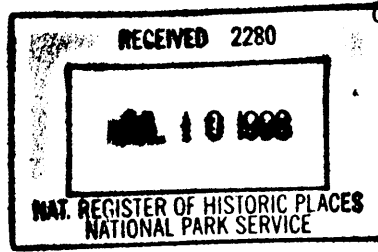


United States Department of the Interior  
National Park Service



*new nomination*  
*1091*

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Manitou Experimental Forest Station  
other names/site number 5TL2130

### 2. Location

street & number 232 County Road 79 [N/A] not for publication  
city or town Woodland Park [X] vicinity  
state Colorado code CO county Teller code 119 zip code 80863

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [X] statewide [ ] locally.  
(See continuation sheet for additional comments [ ].)

*James Duane Hartman* State Historic Preservation Officer *August 11, 1997* Date

State Historic Preservation Office, Colorado Historical Society  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.  
(See continuation sheet for additional comments [ ].)

*Sandra J. Torrey* Acting Federal Preservation Officer *July 7, 1998* Date

USDA Forest Service  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  
See continuation sheet [ ].
- determined eligible for the  
National Register  
See continuation sheet [ ].
- determined not eligible for the  
National Register.
- removed from the  
National Register
- other, explain  
See continuation sheet [ ].

*Edson W. Beall* Signature of the Keeper *8-28-98* Date

**Name of Property**

**County/State**

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not count previously listed resources.)

Contributing	Noncontributing	
--------------	-----------------	--

6	4	buildings
0	0	sites
0	3	structures
0	0	objects
6	7	Total

**Name of related multiple property listing.**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register.**

N/A

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

DOMESTIC/camp

DOMESTIC/institutional housing

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

DOMESTIC/camp

DOMESTIC/institutional housing

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Mixed

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation Concrete

walls Sandstone

\_\_\_\_\_

roof Wood/shingle

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**Name of Property**

**County/State**

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

**Property is:**

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographic References**

**Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # \_\_\_\_\_
- recorded by Historic American Engineering Record
- # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Architecture

Conservation

Agriculture

**Periods of Significance**

1936-1947

**Significant Dates**

1937

1938

1939

**Significant Person(s)**

(Complete if Criterion B is marked above).

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Farm Security Administration

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

**Name of repository:**

Manitou Experimental Forest Station

Manitou Experimental Forest Station

Teller County/CO

Name of Property

County/State

**10. Geographical Data**

Acreage of Property 19.2 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1. 13 492040 4327840  
Zone Easting Northing

3. 13 492280 4327480  
Zone Easting Northing

2. 13 492280 4327590  
Zone Easting Northing

4. 13 491960 4327590  
Zone Easting Northing

[X] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Carl Edminster, Research Forester

organization USDA, Forest Service

date February 10, 1997

street & number 240 West Prospect Road

telephone 970-498-1264

city or town Fort Collins

state CO

zip code 80526

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name USDA, Forest Service

street & number 240 West Prospect Road

telephone 970-498-1264

city or town Fort Collins

state CO

zip code 80526

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places  
Continuation Sheet

Manitou Experimental Forest Station  
Teller County, CO

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**DESCRIPTION**

The Manitou Experimental Forest Station is located about 28 miles northwest of Colorado Springs on State Highway 67, approximately seven and a half miles north of Woodland Park. The Station manages about 26 square miles of land designated as an experimental forest that surrounds it. Within the South Platte River watershed, the predominate vegetation on the site is ponderosa pine, bunchgrasses, forbs (including yarrow, geranium, vetch, penstemon, Indian paintbrush, yellow clover, etc.), currant, blue spruce, and aspen.

The Manitou Experimental Forest Station is a widely dispersed complex of buildings built on a gentle slope covered by an open ponderosa pine forest. The main components of the complex are a cohesive group of stone buildings constructed between 1937 and 1939 that include an office (#1), lodge (#2), residence (#3), garage/shops (#4 and #6), and fire house (#5). Other buildings present are a relatively recent bunkhouse (#7), a stable/corral (#8), a storage shed (#10), and a portable shed (#11). Additional features of the site include a weather station (#9), a hose box (#12), a filter house (#13), and an extensive historic artifact scatter. Numerous roads wind through the building complex providing access to all of the structures. Parking areas off of the access roads are present to the west of the office (#1), to the south of the lodge (#2), and to the west of the residence (#3). These parking areas are bordered by low stone retaining walls.

Office (#1)

The office is a one-story, I-shaped office consisting of a 21 by 22 foot (east-west) central section with two 16 by 30 foot (east-west axis) wings attached to the north and south ends. It was constructed in 1937 of quarry-faced, irregularly coursed, red sandstone ashlar set in concrete mortar. The steeply pitched roof is clad in wood shingles with a hipped roof over the central portion and gable roofs on the north and south wings. Rain gutters direct water away from the entries. A red-dyed concrete walkway from a parking area to the west of the building leads up two shallow steps past a rustic log flagpole to a terrace of sandstone flagging at the main entry south of center on the west side. The main entrance on the west is a door, slightly recessed in the stone wall, with four glass lights above two vertical wood panels and brass hardware. It was originally covered by a screen door that is no longer in place. Two casement windows and an original door lamp are to the left of the door. The rear entry is a glazed and panel wooden door south of center on the east elevation. There are coupled windows to the right of the door and a light to the left of the door. The door and hardware are identical to the front entry. Sandstone flagging forms a terrace at the back door that connects to a flagstone walkway that runs south to the lodge (#2) and northeast to the residence (#3). All of the windows were recently replaced with double pane, single light, wooden sash, fixed and casement windows that closely resemble the original windows by having a removable wooden muntin framework that gives the impression of six-or eight-light windows. In the gable ends of the two wings are three-part windows with a segmental arch

