

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received DEC 19 1984
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Glenisle
and/or common Glen-Isle on the Platte

2. Location

street & number *Off* U.S. Highway 285 *n/a* not for publication
city, town Bailey XX vicinity of
state Colorado code 08 county Park code 093

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<u>XX</u> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<u>XX</u> building(s)	<u>XX</u> private	<input type="checkbox"/> unoccupied	<u>XX</u> 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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<i>n/a</i> in process	<u>XX</u> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<i>n/a</i> 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:

4. Owner of Property

name Barbara Lang Tripp and Gordon A. Tripp
street & number P.O. Box 128
city, town Bailey *n/a* vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk & Records Office, County Courthouse
street & number
city, town Fairplay state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes XX no
date 1984 federal XX state county local
depository for survey records Colorado Historical Society
city, town Denver state Colorado

7. Description

Condition		Check one	Check one
<input checked="" 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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The hotel at Glenisle is located one and one half miles west of the town of Bailey, in Park County, Colorado. The large two-and-one-half story wood and shingled building anchors a cluster of rustic wood and stone summer cottages, most of which were constructed at the same time at the lodge, in 1901. Situated a few feet from the bank of the North Fork of the South Platte River, the building faces a small island in the river, and is passed on the east by a rocky creek that empties into the river a few yards downstream from the hotel entrance. A modern auto bridge provides access from U.S. Highway 285 across the river.

Essentially rectangular in plan, the building's most distinctive exterior feature is the large, three-story round tower with conical roof, attached at the northwest corner of the main building mass. A massive stone chimney protrudes from the large hipped roof at the point where the conical tower meets it. A broad, shed-roofed veranda extends outward from the tower wall on the main story, sweeping around the north, east and west elevations.

Constructed in a rustic design seen frequently in Platte Canyon resorts of the time, the hotel's structural system is lodgepole pine and spruce log posts and beams, exposed on both interior and exterior walls. Log and branch posts and decorative detailing support the veranda roof and the shed-porch of the main entrance; double doors in the tower's northwest side, reached by a long flight of wood steps. Split logs laid vertically side-to-side sheath the exterior walls of the short ground story and approximately one third of the main (second) level; above, painted wood shingles cover the walls. The same pattern of vertical split logs below and painted shingles above characterize the upper (third) story wall surfaces.

Low doors and small casement windows pierce the log walls of the low ground story beneath the verandas, the area serving as staff quarters. Larger, diamond paned casement windows allow light into the ground story of the tower, where a recreation room and the first of the four stone fireplaces that share the massive central chimney are located. Similar casement windows with twelve diamond panes and simple, smooth painted wood frames are found irregularly spaced on the main building mass and the curving walls of the tower on the second and third floors. East and west-facing windows in the main building are shaded by the veranda roofs outside; small clerestories bring additional light to the diningroom above the veranda roof lines. Diamond paned windows on the third floor of the tower are topped by small, clerestory-like openings near the eaves that are decorated with wood lattice infill. Structural members of unstripped logs appear in the deeply overhanging eaves.

The kitchen is located at the rear of the dining area. A massive tree trunk, with logs radiating outward to support the ceiling, dominates the center of the tower's main floor lobby. A simple, smooth wood balustrade marks the graceful curve of the stairs to the third floor guest rooms. Across the lobby is the double sided fireplace, serving both the lobby and diningroom, while upstairs, still another stone fireplace warms the small sitting room of the tower and main building.

The top story of the hotel has fourteen guest rooms; four small chambers in the tower portion, and ten larger rooms in the main portion of the building. Bathrooms are found at the end of the corridor. Interior trim is simple painted wood.

Both the physical appearance and the style and quality of service at the Glenisle lodge has remained virtually unchanged since the hotel's opening in 1901.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	XX architecture	___ education	___ military	___ social/
___ 1700-1799	___ art	___ engineering	___ music	___ humanitarian
___ 1800-1899	XX commerce	___ exploration/settlement	___ philosophy	___ theater
XX 1900-	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		XX other (specify) tourism

Specific dates 1901 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Glenisle, a 1901 rustic resort hotel on the banks of the North Fork of the South Platte River, is significant as the last remaining turn-of-the-century resort hotel in the once popular South Platte Canyon west of Denver. It was constructed as a result of the railroad building and promotion that played a significant role in development throughout Colorado in the late 19th century. Real estate promotion and tourist development became an integral part of the expansion of passenger traffic, and the Colorado & Southern invested a significant amount of capital into the Platte Canyon for just such reasons. The Adirondack inspired rustic architecture of Glenisle and its neighboring resorts was a popular theme for turn-of-the-century inns in Colorado and Glenisle remains as one of the few good intact examples of the form.

