

94011279

DATA SHEET

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

(Type all entries - complete applicable sections)

STATE:	COLORADO
COUNTY:	EL PASO
FOR NPS USE ONLY	
ENTRY DATE	APR 21 1975

1. NAME

COMMON:
Glen Eyrie

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
3280 North 30th

CITY OR TOWN:
Colorado Springs

CONGRESSIONAL DISTRICT:
#3-Frank E. Evans

STATE: Colorado CODE: 08 COUNTY: El Paso CODE: 041

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)

4. OWNER OF PROPERTY

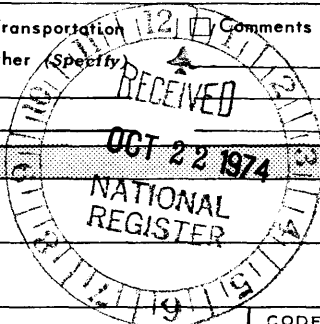
OWNER'S NAME:
The Navigators

STREET AND NUMBER:
3820 North 30th, P.O. Box 1659

CITY OR TOWN:
Colorado Springs

STATE:
Colorado

CODE:
08



5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
El Paso County Court House

STREET AND NUMBER:
27 East Vermijo

CITY OR TOWN:
Colorado Springs

STATE:
Colorado

CODE:
08

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
A Century of Building in the pikes Peak Region

DATE OF SURVEY: 1972
 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Colorado Springs Fine Arts Center

STREET AND NUMBER:
30 West Dale

CITY OR TOWN:
colorado Springs

STATE:
colorado

CODE:
08

SEE INSTRUCTIONS

STATE: Colorado

COUNTY: El Paso

ENTRY NUMBER: _____

DATE: APR 21 1975

FOR NPS USE ONLY

7 DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The original frame house was constructed in 1871. By 1900 many additions had been made which produced an irregular grouping of wings. Due to the eclectic Tudor style, however, this conglomerate enhances the appearance, to the point of resembling a Tudor era village.

The architectural period classification must be qualified as General Palmer's architect, Frederick J. Sterner, left his inimitable stylistic stamp on the building as well. The gable-ends have a Flemish flavor due to their stepped effect, and the arches are not completely Tudor in form.

In the 1880's a small log building was built near the castle. This building was used as a school house for General Palmer's children. It is a hipped-roof structure with a slate roofing. The logs are set in a diagonal fashion. The building is surrounded by an open verandah-style porch, with a gabled entry. By 1901 work had begun on remodeling the existing house by adding 24 inches of stone to the exterior complete with its own foundation. The stone, quarried on the estate itself, is light in color and has a covering of natural moss and lichens. Stone window elements are of gray limestone containing iron frames and the windows have leaded crystal glass. Exterior doors are of heavy oak planking, and the hardware is wrought iron and English in character. The roof was made of slate tile from the ruins of an old church in a country district of England, but since has been augmented with new roofing materials.

Exterior finishes on the kitchen wings were variously brick or half-timbering and stucco in a pseudo-Tudor style.

The architectural detailing on the castle creates most of its charm. Roof shapes blend from gables accented with delicate and fanciful barge board or plain cornices, or stepped gables. The large round turret on the east facade is distinguished by its adaptive castellations, its double center-pointed and labelled windows. The north facade of the main wing derives its charm from a delicate second story bay and the delightful stone balcony railings on the second and fourth stories. The west face reveals a pleasant melange of roof heights and shapes, as well as an interesting orchestration of chimneys and windows.

Since the Castle was situated on the top of the valley the access road ended at a large walled-in carriage house which served also as a gate house. This building had red brick walls, frame construction and a high pitched hip gable roof topped with a clock tower. A small and simple rosette window enlivens one gable end, while an upper floor turret enhances another. The building is surrounded with a high stone wall and this also enclosed a brick drive or plaza.

The castle along with its land is now owned by an international Christian missionary organization called "The Navigators". They have, for the most part, rehabilitated the Castle and Carriage House to their original glory.

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input checked="" type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input checked="" type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input checked="" type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input checked="" type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Glen Eyrie was the home of General William Jackson Palmer, a former Union Army general, railroad magnate and founder of Colorado Springs, Colorado.