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Manitou Experimental Forest Station  
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and a slightly projecting lug sill. One of each window in the group is a casement. High in the gables above the windows are small vent openings with decorative radiating arches that contain wooden louvers. The north and east elevations each have two bays of triple windows, with one of each group being a casement window.

The interior of the structure is divided into two offices in the south wing; a two-room laboratory in the north wing; and a bathroom, office, and entry hall in the central wing. The interior walls are of vertical pine boards with batten strips over the board joints. Plain board molding surrounds the door and window openings, and the doors have their original plain brass hardware. Original maple strip floors are present throughout the office, except in the bathroom, which has a cement floor. Ceilings are of plaster. All of the original light fixtures are in place, except in the laboratory area where fluorescent lights have been installed.

Lodge (#2)

Constructed in 1937, the lodge is a one-story building with an irregular plan and a half basement. Its overall measurements are 36 by 100 feet, oriented north to south. The lodge is constructed of quarry-faced, irregularly coursed, red sandstone ashlar set in concrete mortar. The stonework in the gables is quite decorative with its raked coursing. Other decorative detailing includes corbeling and vertical radiating stonework forming a segmental arch that breaks the roof line. The wood shingle roof with its slightly flared ridges and eaves is hipped on the south end, gabled on the north with a cross gabled extension on the west. Rain gutters direct water away from each of the entrances. An exterior stone chimney is on the center of the east elevation. The chimney has a corbeled cap and a decorative wrought iron support attached to the building's roof. The main section is divided into a 14 by 15 foot kitchen, an 18 by 32 foot living room, and a 15 by 26 foot dining room. The north end includes a combination rear entry hall, rest room, and bedroom that measures 12 by 19 feet, also oriented east to west. On the west side of the living room is a 16 by 25 foot inset porch which contains the main entry into the building. The porch has a red-dyed concrete floor and is partly enclosed by a 4-foot-high stone wall along most of its west side. Square wooden posts with brackets support the roof of the porch with its wood beam ceiling and three decorative wrought iron light fixtures. To the south of the living room is a 36 by 49 foot (north-south axis) area that includes an entry hall, three bedrooms, a bunk room, and a large bathroom.

The main entrance of the lodge is south of center on the west side within the inset porch. It is reached by a red-dyed concrete walkway leading from a parking area on the south side of the building. The door has 12 lights over a single horizontal wooden panel. Another door of the same sort is on the north end of the porch, leading into the dining room. Both doors are flanked by side lights and have original screen doors. Nearly all of the windows of the structure were recently replaced with double pane, single light, wooden sash, fixed and casement windows that closely resemble the original windows by having a removable wooden muntin framework that gives the impression of six or eight light windows. Two bays each containing three windows are on the west elevation looking into the porch just north of

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the main entrance. A single window is on the south side of the porch. The south end of the west elevation has three, four-light casement windows (two are replacements and one is original) and a bay of three windows. This latter group of windows has a decorative radiating arch that projects through the roof line, requiring an arched section of roof. The gable end of the west projecting wing on the north end of the west elevation has a projecting, flat-roofed, beveled bay window that contains a set of three windows at the center with coupled windows on each side. Above the bay window is an original eight-light fixed wood sash window with a radiating segmental arch. To the north of the bay window is a single window.

A rear entry to the lodge is on the north end of the east elevation of the building. This has a terrace of sandstone flagging reached by a flagstone walkway from the rear door of the office (#1), a short distance to the north. The door has nine lights over four diagonal wood panels with an original screen door.

A single window is to the right of the door, and a set of three windows faces north to the left of the door. Another entry into the building is on the south end of the east elevation and is identical to the north rear entry. Both rear entry doors have coach light style lamps hung from cast iron brackets. Windows are equally spaced along the east elevation. There are two sets of three windows to the north of the chimney and a single set of three windows with two coupled windows to the south of the chimney. Three coupled windows are on the south elevation of the building, and a pair of windows are on the north elevation. High in each of the gables are horizontal vent openings containing wooden louvers with decorative radiating arches.

The interior of the lodge is finished in native pine vertical board walls with battens over the joints. The ceilings are of pressed board with wood strip trim. Moldings around the doors and windows are of plain boards. All of the doors are original except for those between the living room and dining room. The front entrance has a native sandstone sill and the door has its original wrought iron hardware. The living room has an open beam ceiling, from which are suspended three wrought iron, candelabra-style fixtures. It also contains a massive native sandstone fireplace with original iron andirons, fire screen rod, and wrought iron log tool. Curtain rods in the room are also of wrought iron and have pine tree decorations on their ends. Two Works Progress Administration commissioned landscape paintings hang on the walls. In the dining room are three wrought iron candelabra-type light fixtures attached to four-pointed star ceiling medallions. Original maple strip floors have been recently refinished in the building, and the kitchen and the community bathroom have been recently remodeled. The bathroom and bedroom at the north end of the building were recently remodeled for disability access.