Glenisle was constructed in 1901 as a resort for the prominent and well-to-do, most of whom resided in Denver, some 50 miles to the east. It was developed by a group of Denver investors who sought to take advantage of easy railroad access and to promote not only tourism and the hotel patronage it brought, but also to boost sales of nearby building lots owned by the investment partners.

The South Platte River, its major forks rushing through the mountains toward Denver in two scenic gorges, was a favorite route for tourists and travelers from the middle 1880s. The north fork served as the route for one of the earliest narrow gauge rail lines to enter the Rockies west of Denver, and the river had long been known for its superb trout fishing.

The beauty of the Platte Canyon and its proximity and easy rail access to Denver -- the canyon's mouth is just twenty miles from Union Depot -- attracted tourists, fishermen, and "summer cottagers" to what was described in a city newspaper of the time as a "breathing spot for Denverites." Cottages and more substantial summer homes sprang up in numerous villages from Strontia Springs, near the mouth of the canyon, to Grant, 40 miles upstream. The narrow gauge Denver, South Park and Pacific -- later the Colorado and Southern Railroad -- provided frequent train service for the mountain-lovers.

By 1895, the railroad had been suffering from an especially unprofitable year, and the Colorado & Southern attempted to increase passenger traffic on the line by promoting Platte Canyon tourism. Recreational activities, particularly fishing, were emphasized, the railroad stocking the river with up to a quarter million trout each season. In 1899, the company diversified its efforts still further by opening two resort hotels in the canyon, the Kiowa Lodge at Baileys, 55 miles from Denver, and the Shawnee Lodge, three miles further upriver. The large rustic structures patterned after resorts in the Adirondacks, were constructed of lodgepole pine logs and shingles. They were designed with wide, screened porches where guests could take advantage of the cool mountain breezes and enjoy the canyon views, and large dining and entertaining rooms. Golf, tennis, hiking, riding and fishing were favorite leisure activities, and a summer social season was created and enthusiastically reported by area newspapers. Fashionable people from Denver found the canyon to be a desirable escape from the heat and the boredom of the city, and many, having been at first attracted by the hotels, purchased house lots or cottages nearby. The railroad's development branch subdivided property near Kiowa and Shawnee, and speculators

9. Major Bibliographical References

Chappell, Richardson & Hauk, The South Park Line, A Concise History, Colorado Railroad Museum, Golden, Colorado, 1974.
Crain, Mary Helen, "Glen Isle on the Platte," Canyon Courier, Evergreen, Colorado, June 18, 1964.
Denver Post, August 16, 1921, p. 3. (continued)

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Shawnee

Quadrangle scale 1:24000

UTM References

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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification

Part of the lot known as "Hotel Grounds" in Glenisle that includes the lodge structure and land surrounding it of five feet on the west, south and east sides, and an area to the north the extends from the foundation of the lodge structure 63' to the bank of the North Fork

List all states and counties for properties overlapping state or county boundaries (continued)

state n/a code county code

state code county code

11. Form Prepared By

name/title Ron Emrich

organization Preservation Consultant date 9/5/84

street & number 1274 Fillmore telephone (303) 333-3262

city or town Denver state Colorado

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 Barbara Sudler

title State Historic Preservation Officer date 12-4-84

For NPS use only

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

entered in the National Register date 1-18-85

[Signature]
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Continuation sheet Glenisle Item number 8 Page 2

sold lots in many hamlets springing up around the resorts at Estabrook, Grousemount, Cassel's, Buffalo Park and Geneva. The hotels' promoters, announcing their intention to "relieve the cottagers of the cares of housekeeping," encouraged them to take their meals and entertainment in the nearby hostelrys.

