

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received **MAY 23 1986**
date entered **JUN 20 1986**

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

1. Name

historic Starr Manor

and/or common Starr Manor

2. Location

street & number 901 Palmer Avenue n/a not for publication

city, town Glenwood Springs n/a vicinity of

state Colorado code 08 county Garfield code 045

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
		<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name George H. & Elaine Lloyd

street & number 0159 Navajo Street

city, town El Jebel n/a vicinity of state Colorado 81628

5. Location of Legal Description

courthouse, registry of deeds, etc. Garfield County Clerk and Recorder

street & number 109 Eighth Street

city, town Glenwood Springs state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date 1/9/86 federal state county local

depository for survey records Colorado Historical Society, OAHP, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> poor S YAM ruins	<input type="checkbox"/> ruins	<input checked="" 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

Starr Manor is located in Glenwood Springs, a resort community in the Grand Valley at the western end of Glenwood Canyon, along the Colorado River. The hot springs and bathhouse lie on the north bank of the river and the commercial and residential districts stretch south of the river. Starr Manor is southeast of the commercial district on the southwest corner of Palmer Avenue and 9th Street. It is a large single, detached, two and a half story frame dwelling, covered with vertical and horizontal wood siding on the first floor and fishscale shingles on the second and attic stories. The style is essentially Queen Anne as represented by textured wall surfaces, a wrap-around porch, multi-gabled roof, stained glass transoms, semi-circular projecting bay, and details such as spindles, sunbursts, and pendants.

Dominant on the front elevation is the projecting curved entry which extends above to a second story bay, and the open porch which wraps around the front and north side of the house. The porch features original Tuscan columns and a recently restored balustrade with balusters identical to the turned spindled railing added in 1910. Latticework covering the basement level under the porch, evident in early photos, was also replicated.

The front door features a beveled glass inset and is flanked by curved windows. Second story windows in the projecting bay are also curved, double-hung sash with molded window surrounds. The large windows on either side of the projecting entry and on the second floor are single paned with a multi-paned upper sash. The attic story features gabled dormers and pointed arch double-hung sash windows with hoodmolds. Windows on the side gable are set within clipped corners providing for semi-hexagonal rooms, and on the second floor are capped with spandrels decorated with a sunburst motif and a central pendant.

The interior of the house features sixteen rooms including nine bedrooms. The basement has been used as a separate apartment while the remainder of the house is used intact as a single family residence. The high quality of craftsmanship is demonstrated by carved oak fireplace mantels, imported ceramic fireplace tiles, turned balusters on the stairways and original woodwork throughout the house.

The elegant parlor on the first floor still retains original details such as the beveled glass mirror inset into the fireplace mantel, the fireplace tiles, and the wood molding around the doors and windows. Louvered windows above the doorways throughout the house are still in excellent condition.

The carriage house, which sits behind the main house on the west side, was built about 1910. It is a simple one story, frame structure with gabled roof and attached lean-to. There are frame, multi-paned windows, a modern stone chimney, and decorative bargeboards. The interior has been remodeled for residential use. Because of the changes to the original appearance (stone chimney, interior remodeling, changes to the original entrance) the building has lost its historic integrity and is a non-contributing structure.

8. Significance

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

Specific dates 1901 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Located in Glenwood Springs at the western end of Glenwood Canyon, Starr Manor is significant as a good example of a large, intact Queen Anne residence, defined by the textured wall surfaces, wrap-around porch, multi-gabled roof, circular bay, and spindles, pendants, and sunburst detailing.

Glenwood Springs was settled initially by James Landis as a squatters camp known as "Defiance" around 1880 (Shoemaker, p. 52). Captain Isaac Cooper purchased the land from Landis in 1882 and named it after his wife's hometown of Glenwood, Iowa (Bancroft, p. 3). The town was platted and incorporated in 1885.

The Yampa Hot Springs, discovered by Captain Richard Sopris in 1860, and the advance of rail transportation provided the stimulus for the development of this resort community. Both the Colorado Midland and the Denver & Rio Grande Railroads arrived in 1887, allowing for the shipment of building materials for the spa as well as the commercial and residential areas of the town.

In the early part of 1900, Edward Starr purchased the six lots on the corner of Ninth and Palmer streets with the intention of building a home for his wife, Mary. The residence was completed in 1901, but financial problems prevented the Starr family from living in the home for very long.

George Edinger, a wealthy financier from St. Louis, purchased the house at a tax sale, and lived there with his wife Emma (see photo #7) until 1907 when Edward Starr was able to reacquire the home for his ailing wife (Abstract of Title, Stewart Title Company).

The rambling size of the residence, together with its corner location lends physical prominence to the building. Its importance rests with its state of preservation both exterior and interior, and its styling. Intact interior details, particularly the woodwork and the elaborate fireplace mantels in the parlor and bedroom, demonstrate a quality of craftsmanship often absent in the undeveloped and somewhat isolated regions of western Colorado.

The asymmetrical plan, wraparound porch, shingled exterior, circular bay, multi-gabled roof, and details such as the sunburst motif, spandrel panels, turned spindles, and decorative windows identify Starr Manor as one of the community's better examples of the Queen Anne style built in Glenwood Springs in the late 19th century.

9. Major Bibliographical References

Bancroft, Caroline. Glenwood's Early Glamor. Boulder, CO: Johnson Publishing Co. 1958.
Frontier Historical Society of Glenwood Springs, Colorado.

Glenwood Post. (see continuation sheet)

10. Geographical Data

Acree of nominated property .01

Quadrangle name Glenwood Springs

Quadrangle scale 1:24000

UTM References

A

1	3	3	0	0	6	2	0	4	3	7	9	6	4	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

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Verbal boundary description and justification

Township 6 South, Range 89 West, Section 9 (NE $\frac{1}{4}$ of the SE $\frac{1}{4}$)
Block 27, Lots 30, 31, 32 of original township, platted February 22, 1883.

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

state	n/a	code	county	code

state	code	county	code

11. Form Prepared By

name/title George & Elaine Lloyd

Edited by Sally Pearce

organization

date 8/28/85

street & number 0159 Navajo Street

telephone (303) 963-3119

city or town El Jebel

state Colorado 81628

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 May 6, 1986

For NPS use only

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

for Helores Byer
Keeper of the National Register

Entered in ~~the~~
National Register

date 6-20-86

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received
date entered

Continuation sheet

Starr Manor

Item number

9

Page

Shoemaker, Len. Pioneers of the Roaring Fork. Denver: Sage Books. 1965.

Stewart Title Company, Glenwood Springs, Colorado.