Residence (#3)

The residence is a one-and-one-half-story, L-shaped, cross-gabled roof building. It was constructed in 1938 of rock-faced, irregularly course, red sandstone ashlar set in concrete mortar. The main portion measures 17 by 44 feet, oriented north to south. It has a 14 by 17 foot (north-south axis) projecting

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wing attached to the west side. A one-story 12 by 18 foot (north-south axis) shed roof addition is on the east side. This recent sandstone addition added a main floor bathroom and storage area. The building has a wood shingle roof with slightly flared eaves. Rain gutters direct water away from the entries. A stone chimney is left of center on the exterior of the east elevation. The main entrance into the residence is right of center on the west elevation, just south of the projecting west wing. The entry is reached by a walkway of sandstone flagging leading from a parking area to the west of the building. More sandstone flagging forms a walkway from the office (#1) that leads northward to the parking area. The slightly recessed entry with its stone sill has a radiating arch with a keystone. To the right of the door is a carriage-type lamp hung on a wrought iron bracket. All of the windows of the structure were recently replaced with double pane, single light, wood sash, fixed and casement windows that closely resemble the original windows by having a removable wooden muntin framework that gives the impression of six- or eight-light windows. A set of three windows is to the right of the door, and coupled windows face south to the north of the door. The gable end of the west projecting wing has a large two-story window opening capped with a radiating segmental arch. A spandrel of three panels separates the ribbon of three windows on the lower level from those of the upper level. A side entry in the center of the north side of the residence is reached by a red-dyed concrete walkway from the parking area. A 15 by 20 foot (east-west axis) terrace of sandstone flagging is adjacent to the entry. The door has nine lights over four diagonal wood panels, a new screen door, and a porch light that is identical to that at the front door. Coupled windows flank the door, and two individual windows are above in the gable. Another entry on the south side of the residence is reached through an open 10 by 16 foot (east-west axis) sandstone flagstone porch that is mostly enclosed by a 2-foot-high stone wall that opens to the south. The entry has the same type of door as is present on the north side and a new screen door. Single windows flank the doorway with a ribbon of three windows above. A ribbon of three windows is on the south end of the east elevation just south of the addition with coupled windows on the north end. In the gabled portion of the east elevation are coupled windows with a single window to the left. A doorway into the shed roofed addition is located in the center of its north side. Windows into the addition are a 12-light window on the east end of the south elevation and a six-light window on the north end of the east elevation. High in each of the gables are vertical vent openings that contain wooden louvers. Unlike the other buildings in the complex, these do not have decorative arches.

The interior space of the residence is divided into a large living room, kitchen, and bathroom on the ground floor with bedrooms and a bathroom upstairs. Walls are finished in vertical tongue and groove pine with plain board molding and beveled-edged surrounds finish the doors and windows. All of the doors are original and have brass hardware. Many original light fixtures are present throughout the residence. A sandstone fireplace is the focal point of the living room. The original oak flooring upstairs has been refinished; the kitchen and upstairs bathroom have been remodeled.

The yard around the residence has been landscaped with rock-lined flower beds and trees. Adjacent to the east side of the house is a post and chain link fence. A pole clothesline and a horseshoe pit are east of the house.



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Teller County, COLower Garage (#4)

The lower garage is a 24 by 58 foot one-story building, oriented east to west, with a simple gable roof covered with wood shingles. The building was constructed in 1938 of quarry-faced, irregularly coursed red sandstone ashlar set in concrete mortar. It has a concrete floor and is divided into a garage in the eastern portion with a shop and storeroom on the west. The interior walls are faced with concrete, except for the dividing wall, which is covered with plaster. A stove pipe projects through the mid-slope of the roof near the center of the south side. Three pairs of side-hinged double doors are on the east end of the south elevation leading into the garage portion of the building. Each door has six lights above two vertical wooden panels and iron strap hinges. A 3-foot-wide concrete apron is in front of the doors. The doors are accessed by a dirt driveway that takes off from a road that passes to the south of the garage. Another set of the same type of double doors leads into the shop on the south end of the west elevation; it also has a 3-foot-wide concrete apron in front of it. A regular doorway is on the north end of the west elevation that has four lights of wire-reinforced privacy glass above four horizontal wood panels. This door leads into the storeroom portion of the building. All of the doorways have rain gutters to direct water away from them. Two coupled windows are on the west end of the south elevation. These windows are six-light, iron casement windows with four lights above. Three unevenly spaced window openings are on the north elevation, and one window opening is on the center of the east elevation. These openings contain single sash, six-light, iron casement windows with two lights above. All of the window openings have concrete lugsills. Wooden vent louvers are present high in the gable ends. The only modifications to the structure appear to be the addition of an exterior light added in the west gable and aluminum conduit for electrical service through the north end of the east wall.