The popularity of the big lodges at Baileys and Shawnee, and the heavy promotion undertaken by the railroad to attract the tourist trade to the South Park route, persuaded additional investors to develop canyon property. Willis Mitchell Marshall, president and founder of the Central (Savings) Bank of Denver, purchased a land grant parcel of 160 acres in the canyon, midway between Baileys and Shawnee, in 1900. The Glen Isle Land Company was founded the next year by Marshall and several partners, much of the land near an island in the river was subdivided, and building lots sold. Meanwhile, construction began in early 1901 on a new resort hotel on the bank of the river, across from the island for which the site was named. A crew of up to 25 men rushed to complete the hostelry that spring, along with ten nearby cottages, some owned by the original Glenisle investors. Midway through the traditional June to October summer season, the Glenisle hotel opened for business, Mr. W. E. Alexander and his family managed the inn for the company, and "Mrs. and Miss Mack" reportedly took charge of the diningroom.

Glenisle catered to "people of refinement," where, as the Denver Times described it: "one can rough it as much as he chooses. . .or (be) as exclusive and elegant as taste demands." Furnishings, service and food offered a level of refinement expected by most summer visitors to Glenisle and the other canyon resorts. Like its neighbors, however, the hotel's architectural design was informally rustic and charming. A great pine tree trunk served as the center support in the round tower lobby, lodgepole pine beams radiating from it. Split logs and painted shingles covered the exterior walls and more logs served as both structural and decorative elements inside and out. The broad verandas that swept around three sides of the building provided spectacular views of the rushing river, scant feet away, and large diamond-paned casement windows in the upper story guest rooms offered a strong sense of comfortable, outdoor-oriented living.

Changing transportation and social patterns soon altered travel habits, however, and brought economic hardship to the owners of Glenisle, Kiowa, Shawnee and the other Platte Canyon resorts. As automobiles offered increased mobility to the middle and upper classes, interest diminished in resorts where one could while away a sedentary summer. Individual families who owned cottages no longer felt dependent upon a nearby hotel to provide meals and entertainment. By 1908, Glenisle was in receivership, and its ownership changed numerous times in the next sixteen years. The Colorado & Southern sold Kiowa and Shawnee Lodges to private investors, and they, too, struggled to remain open a few more years, until they burned, never to be rebuilt. Estabrook, Grousemount and Cassel's closed, and other resorts struggled to survive by renting cottages, or operating as "dude ranches." Service on the C & S was discontinued in 1937 and the rails removed to make way for a new auto road." The luxurious but rustic hotels disappeared, leaving only Glenisle as the last, and perhaps most elegant, example of the once popular and thriving canyon tourist industry.

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Owned by the same family since 1924, Glenisle has regained much of its popularity by retaining its rustic charm and providing the traditional American Plan bed and board to its guests. In addition, many of the privately owned cottages nearby have been absorbed into hotel operations and are rented to guests year round. The hotel itself remains as always a summer-only lodge with fourteen guest rooms, a large diningroom, four stone fireplaces served by one great central stone chimney, and the chair and hammock-lined verandas.

While suffering numerous financial crises and changes of ownership in its early years--the same problems that caused the demise and destruction of similar resorts nearby--Glenisle has remained open to shelter and entertain travelers in a setting and style very much the same as in its earliest years of operation.

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Fairplay Flume, weekly editions, 1901-1903.

Fugate, Francis L., "Glen Isle on the Platte", American West, Jan.-Feb. 1983

Glen Isle Land Company, Brochure, Bailey, Colorado 1902

Platte Canon Tourist Association, Platte Canon (brochure), Bailey, Colorado 1920

Poor, M.C. Denver, South Park and Pacific, Rocky Mountain Railroad Club, Denver, Colorado, 1976

Wolle, Muriel Sibell, Stampede to Timberline.

Title Abstracts on various parcels at Glenisle, Bailey, Colorado.

Interviews: Gordon & Barbara Tripp, Glenisle, Colorado, July/August, 1984.

Helen McGraw Tatum, Bailey, Colorado, July 29, 1984.