While surveying for the Kansas and Pacific Railroad during the early 1860's, Palmer became entranced with the Rocky Mountain front range in the area that is now Colorado Springs. He made immediate plans for purchasing property for a future home.

General Palmer settled on a site for his home in a narrow canyon which was just to the north of the major geological formations known as the Garden of the Gods. In fact, the same tilt plane strata forms a barrier to the outside world, as entrance is gained only through a narrow opening in the rocks.

The vision of this founder is exemplified in his plans for total environmental planning, complete with water storage and distribution, proper sewage disposal, the first electrical power plant in the area, trash disposal, produce production, various recreational facilities including swimming areas, complete greenhouse, flood control, and a rudimentary pollution control on smoke producing devices. The fact that this valley had the most thorough environmental planning generations before planning became a concern of planners certainly adds to its historical significance, as a practical application of conservation.

General Palmer built the original clapboard "manor" house in 1871, for his wife, Queen Mellen Palmer. The original house was used as the roots and trunk for the present castle. During the first period of the twentieth century the castle contained 24 fireplaces and approximately 65 rooms. Nearly all of the floors were three layers of wood, the last two being separated by rubberized felt so there would be no squeaking. There were also many areas of parquet flooring. The castle at Glen Eyrie is one of the most stunning structures in Colorado as much by reason of its artistic setting as its architectural merit. The Glen Eyrie estate was complete in all facets of living beyond the physical planning. Educational facilities were provided for the Palmer children on the estate. It truly was like a Tudor era village not only in style but also in function.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Fisher, John S., A Builder of the West, Caldwell, Idaho, Caxton Printers, Ltd., 1939.
 Sprague, Marshall, Newport in the Rockies, Denver: Sage Books, 1961.
 Wilcox, Rhoda D., The Man on the Iron Horse, Colorado Springs, Denton Printing Company, 1959.
 Wilcox, Rhoda D., "Glen Eyrie Innovations Reflect Scientific Age", The Gazette Telegraph Centennial Edition, March 23, 1972.

NW 13/50990
 4304 640
 SE 13/510120/4304 430
 SW 13/509900/4304 430

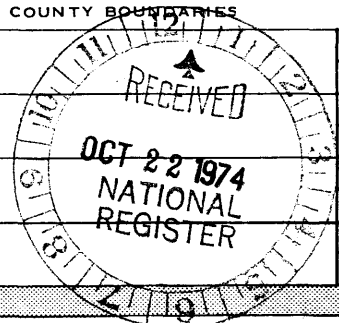
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
NW	Degrees Minutes Seconds 38° 53' 33"	Degrees Minutes Seconds 104° 53' 12"		Degrees Minutes Seconds ° ' "	Degrees Minutes Seconds ° ' "	
NE	38° 53' 33"	104° 53' 03"		° ' "	° ' "	
SE	38° 53' 27"	104° 53' 03"		° ' "	° ' "	
SW	38° 53' 27"	104° 53' 12"		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 20

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

STATE:	CODE	COUNTY	CODE
Colorado	08	El Paso	041
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
 DeRos Hogue and Rhoda Wilcox

ORGANIZATION: The Landmarks preservation Council DATE: 1974

STREET AND NUMBER:
 1620 E st Cache La Poudre

CITY OR TOWN: Colorado Springs, STATE: Colorado CODE: 08

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]

Title: Colorado State Liaison Officer

Date: 10/16/74

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

[Signature]
 Director, Office of Archeology and Historic Preservation

Date: 4/21/75

ATTEST:
[Signature]
 Keeper of The National Register

Date: 4.18.75

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Statement of Significance

Page 2

The grounds were left partially natural, although sodded areas were developed between the castle and the stream. In later years this sodded area was greatly expanded. Its natural appearance was enhanced with wild life that was present until the last eight years. These animals vacated the area when a limestone mining operation was allowed on forestry land to the north. The Navigators now run the Glen Eyrie for religious and other conferences.

