

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED **JAN 29 1980**

DATE ENTERED

MAR 27 1980

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

**1 NAME**

HISTORIC

The Cliff House

AND/OR COMMON

**LOCATION**

STREET & NUMBER

306 Canon Avenue

NOT FOR PUBLICATION

CITY, TOWN

Manitou Springs

VICINITY OF

CONGRESSIONAL DISTRICT

5

STATE

Colorado

CODE

08

COUNTY

El Paso

CODE

041

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME

Robert C. Fellmeth

STREET & NUMBER

548 Adella Lane

CITY, TOWN

Coronado

VICINITY OF

STATE

California

**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

(21/04/0029)

DATE

Ongoing

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Colorado Historical Society, 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR  
 DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

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

Located at 306 Canon Avenue in Manitou Springs, the Cliff House is a single detached structure that occupies approximately one-half acre of a two and one-half acre lot. The building is three and one-half stories in height and designed in the general configuration of an "L". The foundation is red, rock-faced sandstone quarried locally and extends for more than eight feet beneath the structure. The first floor is largely an extension of the same stone, but the second and third floors are wood-framed. The roof is covered with asphalt shingles. The ends of the "L" have turrets, one of wood, the other of stone. There are numerous bay windows and dormers on the second and third stories as well as the roof, and all of which contribute to the variety of the facade.

The secondary features are characteristic of the late nineteenth century. The second story has a large terrace with a turned, Victorian balustrade that extends across the entire front and side of the building. The terrace is more than forty feet deep at its deepest point in the very front or north facade of the building and serves as the roof of an equally large veranda on the first floor which extends around the structure. The veranda, like the first floor, is elevated approximately four feet from the ground level and is surrounded by a Victorian balustrade. Square, sandstone posts rising from the veranda support the arcaded tongue-and-groove boards. The windows above the first floor are largely double-hung with one over one sash. The fenestration on the first floor consists of larger multipaned sashes. The basement area consists of intricate passageways extending throughout and beyond the structure.

The interior retains many of its original features. There are seven original fireplaces with decorative nineteenth century tiles, a standup western etched safe with 500 cubic feet, an operable turn-of-the-century elevator, and the original mail slots. The doors all have transoms worked by ornate, Victorian wood handles. Much intricate Victorian woodwork survives including lacework, fretwork, and hand-carved moulding. The rooms have clawfoot tubs. The furniture includes brass beds, curved Victorian dressers, and antique rockers and tables. The original dishes, keys, hotel registers, wall hangings, and various other items from the late nineteenth century are located in the building or nearby. The common areas within the building include a lobby, garden room, attic (parlor), two sitting rooms, a ballroom, library and hall bathrooms.

The major external change in the past fifty years has been the removal of one wing and an area over the ballroom and the construction of a parking area behind the building. The new owner hopes to restore at least part of the portion removed. Over three-quarters of the building survives intact and appears as it did in the late nineteenth century.

# 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 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 - present      BUILDER/ARCHITECT      Unknown

## STATEMENT OF SIGNIFICANCE

The Cliff House is significant for the role it has played in the resort industry of Colorado and for its architectural features which reflect a basically Queen Anne structure that uses native elements to effect a rustic appearance.

During the late nineteenth century the Colorado Springs area at the edge of the high plains became a stopping-off point for travelers and a retreat for the wealthy. Many of these people took an interest in Manitou Springs, a small town in the tree-studded valley below Pike's Peak, boasting natural streams and restorative mineral waters steeped in Indian lore. As the resort industry developed in Manitou, sometimes known as the "Saratoga of the West," the centerpiece of the business became the resort hotels, and of these the oldest and perhaps the best from an architectural perspective was the Cliff House. The original building was constructed during the winter of 1873 and served as a boarding house called "The Inn." It had only twenty rooms, some equipped with "tanned buffalo hides" as bed covers. A few years later "The Inn" became the stopping point on the tri-weekly stage run from Colorado Springs to the new town of Leadville, and about this time, in 1880, the building was purchased by Edward Nichols, who made the major additions that distinguish it today. By the early twentieth century, when the Cliff House reached its zenith, it had 150 rooms, a large ballroom, and restaurant. Turn-of-the-century melodramas played for the guests six nights a week. Stringed instruments serenaded visitors from an open cupola topping one of the towers. And from the wide verandas guests could view the mountains or join lawn parties. Daily burro and tally-ho parties left from the hotel. But then, with the advent of the automobile and a change in tourist patterns, the Cliff House like other resort hotels went into a long period of decline.