Fire House (#5)

The fire house is a small one-story building that measures 11 feet square with a wood shingle pyramidal hipped roof. It was constructed in 1939 of quarry-faced, irregularly coursed, red sandstone ashlar set in concrete mortar. It has a concrete floor. The only ornamentation on the building is dentilling. A set of double doors fills the west side of the structure. These have eight lights above two vertical wooden panels and are attached to the structure with iron strap hinges. A 3-foot-wide concrete apron in front of the doors is accessed by a two-track road that passes north to south along the west side of the structure. Pairs of six-light, fixed wood sash windows are on the north and south sides.

Upper Garage (#6)

The upper garage is a 22 by 58 foot one-story building, oriented generally north to south, with a simple gable roof covered with wood shingles. It is nearly identical to the lower garage (#4). The building was constructed in 1938 of quarry-faced, irregularly coursed ashlar of red sandstone set in concrete mortar. It has a concrete floor and is divided into a garage in the northern portion and a shop on the south. A stove pipe projects through the east roof slope near the northeast corner of the building. A

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main dirt road passes east to west to the south of the garage, and a driveway off the main road leads to the west side of the building. Three pairs of side-hinged double doors were originally on the north end of the west elevation leading into the garage portion of the building. Each door had six lights above two vertical wooden panels and iron strap hinges. The two northernmost doors were recently replaced with a top-lifting garage door to provide access for a fire pumper truck stationed at the complex. A 3-foot-wide concrete apron is in front of the doors. Another set of the same type of double doors and a regular doorway leads into the shop portion of the structure on the south end of the west elevation. The regular door has four lights over four horizontal panels, and the double door has a 3-foot-wide concrete apron in front of it. Rain gutters have been installed to direct water away from the doors. Double, metal frame, casement windows with four lights above are on the center of the south elevation and the south end of the east elevation. Two single, metal frame, casement windows with two lights above are on the north end of the east elevation. Two single, metal frame, casement windows with two lights above are on the north end of the east elevation, and an individual window is on the center of the north elevation. All of the window openings have concrete lugsills. Wooden vent louvers are present high in the gable ends. In addition to the new garage doors, the only other modifications to the building are the addition of flood lights between the new garage door and the original garage door; aluminum conduit for electrical service through the south end of the west wall; and the recent installation of overhead insulation, a propane heater, and vent pipe in the northeast corner.

Bunkhouse (#7)

Constructed in the 1960s, the bunkhouse is a one-story wood residence located about 80 feet east of the upper garage (#6). It measures 20 by 42 feet, oriented north to south, and is built on a concrete foundation. The dimensions include a 9 by 16 foot inset porch on the north side with a 4 by 9 foot storage closet on the west side. The exterior walls are of 2 by 4 inch boards laminated side by side. Two doors into the bunkhouse are on the south end of the west elevation and the center of the north elevation. All the windows are recently-installed wood frame sliders. (These windows replaced original mill finish aluminum frame sliders.) The original lower-pitched, gravel and asphalt roof was recently replaced by a truss-framed metal roof. T-11 siding fills the gable ends.

Stable (#8)

The stable is an L-shaped wood frame construction comprised of a 26 by 80 foot north-south section with a 24 by 54 foot section projecting westward from the north end. The stable has vertical board walls and offset gabled roofs covered with corrugated sheet metal. A concrete perimeter foundation has been added beneath the walls, and 8 by 8 inch support posts are set on concrete piers. The sections are open to the west and south respectively. A room has been partitioned out of the northeast corner where the two sections come together. Four individual bays (stalls) in the west section are enclosed by gates while the four stalls of the north section are without gates. The stable opens into a corral enclosed by a pole and post fence. A board loading chute is present in the southwest corner of the corral and

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an iron gate is present on the west side. Much of the stable is used for equipment storage. An additional equipment storage and disposal area is located adjacent to the west.

Weather Station (#9)

Across the road, west of the office, is a fenced area that contains weather station equipment. The area is 28 feet square and is fenced with a post and wire fence with a gate on the east side.

Storage Shed (#10)

About 40 feet northeast of the residence (#3) is a 6 by 10 foot wood frame shed, oriented east to west, built on a wood sill foundation. The shed has clapboard siding and a side gabled roof covered with wood shingles. On the south side is a centrally located door of vertical boards with three small lights. There is a three-light, fixed wood sash window on the center of the north elevation.

Portable Structure (#11)

Directly east of the upper garage (#6) is a 6-foot-square wood frame building with a steeply pitched, front gabled roof covered with wood shingles. It is constructed on skids so as to be easily movable. The original function of the building is not known.

Hose Box (#12)

About 40 feet north of the stable (#8) is a 3 by 4 foot wood frame box that contains a fire hose. The box has shiplap and plywood sides and is built on a concrete foundation. It is 4 feet tall and has a sheet metal lid that is hinged on one end. The structure is of recent construction.

Filter House (#13)

About 120 feet north of the stable (#8) is a 6-foot-square wood frame structure with a very shallow gabled roof of asphalt and gravel with metal flashing. It has plywood walls with battens over the joints and a door in the center of the north side. The structure is of recent construction and contains a filter for the station's water system.