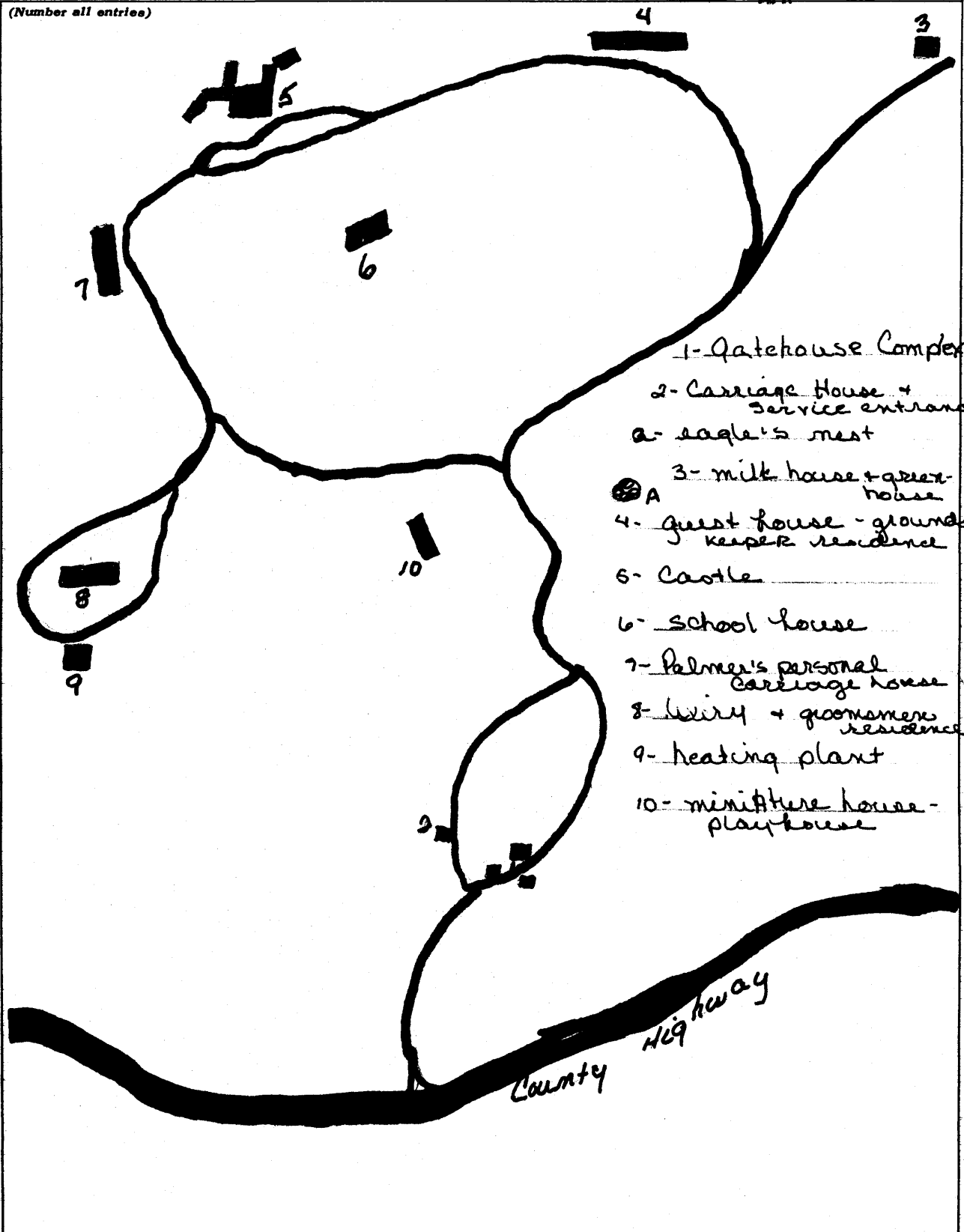


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STATE Colorado	
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(Number all entries)



- 1- Gatehouse Complex
- 2- Carriage House + service entrance
- a- eagle's nest
- ⊗ A 3- milk house + guest-house
- 4- guest house - grounds
keeper residence
- 5- Castle
- 6- school house
- 7- Palmer's personal Carriage house
- 8- Wirt + groomsmen residence
- 9- heating plant
- 10- miniature house - playhouse