

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

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

For HCERS use only

received **OCT 4** 1982

date entered

**1. Name**

historic

Multiple Resource Area of Manitou Springsand/or common Same

**2. Location**

street & number The city limits of Manitou Springs, Colorado n/a not for publicationcity, town Manitou Springs n/a vicinity of congressional district 5state Colorado code 08 county El Paso code 041

**3. Classification**

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

**4. Owner of Property**

name Multiple. See continuation sheets.

street &amp; number

city, town n/a vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. El Paso County Assessor's Officestreet & number 27 East Vermijocity, town Colorado Springs state Colorado

**6. Representation in Existing Surveys**

title Colorado Preservation Office Survey has this property been determined eligible? ☐ yes ☒ nodate 1980 ☐ federal ☒ state ☐ county ☐ localdepository for survey records Colorado Preservation Officecity, town Denver state Colorado

## 7. Description

### Condition

☒ excellent  
☒ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

#### Survey Methodology

The Multiple Resource Area of Manitou Springs nomination is based on a comprehensive survey of all standing structures within the city limits of the town. The survey was conducted in the summer of 1980 by Elaine Freed, a consultant employed by the Colorado Preservation Office. During the course of the project, early maps and plats were consulted, as well as all photographic documentation available from local, regional, and state libraries and historical societies. Extensive secondary sources such as county and city histories were also reviewed.

Every building in Manitou Springs was examined for possible significance. Approximately 600 sites were inventoried, with 80 buildings recorded for listing in the state survey. With resources of similar styling, buildings were typed and a form completed on a representative structure. At the conclusion of the survey, it was determined that the following sites and districts were eligible for listing in the National Register and are proposed within this nomination:

Manitou Springs Historic District	1001	sites included
Keithley Log Cabin Development District	27	sites included
Crystal Valley Cemetery		individual nomination

Together these resources reflect the town's evolution since its founding in 1876, and on through the most significant historic periods of its development.

#### Area Physical Description

Manitou Springs is located in the central part of the state, fifty miles south of Denver and adjacent to the western city limits of Colorado Springs. Situated at the foot of the Rocky Mountains, Manitou was conceived and developed as a resort community. Boasting a collection of mineral springs and enjoying a spectacular setting, the town served the earliest explorers and travelers as a rest and recreation spa and gradually evolved as a full-fledged tourist mecca. The community's environs totally determine its material development and its general tone. Winding streets hug the hillsides that rise from the town's center. Except for Manitou Avenue, there are no grand boulevards, nor any majestic approaches that would reflect a monumental framework. Only in recent years, with the advent of a highway by-pass above and alongside Manitou, has there been an accessible, sweeping vista of the entire town. Until the new road was built, entry was always through the center along the valley floor, following the channel of Fountain and Ruxton creeks.

Several geographic features are central to the history and environment of Manitou. First among these is Red Mountain, rising to the south above the center of town, and a standout because of its rusty-red earth, similar to the nearby Garden of the Gods. Englemann Canyon, to the south and west, contains Ruxton Creek and was the site of the original Ute Trail. The historic Barr Trail rises from Ruxton Creek, climbing eventually to the summit of Pikes Peak. (It is the site of the Pikes Peak Marathon, the second oldest marathon run in the country after Boston.) The face of Mt. Manitou is visible to the community and to the entire region as well; it forms a western wall for the town just as Red Mountain does to the south. At the northern edge, the terrain is cut by Williams Canon, its sheer limestone and granite cliffs rising high over a narrow floor. Williams

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Area Description--continued

Canon is the home of several natural limestone caverns, the most famous of which is the Cave of the Winds.