Historic Artifact Scatter

The entire southeastern portion of the site, including the area occupied by the stable and corral, is covered by a scatter of historic artifacts. These artifacts pre-date use of the site as the Manitou Forest Experimental Station and are probably the result of use of the area as a resort hotel in the 1880s to early 1900s. Subsequent use and heavy vegetation cover make full definition of the extent and nature of the artifact scatter difficult at a survey level examination. Although there are several anomalous appearing

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depressions in the area, no definite structure locations could be discerned. Much of the area is heavily covered with vegetation and duff, which may be obscuring cultural materials. Indeed, most places where soil was visible contained artifacts, suggesting a good potential for shallow buried subsurface deposits. This conclusion is further supported by an apparent 2-foot-deep vandal's pit in the western portion of the artifact scatter that encountered numerous champagne and soda or mineral water bottles. Dumping of household trash appears to be indicated in the northeast portion of the scatter. This is in an area of good ground visibility, and other trash disposal locations are likely but not presently visible throughout the area. Artifacts observed included construction items such as wire and square nails, common brick, pipe, and door hardware. The most common items were household artifacts, which included hand-finished beer, wine, liquor, medicine, household, soda, and condiment bottle fragments; ceramics, most of which were plain white earthenware or hotel ware; and hole-in-cap food cans. Both the bottle fragments and ceramics may be indicative of recreational hotel living. Also observed were canning jar lid liners, cast iron stove parts, lamp chimney glass, barrel hoops, bucket fragments, harness leather, shoe leather, and corset parts. None of the artifacts appear to date after 1905. Without testing to determine if hotel features are extant, there is not enough to justify criterion D. Although the artifact scatter is outside the period of significance for the purposes of this nomination, it is important to note that there is archaeological potential at this site.

The Station has been well cared for over the years and very few alterations have occurred. It is evident that when changes are necessary, there is a concern for maintaining the historic fabric and feel of the property. An example is the 1991-94 replacement of the windows in the office (#1), lodge (#2), and residence (#3). Replacement of windows usually results in major impairment of the exterior visual qualities of buildings, but this is not the case at the Manitou Experimental Forest Station. Rather, care was taken to replace the windows with something that replicated the originals. The new windows have wooden sashes and a removable muntin framework that provide the same visual impact as the multi-light windows originally in place. The interiors of the structures are also remarkably intact, with only the bathrooms and kitchens having undergone modernization. Original lighting fixtures, door hardware, wall and ceiling treatment, trim, and decorative hardware and fixtures are nearly all still in place and in good condition. Adding to the cohesiveness of the complex is the open ponderosa pine forest setting in which the buildings are located. The buildings are widely separated in the forest, giving the complex a feeling of spaciousness. In addition, the setting has not been spoiled by any intrusive or out of character elements. Most of the recently constructed noncontributing elements are very small wood frame constructions, unobtrusively situated behind the larger stone buildings. These alterations have had very little impact on the property's integrity of setting, design, materials, workmanship, feeling, and association.

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LIST OF RESOURCES

contributing buildings - 6

- office (#1)
- lodge (#2)
- residence (3)
- lower garage (#4)
- fire house (#5)
- upper garage (#6)

noncontributing buildings - 4

- bunkhouse (#7)
- stable (#8)
- storage shed (#10)
- portable shed (#11)

noncontributing structures - 3

- weather station (#9)
- hose box (#12)
- filter house (#13)

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**SIGNIFICANCE**

The Manitou Experimental Forest Station meets criteria C and A. It is architecturally significant as one of the best examples of Works Progress Administration (WPA) construction in the state. The buildings, constructed between 1937 and 1939, are a variant of Tudor architecture with elements of Richardsonian Romanesque and the Rustic style, which is an unusual expression for the federally-sponsored, depression-era construction in Colorado. In addition, this collection of stone buildings exhibits excellent masonry craftsmanship. The Station also possesses historical significance in the areas of conservation and agriculture. Numerous important research projects have taken place at the Manitou Experimental Forest Station since its establishment in 1936. These studies have provided important data that has been useful in improving rangeland, watershed, and forest management. Although the research continues today, the period of significance arbitrarily ends in 1947 in order to comply with the National Register's fifty year rule.

The Manitou Experimental Forest is located in a valley known as Manitou Park, which has a long and interesting history. Fur trapping and trading in the early 1800s was the first Anglo activity in the area. By the late 1800s, mining had become the main reason for occupancy and the use of the pine lands. Commercial logging of ponderosa pine began about 1860. Pine timber furnished mine props, railroad ties, building lumber, fuel, and charcoal. No large merchantable stands of pine remained in the area after 1900. Livestock grazing was quite heavy in the early days and reached a peak in the 1880-90 period. Cultivated crops, including hay and potatoes, were in high demand. After 1900, farming and ranching activities began to decline, and by the mid-1930s, all the farmlands had been abandoned. Although ranching is still being practiced, cattle numbers are far below what they once were.

The site of the Manitou Experimental Forest Station was first settled in the early 1860s and known as Bergen Park. In 1872, Dr. William A. Bell, an associate of William Jackson Palmer, owner of the Denver & Rio Grande Railroad and founder of Colorado Springs, began acquiring land in the area and established a resort hotel in 1873. Having acquired 10,600 acres, Bell changed the name of the area to Manitou Park to attract visitors from Colorado Springs and Manitou Springs. The hotel was destroyed by fire in 1887 and a second hotel was built on the same site in 1889. It, too, was destroyed by fire in 1899. William Jackson Palmer acquired an interest in Bell's holdings in 1905 and jointly deeded the property to Colorado College to support a forestry school in 1906. The college constructed a third hotel on a site nearby in 1906, which was not successful; the hotel was destroyed by fire in 1925.

