

**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street & number Off U.S. Highway 285 n/a not for publication  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**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<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	<u>n/a</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<u>n/a</u> 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  no  
date 1984  federal  state  county  local  
depository for survey records Colorado Historical Society  
city, town Denver state Colorado

# 7. Description

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

## 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/ humanitarian
___ 1700-1799	___ art	___ engineering	___ music	___ theater
___ 1800-1899	XX commerce	___ exploration/settlement	___ philosophy	___ transportation
XX 1900-	___ communications	___ industry	___ politics/government	___ XX other (specify) tourism
___ invention				

**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

Acree of nominated property less than one

Quadrangle name Shawnee

Quadrangle scale 1:24000

### UTM References

A 

1	3	4	5	6	9	6	10	4	3	6	2	1	4	10
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

### 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

Keeper of the National Register

Attest: date

Chief of Registration



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Continuation sheet Glenisle Item number 8 Page 3

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)

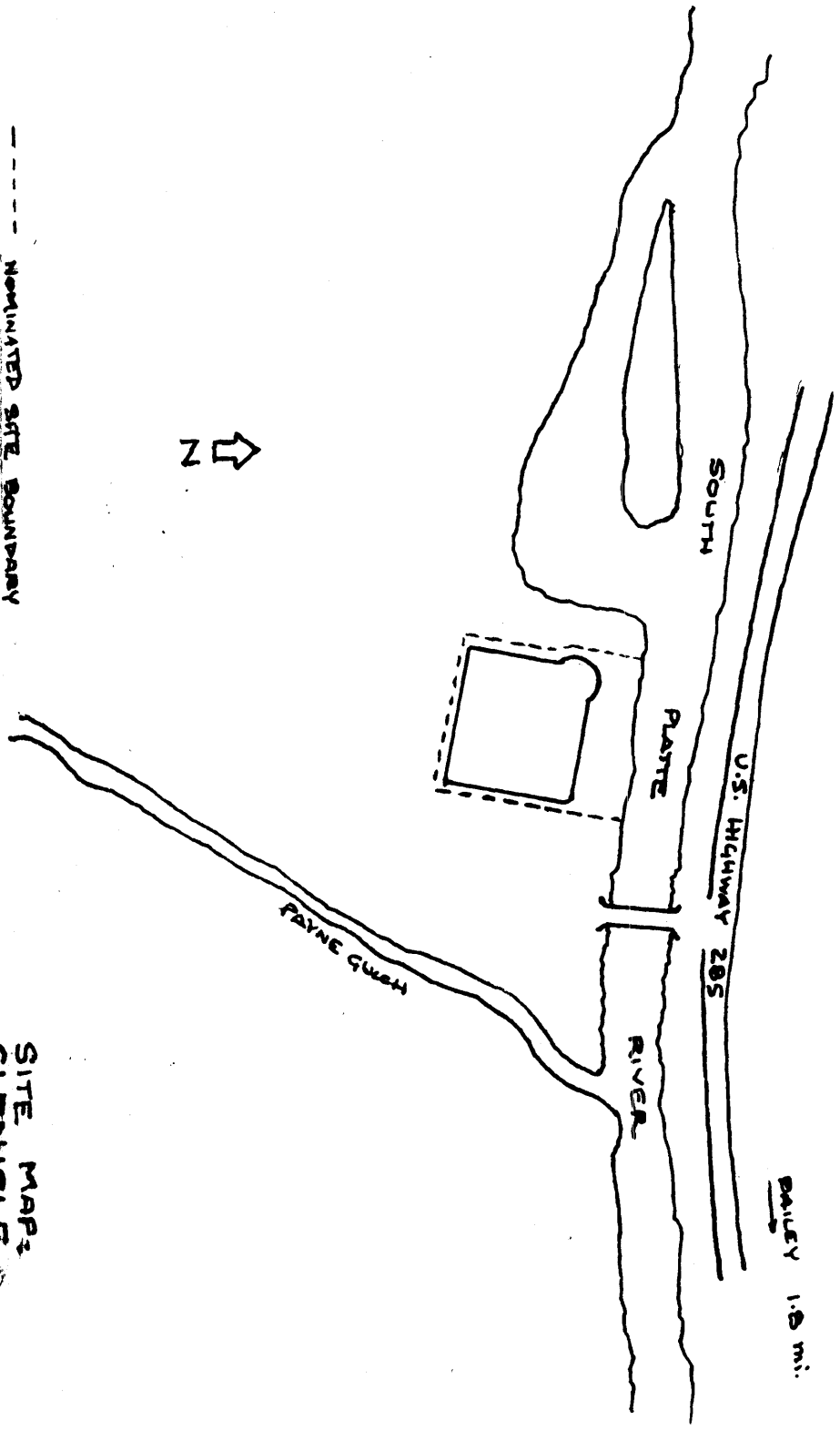
of the South Platte River. (See Site Map.)

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

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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