Area Architectural Description

The town is composed of a commercial core found alongside the major corridor through the community (Manitou Avenue) and along some of the side streets radiating from Manitou Avenue. The majority of these commercial structures are over fifty years of age, with more contemporary commercial development found on the outer limits of Manitou Avenue. Surrounding the commercial section are the residential areas on the hillsides encircling the town. The houses cling to the mountain slopes, sometimes creating a look of stacked boxes. The feeling close-up, on foot, or from a car, is often of a precarious and cramped context. Lacking flat land for lawns, Manitou is a town of decks, porches and stone-walled terraces. Most early cottages had porches, sometimes running the full length of the facade and jutting out over a slope; sometimes enclosed behind banks of small-paned windows. On Victorian frame houses, porches have sawn-wood fancy braces and may exhibit elaborate balusters. Simpler cottages also had simpler porches--square posts running straight to a wood floor, or, at most, a balustrade of square uprights. The resort hotels had immense verandahs, such as found on Cliff House, a few of which remain.

The town's historic architectural character is almost entirely within the "picturesque" mode of the late nineteenth century--a combination of naive articulation and rustic simplicity. Except for the commercial center, Manitou is overwhelmingly a town of shingle and wood siding. Only a handful of High style houses are of stone, as if those owners determined that an important residence required the added prestige and immutability of quarried stone to set it off from the more temporary-looking frame resort structures. Summer cottages frequently were constructed of narrow lap siding, nicely proportioned for small buildings. Other cottages were covered with overlapping wood shingles, also used in larger homes. Among the pine covered foothills in the east section of town, there is an enclave of log cabins, many with full logs and some with slab siding. Grooved siding, featuring a beveled edge at the overlap, is also seen in many simple summer cottages.

Other than the natural terrain, which shapes Manitou Springs' physical character in a fundamental way, there is no single dominant feature more important than the stonework that shores up the hillsides throughout the town. The occupied landscape demands retaining walls: they vary from 20-foot high structures set against steep slopes to vestigial walls of small stones set out to mark a front walk. Most are natural granite rock set in mortar in the rustic style. A few are done as dry wall. Ashlar walls of green sandstone contribute a more formal tone to the collective stonework. Almost every residence has some form of wall; many have elaborate terraces to protect the yard from erosion and to create flat areas for lawn and courtyard. Although Manitou's homes are usually frame, several of the important houses are part, or all, stone, adding to the overall strength of the material in its visual impact.

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Among the most unifying stone features are the rustic bridges that cross Ruxton and Fountain creeks in both the residential and commercial areas. A city ordinance from the turn of the century recommended sandstone sidewalks in the business district, but none remain, if they ever were in fact installed. Rockledge, a large Elizabethan home on El Paso Boulevard, has sandstone sidewalks in front of its extensive property-line iron fence and stone wall.

At Manitou Place, a vacated street in the center of town, a public sandstone stairway carries pedestrian traffic from Manitou Avenue up to the residential areas around the old Grand Hotel and Van Horn Cottages. Immense retaining walls on Park Avenue near the Post Office and along Manitou Avenue in the 1100 block add further cohesion to the ubiquitous stonework.

Manitou's architectural influences are largely anonymous. The Gillis Brothers, a contracting firm based in Manitou, had more impact on the design of the town than anyone. The Gillis houses—Queen Anne cottages with great attention to detail—offer a homogeneous vision of Victorian residential life that is quaint, decorative and fundamentally British. The Gillis's came to Colorado in the late 1870s by way of Nova Scotia; their construction reflects that provincial settlement, although Queen Anne pattern books available in America at the time illustrate similar designs. The most charming and unusual quality of the Gillis-style cottages is the size: they appear as carefully crafted miniatures of more extravagant, larger Victorian houses. That the Gillis's retained a sense of proportion in their diminutive adaptations is a credit to their skill as craftsmen. The Gillis's also worked on a number of major masonry buildings, including the Leddy Block, Congregational Church and Miramont Castle.

