



ARCHITECTURAL/HISTORICAL COMPONENT FORM

IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

- 1) Resource No. _____ 2) Temp No. _____ 3) Name _____
 4) Address Crystal Park Road, Spur Road, Short Road, Chelton Road 5) District Name Keithley Log Cabin Development
 District _____
 I. INTEGRITY: 6) Condition: Good Fair _____ Deteriorated _____
 7) Original Use Residential 8) Present Use Residential
 9) Original Site Moved _____ Date(s) of Move: _____
 10) Unaltered _____ Altered Explain: _____

- II. DESCRIPTION: 11) Building Materials Log
 12) Construction Date 1919-1932 13) Architect/Builder Unknown
 14) Architectural Style(s) n/a
 15) Special Features/Surroundings: The natural terrain of scrub oak and brush, with occasional junipers, has been augmented by extensive plantings of spruce and deciduous trees, so that most of the log cabins are well hidden by plant growth. The development is self-contained, the cabins being built on winding, dead end gravel roads. The general impression is picturesque and rustic. The area overlooks the Garden of the Gods to the north and Pikes Peak foothills to the south and west.
 16) Archaeological Potential: Yes _____ No Unknown _____ Explain: _____

III. CULTURAL ACTIVITIES: Key the resource type (ie: house, barn, shed, school, church, etc) to the cultural activity theme and sub-theme category associated with it.

Area of Significance			
17) THEME	Architecture		
18) SUB-THEME	Resort		
19) TYPES			

(Attach Photographs)

Frame Number _____
Roll Number _____
Facade Orientation _____

IV. SIGNIFICANCE: Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

21) Historical Significance:

- Represents work of a master
- Possesses high artistic values
- Represents a type, period, or method of construction

- Associated with significant persons
- Associated with significant events or patterns
- Contributes to the significance of an historic district

The Keithley Log Cabin Development District is a secluded self-contained neighborhood composed of twenty-seven log cottages that represent a summer resort development of the first quarter of the twentieth century. The district, therefore, illustrates an important phase of the architectural evolution of the resort community of Manitou Springs. Because of the construction material, the lack of intrusive buildings, the retention of the wooded setting in which the development was originally planned, the district maintains an impressive unity which gives it a distinctiveness that lends the area individual architectural significance.

The log cabin area was originally developed by two individuals in the early 1900s, Keithley and McLaughlin, as an enclave of summer residences. The location selected was in the foothills at the end of Crystal Park Road on the edge of the city limits of Manitou Springs. All the residences are one-story and of log construction. Predominant features include cobblestone chimneys, foundations, and walls, as well as low pitched roofs and small-scale windows. The natural terrain of scrub oak and brush, with occasional junipers has been augmented by extensive plantings of spruce and deciduous trees, so that most of the log cabins are well hidden by plant growth. The cabins are built on winding, dead-end gravel roads and the general impression is picturesque and rustic. Few changes have occurred since that time

22) List Any Associated Cultural Group: _____ (continued)

V. REFERENCES:

**United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
Inventory—Nomination Form**



Keithley Log Cabin Development District, Colorado
Continuation sheet Manitou Springs Multiple Resource Area Item Number

as the area now is primarily inhabited by owner-occupied residents and a few out-of-state owners who spend their summers in the area.

Of the twenty seven structures within the nominated area, seventeen buildings are over fifty years old. All 27 are of full log construction but vary somewhat in plan, and in the finishing of the logs--some being round, with others square-hewn. The notching and chinking also varies. Of the remaining nine log residences, all are of full log construction or log faced, one-story, and blend with the character of the district.

The buildings within the district include the following:

12 Spur Road	1932	
8 Spur Road	1951	(intrusion)
4 Spur Road	1947	(intrusion)
190 Chelten Road	1924	
192 Chelten Road	1924	
194 Chelten Road	1924	
10 Short Road	1927	
197 Chelten Road	1952	(intrusion)
191 Chelten Road	1926	
189 Chelten Road	1925	
183 Chelten Road	1926	
179 Chelten Road	1937	
173 Chelten Road	1951	(intrusion)
169 Chelten Road	1950	(intrusion)
178 Crystal Park Road	1925	
186 Crystal Park Road	1947	(intrusion)
192 Crystal Park Road	1923	
194 Crystal Park Road	1919	
200 Crystal Park Road	1939	(intrusion)
198 Crystal Park Road	1939	(intrusion)
102 Crystal Park Road	----	Includes 6 log houses
All 6 houses built by Keithley: 1920, 1924 (two cabins), 1926, 1929, 1959		
144 Crystal Park Road	1929	

#10 Geographical Data

Justification The district is located approximately 400 feet west of the 100 block of Crystal Park Road. Access to the site, which is situated in the southeastern section of Manitou Springs, exists by going south on Crystal Park Road a distance of 3,600 feet from its intersection with Manitou Avenue. The boundaries were drawn to include the historic section of the Keithley and McLaughlin development as well as its wooded setting that together creates the "summer cottage-resort" ambience. The fringe area surrounding the district is largely undeveloped; however there is new construction on the northeast end that is excluded. In general, the north & east boundary follows Crystal Park Road; the western extent follows the city limits; and the southern extent follows property lines.