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Glenisle, Park County, Colorado
Continuation sheet

Item number 10

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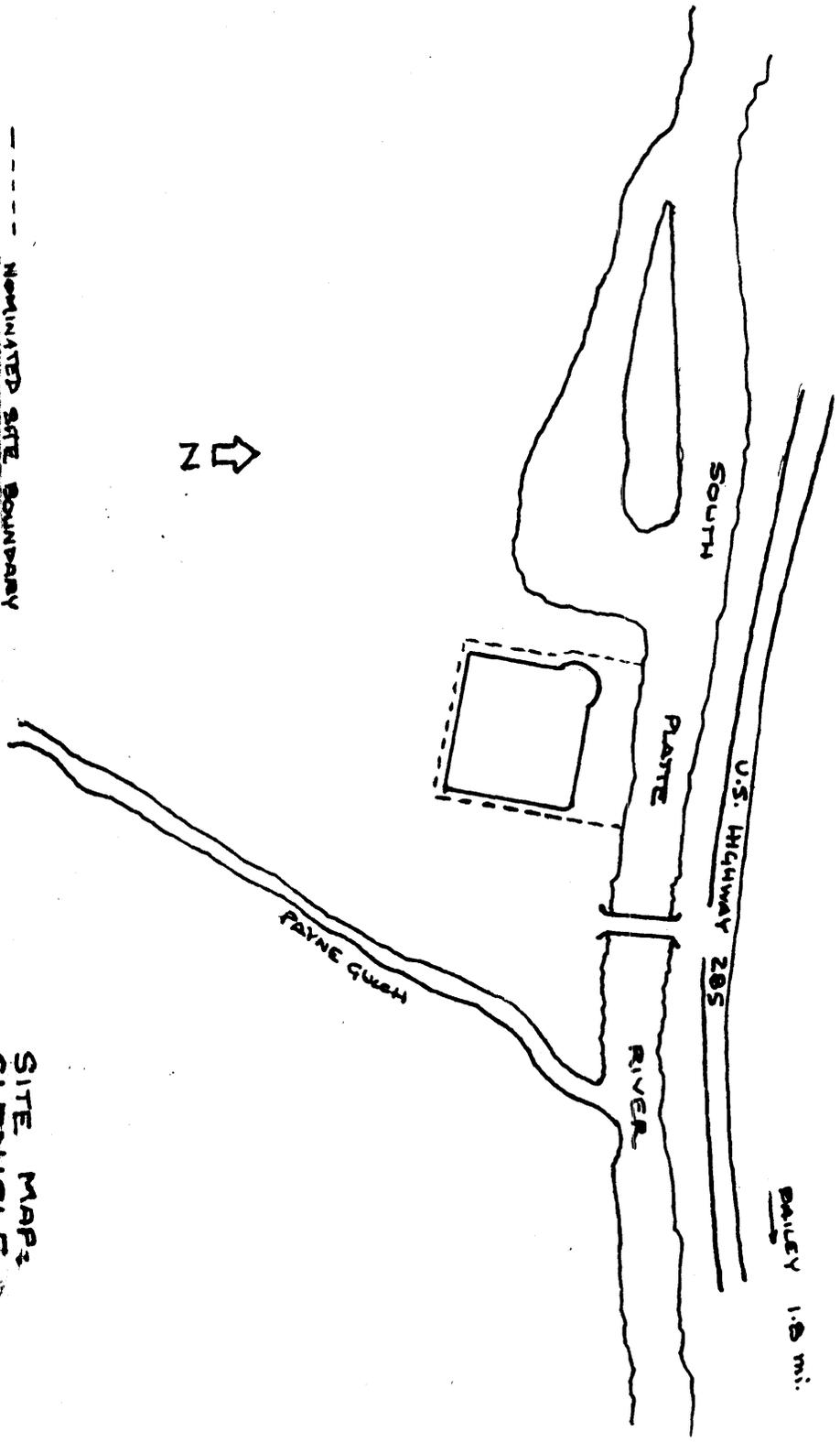
Verbal Boundary Description (continued)

of the South Platte River. (See Site Map.)

Justification

The boundary was drawn to include the building and its frontage facing U. S. Highway 285 and the South Platte River to which it was originally oriented.

----- NEMINATED SITE BOUNDARY



SCALE 1.5 mi.

SITE MAP
CLARENISLE
PARK COUNTY
COLORADO
1984



Glenisle, near Bailey, Park County,
Colorado
photographer: L.C. McClure c. 1904
neg.: Denver Public Library
North elevation, with hotel entrance
No. 1 of 7

Glenisle, near Bailey, Park County,
Colorado
photographer: LC. McClure, c. 1904
neg.: Denver Public Library
Looking southeast, downriver to
hotel & cottages
No. 2 of 7



Glenisle, near Bailey, Park County,
Colorado
photographer: L.C. McClure, c. 1904
neg.: Denver Public Library
Diningroom
No. 3 of 7