Because of financial and management problems, Colorado College sold 3,200 acres, known as the Manitou Park Ranch which included the present site, in 1912 to private owners. The property was foreclosed upon in 1932 under a Federal Farm Mortgage, and title was acquired by the Resettlement Administration (Farm Security Administration). Management of the land was turned over to the U.S. Forest Service. Upon closure of the Colorado College Forestry School in 1934, an agreement was

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entered into whereby the remaining holdings of Colorado College in Manitou Park would be managed as a demonstration forest by the U.S. Forest Service. In 1936, the entire 16,560 acres was designated as the Manitou Experimental Forest, and an official establishment report was completed in 1938. Soon after being designated, plans were made to develop an administrative complex to manage the experimental forest. By early 1937, plans had been made to construct three major buildings for housing and work space and several smaller garage and storage buildings by the Farm Security Administration for the Forest Service. The major buildings were to be constructed in an English style of native red sandstone quarried from Missouri Gulch about two miles to the northeast. The largest building was to be a dormitory with kitchen facilities to be used during training and for the housing of workers. A six-room residence for the official in charge was also scheduled to be built. The first buildings constructed were an Administration Building (the Office - #1), a Combination Building (the Lodge - #2), and a Superintendent's Residence (the Residence - #3). All were apparently built using WPA labor. The building project was conducted under the Farm Security Administration's Fountain Creek Southeast Project (Project No. LD-CO-2). The remaining buildings of the complex, the Upper and Lower Garages (#4, #6), and the Fire House (#5) were built in 1938 and 1939 as part of the same project.

The Manitou Experimental Forest Station is one of two experimental forest station complexes built in Colorado under the management of the Rocky Mountain Forest and Range Experiment Station of the research branch of the U.S.D.A. Forest Service. The Manitou Experimental Forest is located in the montane zone of the front range of the Rocky Mountains in Colorado. (The other station is located in the sub-alpine zone near Fraser and its buildings are of log construction.)

The Manitou Experimental Forest was established to study problems of land use as they relate to the management of natural resources on the Colorado Front Range montane zone. The land, vegetation, and climate of the Forest are typical of the eastern slope of the central Rocky Mountains. The area is thus suited to study forest influences; mountain home and associated recreation development and wildlife; proper management of ponderosa pine, Douglas-fir, and mountain bunchgrass types; re-vegetation of abandoned and submarginal farm land; erosion control; and stream improvement.

Early research first sought to develop better methods for management to perpetuate and restore the natural resources for long-term productivity. Range management and seeded pasture studies specifically sought to obtain maximum livestock production on native ponderosa pine-bunchgrass range and seeded pastures consistent with wise management of other resources. The watershed studies sought to determine how to re-vegetate depleted ponderosa pine watersheds to minimize flood and sedimentation damages from high intensity storms and to develop methods to improve water yields.

Numerous important research projects have taken place at the Manitou Experimental Forest. Early studies focused on trying to develop methods for managing ponderosa pine forest lands with a focus on maximizing grazing efficiency, re-vegetation, and watershed protection. More recent studies have focused on regeneration of ponderosa pine, improving growth and health of ponderosa pine,

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flamulated owl habitat, and water quality. These studies have provided important results that have been useful in improving management of forest lands in the Front Range for nearly 60 years.

The stone buildings at the site form a cohesive complex that is both architecturally interesting and harmonious with the natural setting. The buildings are a good example of the Forest Service's philosophy of architecture at the time, where use of local natural materials was stressed so that buildings would gracefully blend and fit into their surroundings. Stone used in construction of the buildings was quarried near the north boundary of the Experimental Forest. This concept of designing buildings to blend with the environment and the use of stone and small paned windows is characteristic of the Rustic style. The buildings are also a variant of Tudor architecture and include details that reflect beauty and craftsmanship. The steeply pitched roofs, the facades dominated by prominent cross gables, and the multi-paned windows grouped into strings of threes are indicative of Tudor architecture. At the same time, it could be argued that the buildings exhibit qualities of Richardsonian Romanesque with their broad roof planes, the straight-forward treatment of the stone, and the segmental arches in window and door openings. The eclectic mix from several different periods is quite unusual in light of other federally sponsored construction in Colorado during the depression. As a result, the complex is a unique government administrative site. In addition to being architecturally inspired, the buildings have remained virtually unaltered with nearly all of the original features, details, and elements still in place and in good condition.