Description Township 14; Range 67 ; NE 1/4 of NW 1/4
Boundaries: south side of Crystal Park Road on the north and east. Manitou Springs city limits on the west; and approx. 200' north of Marbeck Road on the south.
See Map 2 for specific boundaries.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
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Keithley Log Cabin Development District, Colorado

Continuation sheet Manitou Springs, Multiple Resource ~~Item number~~



Geographical Data--continued

Quadrangle: Manitou Springs
Scale: 1:24000
UTM: A. 13 509260 4300460
B. 13 508780 4299900
C. 13 508010 4300490
D. 13 509050 4300650

Acreage: 24.27 acres

#3 District Private Inaccessible Restricted Residence

KEITHLEY LOG CABIN AREAPROPERTY OWNERS

<u>ADDRESS</u>	<u>OWNER</u>	<u>CONSTRUCTION DATE</u>
12 Spur Road 74092-02-001	Charles L.T. Smith 12 Spur Road Manitou Springs, Colorado 80829	1932
8 Spur Road 74092-02-002	Keith Kuns 8 Spur Road Manitou Springs, Colorado 80829	1951
4 Spur Road 74092-02-003	William A. Gilmore 4 Spur Road Manitou Springs, Colorado 80829	1947
190 Chelten Road 74092-02-004	Dale D. Campbell 190 Chelten Road Manitou Springs, Colorado 80829	1924
192 Chelten Road 74092-02-005	John C. Lyle 192 Chelten Road Manitou Springs, Colorado 80829	1924
194 Chelten Road 74092-02-006	Hazel Trabue & Shirley Loftin 1103 N. Plymouth Road Dallas, Texas 75208	1924
10 Short Road 74092-04-001	Charles T. Barnhardt 3800 Hogback Road Fowlerville, Michigan 48826	1927
197 Chelten Road 74092-03-006	Roxanne Efflin 197 Chelten Road Manitou Springs, Colorado 80829	1952
191 Chelten Road 74092-03-005	Malcom D. Lindeman 1095 W. Hindsdale Court Littleton, Colorado 80120	1926
189 Chelten Road 74092-03-004	Mary Lynne Sall 4210 Ridgelane Drive Colorado Springs, Colorado 80907	1925
183 Chelten Road 74092-03-018	Mary A. Todd & Raymond Thomasson 4421 McFarlin Boulevard Dallas, Texas 75205	1926
179 Chelten Road 74092-03-014	Ollie & Ethel Owens 179 Chelten Road Manitou Springs, Colorado 80829	1937
173 Chelten Road 74092-03-013	J.C. Hampton 825 Sugar Maple Ponca City, Oklahoma 74601	1951

<u>ADDRESS</u>	<u>OWNER</u>	<u>CONSTRUCTION DATE</u>
169 Chelten Road 74092-03-001	Reva R. Griffig & Mary Trevathan 3504 Kessler Wichita Falls, Texas 76309	1950
178 Crystal Park Road 74092-03-021	Dan & Helen Masias 152 Clarksly Manitou Springs, Colorado 80829	1925
186 Crystal Park Road 74092-03-016	Ben & Glenn Masias 186 Crystal Park Road Manitou Springs, Colorado 80829	1947
192 Crystal Park Road 74092-03-009	Cornelius Hagan W. 423 29th Avenue Spokane, Washington 99203	1923
194 Crystal Park Road 74092-03-008	John D. Harvey 1907 Loma Linda Drive Vernon, Texas 76384	1919
200 Crystal Park Road 74092-03-007	John Anthony Schmidt P.O. Box 7086 Colorado Springs, Colorado 80933	1939
198 Crystal Park Road 74092-03-007	John Anthony Schmidt P.O. Box 7086 Colorado Springs, Colorado 80933	1939
102 Crystal Park Road 74043-08-007 Six Log Cabins	Gladys F. Keithley - Estate C/O K.H. Gilfoy 206 Charles Court E. Needham, Massachusetts 02192	1929 1926 1924 1920 1924 1956
144 Crystal Park Road 74044-00-016	John Kelley 2322 N. Nevada Colorado Springs, Colorado 80907	1929
	garage	1945

*SOURCE: El Paso County Assessor's Office