Red Crags, a Shingle style mansion on El Paso Boulevard, is attributed to Boston architect Henry Van Brunt. Two Elizabethan houses next door, Onaledge and Rockledge, were designed by Pueblo architect, William Stickney, in the early twentieth century. Robert Roeschlaub is thought to have planned the 1880 Congregational Church, and H. A. Macomb of Philadelphia executed drawings for St. Andrew's Episcopal Church. Thomas MacLaren, a prominent regional architect who often worked with the Gillis Brothers, designed the Renaissance Revival public library in 1910. Frederick Sterner was the architect for Briarhurst, a Tudor sandstone estate owned by the town's founder, Dr. William Bell.

Manitou Springs has very few High style houses. Those that exist reflect the usual design range of the late nineteenth century: Shingle, Elizabethan, Tudor, Second Empire, Queen Anne Chalet, Eastlake and something that could be labeled "castlesque." The collection is totally within the picturesque tradition. There are no Greek Revival carry-overs, nor Renaissance Revival.

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While many of Manitou Springs' residences have undergone alterations over the years, very few have been destroyed or replaced. Jerome Wheeler's Windemere, where the Post Office now stands, is gone, as is Grace Greenwood's rustic cottage alongside Fountain Creek. Commercial losses are more severe, although the century-long retention of the town's major frame resort hotels is certainly fortunate. The Queen Anne Bath House and the Mineral Bottling Works, major buildings located near the center, are demolished and constitute a great loss. Accommodation to the automobile--both lodging and street development--created the most significant visual and use changes in mid-twentieth century. Fortunately, the terrain precludes urban sprawl, and maintains a consistent visual context for the community. Manitou Springs' level of architectural integrity is high, strengthened daily by renovation efforts throughout the town.

RESOURCE CATEGORIES

A. Stonework

STAIRWAY at Manitou Place connecting pedestrian traffic between Manitou Avenue in the 900 block of the residential area around the Grand View Hotel and Van Horn Cottages. Ashlar, sandstone.

RESIDENTIAL STONEWORK at 131 Washington: walls, stairways, porch piers, foundation and garage. The house is a bungalow style. Cobblestone: granite.

BRIDGE over Fountain Creek at Old Man's Trail at the eastern edge of Memorial Park. One of many rustic bridges over Ruxton and Fountain creeks in the residential areas and commercial center. Ashlar, green sandstone.

B. High-Style Houses

RED CRAGS at 302 El Paso Boulevard, attributed to Henry Van Brunt ca. 1890. Shingle style of red sandstone and shingle siding with large arched windows and ample decks. Dramatically sited on a slope.

CRAFTWOOD INN, 404 El Paso Boulevard; 1906 is the date of construction. Elizabethan style of stone, half-timbering, small-paned rectilinear windows, and clipped gables. An elaborate stone gate in front.

ROCKLEDGE and ONALEDGE, 328 El Paso Boulevard designed by William Stickney, Pueblo, Colorado, architect, in 1913. Stucco, stone and half-timbering done in the Elizabethan style. Both houses have stone walls. Rockledge has rustic stone walls along the curving drive, a stone gatehouse and stone paving for the sidewalk. Onaledge has a large wrought iron gate; Rockledge has a wrought-iron fence on top of its stone wall.

NOLAN HOUSE, 2 Grand Avenue. Built in 1888 in the Queen Anne style of sandstone and wood. Extensive balconies and porches. The most prominent feature is the corner stone turret with a wood belvedere. The house is built on a corner across from the Cliff House, and repeats its stylistic features.

REDSTONE CASTLE, on Iron Mountain off of Pawnee Avenue. Early 1800s of red sandstone done in the Queen Anne style with a prominent round turret. This large house sits by itself at a high elevation.

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House at 201 Spencer, ca. 1890, combining several styles: Eastlake, Shingle and Queen Anne. From a distance the most dramatic feature is the crenellated sandstone turret at the corner. The house has extensive spindle and relief woodwork on the front porch and gable.