(ed. HLW)



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**UTM REFERENCES, continued**

5) 13 491880 4327760

**VERBAL BOUNDARY DESCRIPTION**

The property is located in the south 1/2 of the southeast 1/4 of the southeast 1/4 of Section 10, and the north 1/2 of the northeast 1/4 of the northeast 1/4 of Section 15, of Township 11 South, Range 69 West, 6th P.M. The boundary of the nominated parcel is shown as the heavy dark line on the accompanying scaled "Site Sketch Map" and is also delineated by the polygon whose vertices are marked by the following UTM reference points:

- 1) 13 492040 4327840
- 2) 13 492280 4327590
- 3) 13 492280 4327480
- 4) 13 491960 4327590
- 5) 13 491880 4327760

**BOUNDARY JUSTIFICATION**

The boundaries were drawn to encompass the parcel of land containing the concentration of buildings and structures that make up the headquarters of the Manitou Experimental Forest Station.

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








SITE SKETCH MAP

SITE #5TL2130

N  
(true)

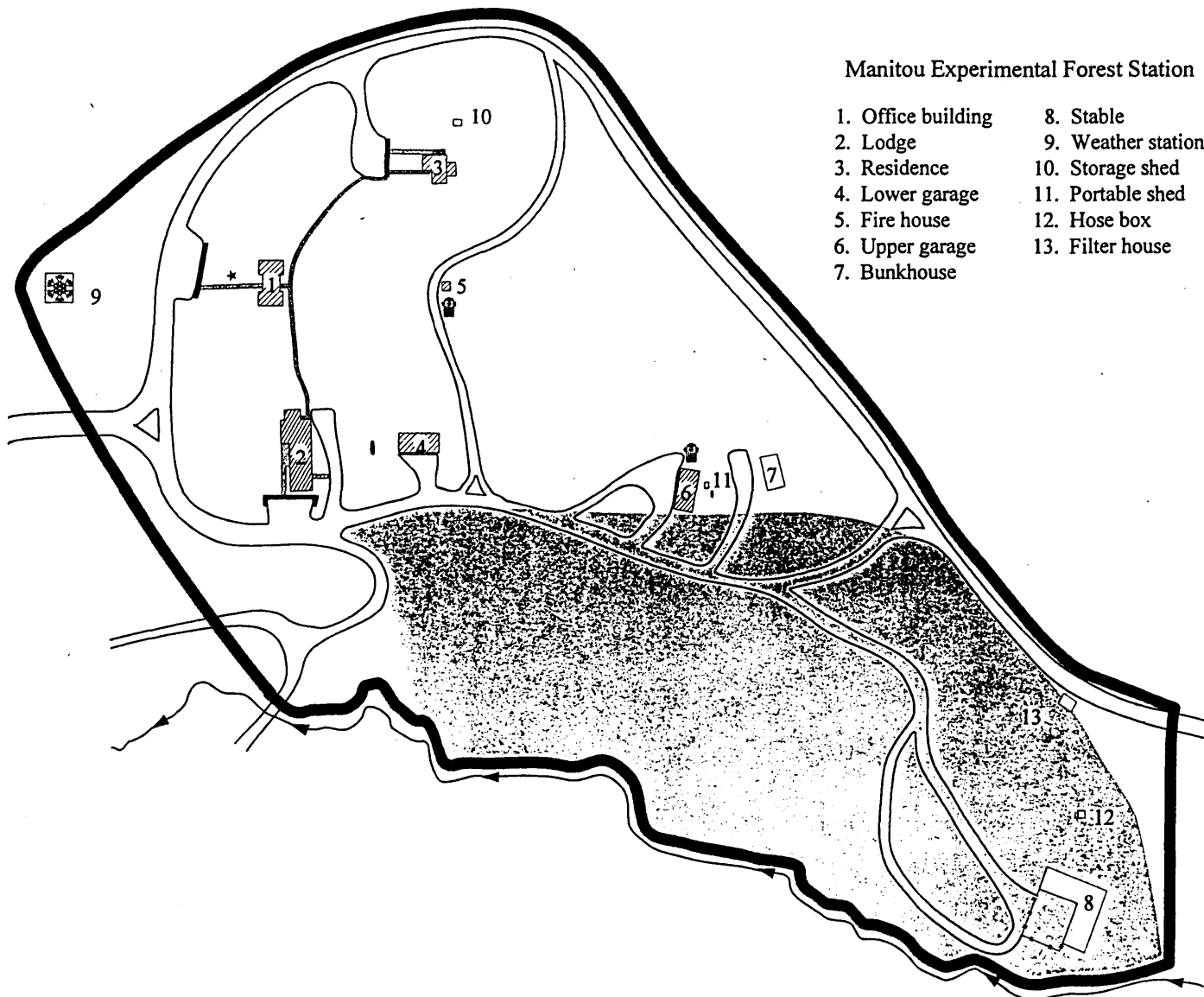
0 200 ft

KEY

 Contributing	 Road	 Flag pole
 Stone wall	 Corral fence	 Propane tank
 Concrete walkway	 Weather Station	 Fire hydrant
 Stone walkway	 Stream	 Artifact Scatter
	 Nomination Area Boundary	

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- |                    |                    |
|--------------------|--------------------|
| 1. Office building | 8. Stable          |
| 2. Lodge           | 9. Weather station |
| 3. Residence       | 10. Storage shed   |
| 4. Lower garage    | 11. Portable shed  |
| 5. Fire house      | 12. Hose box       |
| 6. Upper garage    | 13. Filter house   |
| 7. Bunkhouse       |                    |



