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY less than 1 acre

QUADRANGLE NAME Manitou Springs

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1, 3	5, 0, 7, 2, 4, 0	4, 3, 0, 0, 7, 9, 0
	ZONE	EASTING	NORTHING
C			
E			
G			

B			
	ZONE	EASTING	NORTHING
D			
F			
H			

## VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Bernard L. McNamara, President

ORGANIZATION

Barker Development Company

DATE

December 1, 1978

STREET & NUMBER

819 Manitou Avenue

TELEPHONE

(303) 685-1400

CITY OR TOWN

Manitou Springs

STATE

Colorado 80829

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*William C. Townsend*

TITLE

DATE

*August 15, 1979*

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Justin Coral Skull*  
 KEEPER OF THE NATIONAL REGISTER

DATE

*10-11-79*

ATTEST: *William H. Graham*  
 CHIEF OF REGISTRATION

DATE

*10.10.78*

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CONTINUATION SHEET Barker House      ITEM NUMBER 10      PAGE 2

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That portion of Lots 1, 2, and 3 in Block F in the Town of Manitou Springs, formerly the Town of Manitou, described as follows: Beginning at the Northwest corner of Lot 1 in said Block "F" and running thence Southeasterly 165 feet, more or less, along the Northerly line of Lots 1, 2, and 3 of said Block "F" to the Northeasterly corner of Lot 3 in said Block, thence angle right  $89^{\circ} 00'$  Southwesterly along the Easterly line of said Lot 3 a distance of 117.12 feet to a point, thence angle right  $82^{\circ} 46'$  Northwesterly 51 feet to a point, thence angle right  $4^{\circ} 52'$  Northwesterly 60 feet to a point, thence angle left  $29^{\circ} 58'$  Westerly 42 feet to a point on the Westerly line of said Block "F", thence Northerly along the Westerly line of said Block "F" to the place of beginning.