MIRAMONT CASTLE, 9 Capitol Hill, built in 1895 by the Gillis Brothers (contractors) for Father Francolon, based on the latter's family home in France. The building combines Queen Anne styling with medieval European castle influences, with crenellated turrets, bays, gables, and myriad levels. Green sandstone. Miramont is now owned by the Manitou Springs Historical Society and is being adapted as a museum. Like several of Manitou's other imposing mansions, it is impressively sited on a slope, in this case above Ruxton Creek at the entrance to Engelmann Canyon.

House at 408 Canon, Second Empire style, ca. 1880. With its deep mansard roof the proportions on this small house are rather strange, but it is a charming home from Manitou's early years. Other than the shingle roof the structure is composed of bright red sandstone with quoins at the corners and entry of a lighter color.

House at 153 Capitol Hill, ca. 1905. Truly an eclectic and exotic building, this house sits on a mesa above Ruxton Creek and enjoys nearly a 360 degree vista. The stucco exterior is plain, vaguely suggestive of Pueblo architecture; the front entrance—with minarets on the towers—creates a tone that is Middle Eastern. The large front lawn, itself a rarity in Manitou, is covered with large pergola structures.

House at 32 Grand Avenue, ca. 1890, done in the picturesque chalet style: low-pitched roof, extreme horizontal line emphasized by the levels of terrace below. Decorative shingles and balconies.

House at 26 Grand Avenue, ca. 1888, Shingle style. This building has an immense front gable and a correspondingly large roof line from the sides. A graceful oriel window interrupts the plain massing of the facade.

**C. Vernacular Victorian Frame**

Although offering a wide variety of carpentry detailing, these homes follow similarities in styling and materials. All are done in shingle or wood lap siding, sometimes done with a combination of both with an addition of decorative shingles. All have front porches, some of them wrapping around to the side; the additional spindles or fretwork at the roof line. All have gables: the earliest homes from the 1870s have center gables. Others are executed in an L-shape with a gable-end bay facing the street, with a wing stretching horizontally and fronted with a porch. Among this group there are two chalet styles with exaggerated roof brackets and low-pitched roof. Two houses, with corner turrets, imitate the town's more imposing stylized sandstone castles. Some of these houses have decorative colored square panes in front door or window sashes. Almost all have latticework at the foundation.

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(Vernacular Victorian Frame)

House, 106<sup>2</sup>, turret and shingles  
House, 719 Duclo, turret and shingles  
House, 112 Deer Path, center gable.  
House, 809 Duclo, center gable  
House, 125 Cave, chalet.  
House, 102 Mohawk, chalet.  
House, 103 Cave, five dormer gables.  
House, 114 Deer Path, one-story with wrap-around porch.  
House, 945 Osage, L-shaped with horizontal wing and porch.  
House, 813 Duclo, L-shaped with wrap porch and decorative balustrade.  
House, 959 Prospect, L-shaped with full front porch.  
House, 923 Osage, gable end, corner porch.  
House, 106 Navajo, center gable, 2½ stories.  
House, 42 Grand, full porch with brackets, gable end.  
House, 41 Grand, cross-gable, corner porch, front bay.  
House, 151 Ruxton, decorative gable ends, Chinese balusters.  
House, 15 Ruxton, fretwork on front porch, bay window.  
House, 809 Midland, sandstone rather than frame, but done in the L-shaped style frequently used in frame houses.

The Gillis brothers organized their construction business in Manitou Springs in the early 1880s and built many commercial buildings as well as houses. A few homes are documented as done by the Gillis firm, others are attributed because of styling, including such features as a variety of decorative shingles, oriel windows, diagonally set balustrades, clipped gables, and projecting bays. Most of these houses appear in the Ruxton Avenue area:

House, 803 Duclo  
House, 106 Ruxton (home of the Gillis brothers)  
House, 106 Waltham  
House, 349 Ruxton

D. Cottages

Cottage, 110 Capitol Hill, turret, small-paned diagonal windows, front porch, picturesque design, perhaps a year-around home.