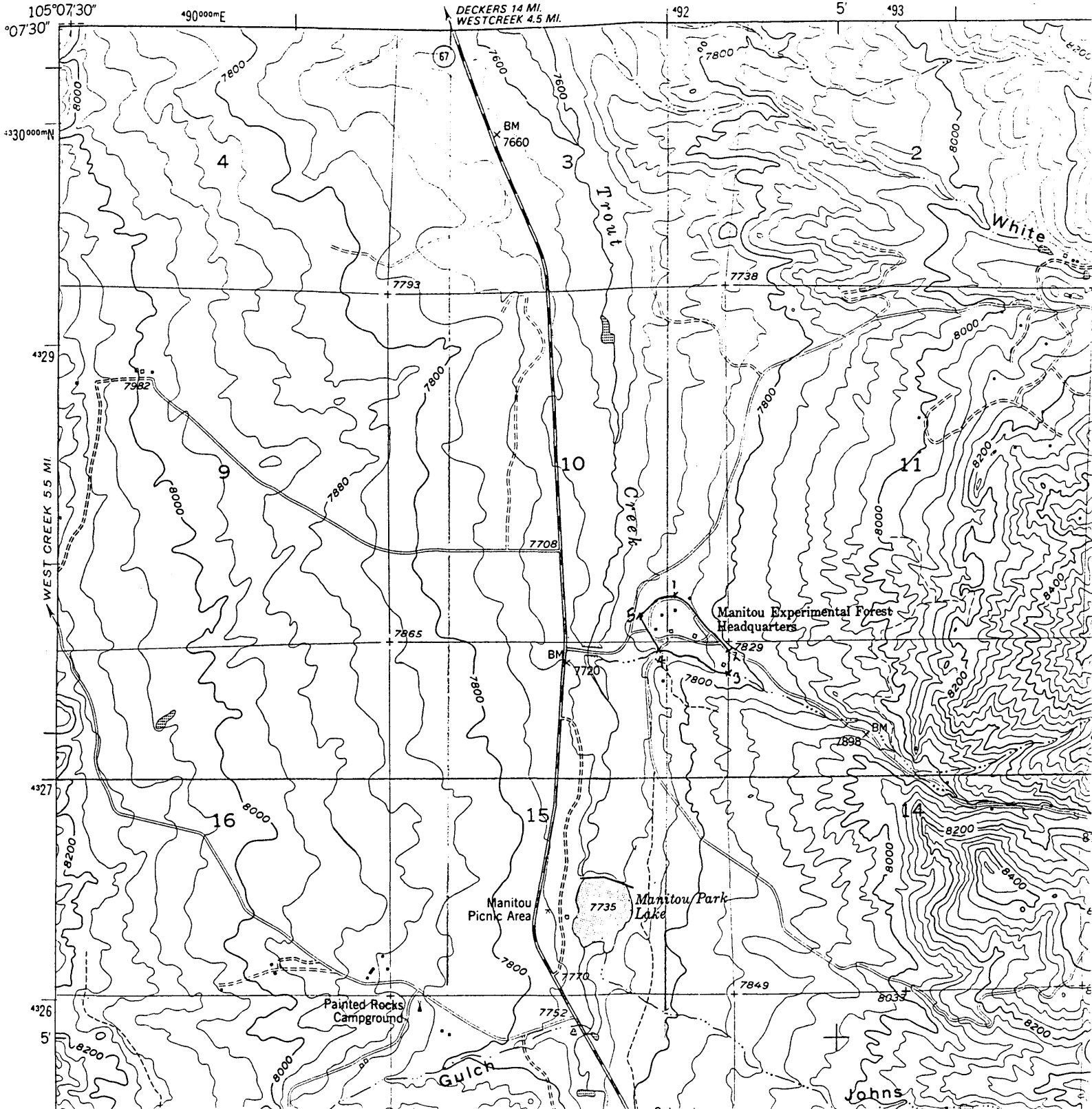
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U.S.G.S. MAP - Mount Deception Quadrangle



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**PHOTOGRAPH LOG**

The following information is common to all photographs:

name of property: Manitou Experimental Forest Station  
county and state: Teller County, Colorado  
photographer: Wayne Shepperd  
date of photograph: May 1998  
location of negatives: Rocky Mountain Research Station, 240 West Prospect, Fort Collins, CO

- Photo #1 West elevation of office (#1); camera facing east.
- Photo #2 South and east elevations of office (#1); camera facing northwest.
- Photo #3 West elevation of lodge (#2); camera facing east.
- Photo #4 Detail of chimney on east side of lodge (#2); camera facing northwest.
- Photo #5 West elevation of residence (#3); camera facing east.
- Photo #6 South and east elevations of residence (#3); camera facing northwest.
- Photo #7 South and west elevations of lower garage (#4); camera facing northeast.
- Photo #8 North and west elevations of fire house (#5); camera facing southeast.
- Photo #9 West and south elevations of upper garage (#6); camera facing northeast.
- Photo #10 North and west elevations of the bunkhouse (#7); camera facing southeast.
- Photo #11 South and west elevations of stable (#8); camera facing northeast.
- Photo #12 Panoramic view of office (#1) and lodge (#2); camera facing southeast

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site map with photograph numbers and direction

