

PH0066672

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

(Type all entries - complete applicable sections)

|                           |
|---------------------------|
| STATE:<br>Colorado        |
| COUNTY:<br>El Paso        |
| FOR NPS USE ONLY          |
| ENTRY DATE<br>APR 23 1973 |

**1. NAME**

COMMON:  
"Briarhurst"  
AND/OR HISTORIC:  
(William A. Bell Residence House)

**2. LOCATION**

STREET AND NUMBER:  
404 Manitou Avenue  
CITY OR TOWN:  
Manitou Springs,  
STATE: Colorado CODE: 08 CONGRESSIONAL DISTRICT:  
Third - Frank E. Evans  
COUNTY: El Paso CODE: 041

**3. CLASSIFICATION**

| CATEGORY<br>(Check One)   | OWNERSHIP  | STATUS   | ACCESSIBLE TO THE PUBLIC   |
|---|--|--|--|
| <input type="checkbox"/> District<br><input type="checkbox"/> Site<br><input type="checkbox"/> Object<br><input checked="" type="checkbox"/> Building<br><input type="checkbox"/> Structure | <input type="checkbox"/> Public<br><input checked="" type="checkbox"/> Private<br><input type="checkbox"/> Both                                    | <input checked="" type="checkbox"/> Occupied<br><input type="checkbox"/> Unoccupied<br><input type="checkbox"/> Preservation work in progress            | Yes:<br><input checked="" type="checkbox"/> Restricted<br><input type="checkbox"/> Unrestricted<br><input type="checkbox"/> No |
| PRESENT USE (Check One or More as Appropriate)  |  |  |  |
| <input type="checkbox"/> Agricultural<br><input checked="" type="checkbox"/> Commercial<br><input type="checkbox"/> Educational<br><input type="checkbox"/> Entertainment                   | <input type="checkbox"/> Government<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Military<br><input type="checkbox"/> Museum | <input type="checkbox"/> Park<br><input type="checkbox"/> Private Residence<br><input type="checkbox"/> Religious<br><input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation<br><input type="checkbox"/> Other (Specify) _____<br>_____<br>_____                    |

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Carlton Finney and Velma McClurg  
STREET AND NUMBER:  
Satellite Apartments, 411 Lakewood Circle  
CITY OR TOWN:  
Colorado Springs  
STATE: Colorado CODE: 08

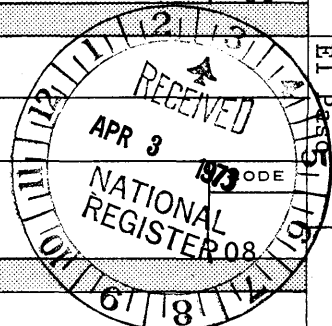
**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
El Paso County Courthouse Clerk & Recorder Dept.  
STREET AND NUMBER:  
27 E. Vermijo Avenue  
CITY OR TOWN:  
Colorado Springs  
STATE: Colorado

**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 W. Dale Street  
CITY OR TOWN:  
Colorado Springs  
STATE: Colorado CODE: 08

SEE INSTRUCTIONS



STATE: Colorado  
COUNTY: El Paso  
ENTRY NUMBER:  
DATE: APR 23 1973  
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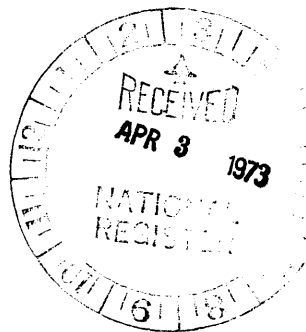
7 DESCRIPTION

|           |                                    |   |                               |                                       |   |                                    |
|-----------|------------------------------------|---|-------------------------------|---------------------------------------|---|------------------------------------|
| CONDITION | (Check One)                        |   |                               |                                       |   |                                    |
|           | <input type="checkbox"/> Excellent | <input checked="" 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 checked="" type="checkbox"/> Unaltered |                               | <input type="checkbox"/> Moved        | <input checked="" type="checkbox"/> Original Site |                                    |

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

"Briarhurst" was designed for William A. Bell by the New York and Denver firm of Varian and Sterner. Fifteen years later, Sterner designed an imposing granite residence ("Glen Eyrie") for Bell's associate, General William Jackson Palmer and was employed several times during the interim to design railroad buildings for the growing Denver and Rio Grande Railway.

Constructed of native peachblow granite on a rambling plan at the base of a hill covered with stones of the same color, "Briarhurst" was designed in a late adaptation of the Gothic Revival Style as a reflection of the owners English origins. Noticeable characteristics of the Gothic style include the pointed arch, mullions, gabled roof and gingerbread bargeboards. The crested roof is marked by four chimneys (single and triple stack) serving eleven fireplaces. The main facade is particularly rich in design elements featuring four gables, two of which are decorated with gingerbread bargeboards; a Gothic-arched entry; bay windows and trabeated windows divided into rectangular lights by stone transoms.



SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian       16th Century       18th Century       20th Century  
 15th Century       17th Century       19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1888

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Aboriginal              | <input 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 checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | <u>Social center</u>                                |
| <input type="checkbox"/> Agriculture             | <input 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 type="checkbox"/> Transportation      | _____   |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  | _____   |
| <input type="checkbox"/> Conservation            |   |  | _____   |

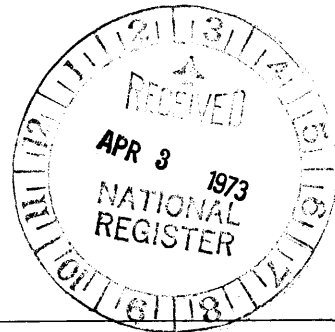
STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

"Briarhurst" was the second of two homes built for Dr. William A. Bell on a twenty-acre estate in the resort town of Manitou Springs. The first house, also known as "Briarhurst," was built in 1873 and was well-known in the community for 13 years as a favorite gathering point for Manitou Springs and Colorado Springs society before it was destroyed by fire in 1886. Dr. Bell hired Frederick J. Sterner, architect of the Daniels and Fisher Tower (NR, 1969) and the Pearce-McAllister Cottage (NR, 1972), to create the second "Briarhurst" and in the spring of 1888 the Bell family was able to return to its Manitou Springs estate and to a new home thereon.

Dr. William Abraham Bell is perhaps best-known for his association with General William Jackson Palmer, founder of the Denver and Rio Grande Railway, and for their joint efforts to encourage settlement of the Colorado Springs - Manitou Springs region. Born in England and trained as a physician, Bell first saw the Rocky Mountains as a member of a railroad survey team directed by General Palmer. Once settled in the Pikes Peak region himself, Bell directed considerable energy to the advertisement of the area among friends and relatives in England, many of whom did eventually emigrate to the Colorado Springs area. This highly influential British segment of the population was led informally by Dr. Bell whose homes became known as the center of social activity in the area.

The Bell family returned to England in 1890, but retained possession of "Briarhurst" for use during their annual business trips to Colorado. Dr. Bell died in 1921 and his Manitou Springs home was sold the next year. Since that time, the stone house has seen a variety of commercial uses, but retains its local significance, along with General Palmer's "Glen Eyrie," as a relic of the exciting first years of settlement in the Pikes Peak region and of the colorful leaders during that era.



**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

"Briarhurst - A Landmark of the Pike's Peak Region." Frank H. Tucker.  
The Colorado Springs Free Press, May 26, 1968, page 11.

The Springs of Manitou. Bettie Marie Daniels and Virginia McConnell.  
 Denver: Sage Books. 1964.

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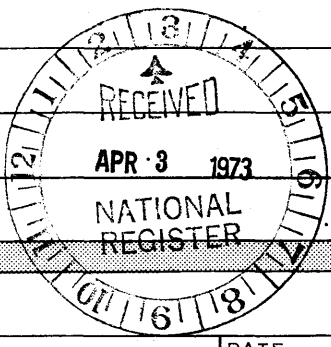
**10. GEOGRAPHICAL DATA**

| LATITUDE AND LONGITUDE COORDINATES<br>DEFINING A RECTANGLE LOCATING THE PROPERTY |                         |                         | LATITUDE AND LONGITUDE COORDINATES<br>DEFINING THE CENTER POINT OF A PROPERTY<br>OF LESS THAN TEN ACRES |         |         |           |         |         |
|--|-------------------------|-------------------------|---|---------|---------|-----------|---------|---------|
| CORNER   | LATITUDE                | LONGITUDE               | LATITUDE  |         |         | LONGITUDE |         |         |
|  | Degrees Minutes Seconds | Degrees Minutes Seconds | Degrees   | Minutes | Seconds | Degrees   | Minutes | Seconds |
| NW   | ° ' "                   | ° ' "                   | 38°   | 51'     | 30"     | 104°      | 54'     | 13"     |
| NE   | ° ' "                   | ° ' "                   |   |         |         |           |         |         |
| SE   | ° ' "                   | ° ' "                   |   |         |         |           |         |         |
| SW   | ° ' "                   | ° ' "                   |   |         |         |           |         |         |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **3.5 acres**

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

| STATE: | CODE | COUNTY  | CODE |
|--------|------|---------|------|
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE:  
 Susan A. Nieminen, Assistant to the Director

ORGANIZATION: State Historical Society of Colorado

DATE: 21 March 1973

STREET AND NUMBER:  
 200 Fourteenth Avenue

CITY OR TOWN: Denver

STATE: Colorado

CODE: 08

**12. STATE LIAISON OFFICER CERTIFICATION**      **NATIONAL REGISTER VERIFICATION**

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 Stephen H. Hart  
 Stephen H. Hart

Title \_\_\_\_\_  
 Colorado State Liaison Officer

Date 29 March 1973

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

Robert H. Utley  
 Director, Office of Archeology and Historic Preservation

Date 4/23/73

ATTEST:

Steph J. ...  
 Keeper of The National Register

Date 4/13/73