Cottage, 121 Cave, oriel window, decorative transom on front window, lattice trim, perhaps a year-around home.

Cottage, 109 Cave, a low horizontal structure and a full front porch.

Cottage, 622 Ruxton. Chinese balustrade. Definitely built as a summer cottage.

Cottage, 319 Oklahoma, narrow wood lap siding, hinged window covers, enclosed porch with rectilinear small-paned windows, low-angle shed gable end, summer cottage.  
Cottage, 9 Elk Path, simple structure, wood siding, small front porch, low-angle shed roof, converted to year-around use.

Cottage, 301 Washington, a combination of several sidings: shingle, grooved and lap. Front porch with rectilinear small-panes, latticework at the foundation level. Converted to year-around use.

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**E. Log Houses**

Cabin, 107 Duncan, 1-story, extending corner logs, small-paned rectilinear windows. Ca. 1930.

Cabin, 114 Modoc, 1½ story, full front porch. Siding is rustic slab, commonly used in the late nineteenth century. A few examples are scattered around the central part of Manitou.

Cabin, 42 Fairmont. 20th century one-story cabin with small-paned windows. The cabin is sited on a mesa at the foot of Red Mountain and has a spectacular view. Full, round-log construction.

Cabin, 102 Crystal Park Road. There are six log cabins located at this site, built in the late 1920s by the superintendent of the Pike National Forest, a Mr. Keithley. They are carefully crafted of full round logs, with stone chimneys and small-paned windows.

Cabin, 191 Cheltenham Road. ca. 1940, a low, 1-story cabin of full-round logs, horizontal sliding windows, cobblestone chimney.

**F. Bungalows**

Bungalow, 204 Iron Road. A full porch across the front. Wood siding, cobblestone foundation and yard walls.

Bungalow, 15 Washington. A 2-story shingle bungalow with brackets under the eaves, and ashlar greenstone on the foundation, porch walls and piers.

Bungalow, 48 Lincoln. Shingle siding two-story square, overhanging eaves, a large porch to the west totally enclosed in rectilinear small-paned windows. A large yard terraced with cobblestones.

Bungalow, 731 Duclo. A California style bungalow with an extended gable set in with balusters. This house has extensive rockwork: retaining walls, garage, staircase, porch and foundation.

Bungalow, 911 Prospect. A full-length open front porch topped by an enclosed sleeping porch. Latticework at the foundation level.

**G. Institutional Buildings and Public Service Features**

Public Library, 701 Manitou Avenue, designed by Thomas MacLaren, a Colorado Springs architect, in 1910 in the Renaissance Revival style. Red tile roof, light colored brick, rounded arches with radiating voussoirs. This is one of very few classical buildings in Manitou.

Hydro-Electric Plant, 540 Ruxton. Built in 1905 of red brick, it has a modernistic and formal facade with plain pilasters at the upper level and again on the main section of the facade. The front is dominated by two large arched windows with fanlights.

Cemetery, at the end of Plainview. This small burying ground is located in a picturesque canyon at the southeast edge of town. There is a green sandstone building at the entry, plus several stone walls. A unique feature of the plot is the Richards family mausoleum done in green sandstone in the Egyptian Revival style.



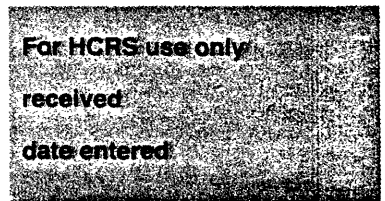
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(Institutional Buildings and Public Service Features)

1872 Shelf Road, along Fountain Creek near Serpentine Drive and Highway 24. This is a remnant of the first Ute Pass road built along Fountain Creek by the county commissioners in 1872 to service suppliers to the mining camps beyond South Park. This small section is built against a perpendicular rock wall.