From an architectural perspective the Cliff House is a late Victorian structure designed largely in the Queen Anne style but which uses native sandstone and timber to give a rustic appearance. There were many such structures in both Manitou Springs and in the surrounding towns, but in the passage of time many have burned or fallen victim to the wrecker. Even the Cliff House has been modified to a degree, but it still manifests the architectural features of a late Victorian resort hotel in both its internal and external features. And it is probably the best surviving example of such structures in the area of Manitou Springs.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Daniels, Bettie Marie and Virginia McConnell, The Springs of Manitou  
(Denver: Sage Books, 1973)

Newsclippings, microfilm, pamphlets, and other records, History Section, Penrose  
Public Library, Colorado Springs, Colorado.

**UTM NOT VERIFIED**  
**ACREAGE NOT VERIFIED**

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2-1/2

QUADRANGLE NAME Manitou Springs

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1, 3 | 5, 0, 7 | 2, 2, 0 | 4, 3, 0, 1 | 0, 2, 0  
ZONE EASTING NORTHING

B    |    |    |    |    |     
ZONE EASTING NORTHING

C    |    |    |    |    |   

D    |    |    |    |    |   

E    |    |    |    |    |   

F    |    |    |    |    |   

G    |    |    |    |    |   

H    |    |    |    |    |   

## VERBAL BOUNDARY DESCRIPTION

See continuation sheet

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

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Robert C. Fellmeth

ORGANIZATION

Sole proprietor

STREET & NUMBER

548 Adella Lane

CITY OR TOWN

Coronado

DATE

8-16-79

TELEPHONE

(714)236-4677 or (714)435-5983

STATE

California 92118

# 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

*Arthur C. Townsend* Jan. 28, 1980

TITLE

State Historic Preservation Officer

DATE

FOR NPS USE ONLY

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

*W. Ray Luce*  
KEEPER OF THE NATIONAL REGISTER  
ATTEST: *William A. Brabham*  
CHIEF OF REGISTRATION

DATE

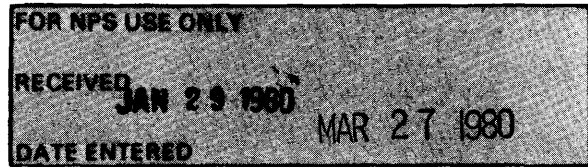
3/27/80

DATE

3.10.80

UNITED STATES DEPARTMENT OF THE INTERIOR  
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Verbal Boundary  
**CONTINUATION SHEET** Description ITEM NUMBER 10 PAGE 2

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Lots 12, 13 and 14 and Lot 11, except that portion of said Lot 11 described as follows: Beginning at the Northwesterly corner of said Lot 11, thence Easterly 347.05 feet along the Northerly line of said Lot 11 to its intersection with the Westerly line of a 20-foot alley; thence angle right  $146^{\circ} 44' 30''$  Southwesterly 58.41 feet on the Westerly line of said alley; thence angle left  $13^{\circ} 57'$  Southwesterly 94.22 feet on the Westerly line of said alley; thence angle right  $66^{\circ} 22'$  Northwesterly 253.32 feet on a line to its intersection with the Easterly line of Canon Avenue and the Westerly line of said Lot 11; thence Northeasterly 16.67 feet on the Easterly line of Canon Avenue to the point of beginning, all in Block C in the City of Manitou Springs, formerly the Town of Manitou; and the Westerly half of the alley contiguous to said Lots 12, 13 and 14, vacated by ordinance of the Town of Manitou as shown by plat recorded in Plat Book P, Page 16, El Paso County records.

Also that portion of Lot 15 in Block C in the Town of Manitou, now the City of Manitou Springs, described as follows: Beginning at the Southwest corner of said Lot 15 in Block C and run Southeasterly along the Southerly line of said Lot 15, Block C, a distance of 30.87 feet, thence angle left  $86^{\circ} 18'$  and run Northerly a distance of 66.78 feet; thence angle left  $16^{\circ} 22'$  and run Northerly to the Northeasterly line of said Lot 15 thence angle left along the Northeasterly line of said Lot 15 to the most Northerly corner of said Lot 15; thence Southwesterly along the Northwesterly line of said Lot 15 to the point of beginning. Also the Easterly half of the alley contiguous to the above described property vacated by Ordinance of the Town of Manitou as shown by the Plat in Book P, Page 16, of the records of El Paso County, Colorado.