**H. Churches**

Congregational Church, 101 Pawnee, attributed to Denver architect, Robert Roeschlaub and built in 1880 by the Gillis Brothers. Stone, ashlar, and a wood cupola.

Our Lady of Perpetual Help Catholic Church, 218 Ruxton. A Gothic and Shingle style small "country" church done in a simple, symmetrical style with a repeated front gable and entry motif. A greenstone rustic bridge leads across Ruxton Creek and a cobblestone grotto and several walls surround the church.

✓ St. Andrew's Episcopal Church, 808 Manitou Avenue, built in 1905 with the financial assistance of the town's founders, Dr. and Mrs. William Bell. The building is designed in an English country Gothic style of stone with a slate roof and colored, arched windows. The church is situated on a triangular lot surrounded by a retaining wall.

**I. Industrial and transportation**

Yount's Quarry, Highway 24 below Rainbow Falls just west of the town. This quarry of green sandstone supplied much of the stone for walls, foundations, porches, and large enterprises such as the arcade in downtown Manitou Springs. Only a hoist and part of a chute remain.

The Midland Railroad, 1887. The track for the Midland, which has been entirely removed, extended east/west through the town, above Manitou Avenue, crossing Ruxton Avenue near the Incline and heading northwest up Ute Pass. Much of the right of way has been sold and developed residentially but large sections and several tunnels remain at the west end of town, as well as reinforced embankments. The train was constructed hurriedly in the late 1880s by such men as Jerome Wheeler, Irving Howbert and J. J. Hagerman and was never a great financial success although it contributed greatly to the resort development of Ute Pass during the 1890s.

Mt. Manitou Incline, Ruxton Avenue. This was originally built in 1907 as part of the hydro-plant operation and was developed shortly after as a tourist attraction. Cable cars take passengers to the top where a refreshment facility and picnic area are available. Lighted at night during the summer season, the Incline is a prominent feature throughout the region.

Cog Railway, 515 Ruxton. Built in 1891, the cog winds to the top of Pikes Peak and is a major tourist attraction. The picturesque depot at the base was built by the Gillis Brothers. One of the early engines is now in Memorial Park.

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J. Commercial  
Hotels and Lodging:

Sunnyside Hotel, 609 High Street. Built in 1881, this Queen Anne structure has an extensive front porch and turrets. The two gable ends on the facade have cut-out decorative trim just below the eaves. The building was an apartment house until recently and is now vacated and condemned.

Barker House, 819 Manitou Avenue. This flamboyant Queen Anne structure started out as a small English-style bay window boarding house in the early 1870s and was later enlarged in the '80s and '90s to become a full fledged resort hotel, serving a distinguished clientele. The most distinguishing features are the corner turrets and their cupola tops. The hotel is undergoing renovation as an apartment house, having been abandoned for years.

Grand View Hotel, 935 Osage. This large frame structure, covered with wood lap siding, was built in the 1880s but has a modern and rather simple aspect because of its continuous, extending bay windows and plain hipped roof. The building has been used for institutional purposes in recent years.

Cliff House, 306 Canon. Like the Barker House, this resort building started out in 1873 as a boarding house. Large additions were completed in the 1880s by the Gillis Brothers for the new owner E. E. Nichols who ran the hotel for several decades. The porch and bottom floor of the 4-story structure are done in stone, with a full verandah across the front. The exterior is of wood lap siding and shingle. There are three turrets, the largest one of stone at the southeast corner. The hotel originally dominated the center of town but is now in part hidden by the spa and arcade complexes.

Boarding houses, 442 and 444 Winter Street. These large frame square buildings are representative of lodging facilities for visitors who wanted neither a separate cottage nor a full-service hotel.

El Colorado Lodge, 23 Manitou Avenue. This large complex of Pueblo style separate cabins and main lodge was built in the late 1920s to accommodate the growing number of visitors who arrived by automobile and wanted facilities outside the main part of town. The lodge is landscaped with a large lawn and mature blue spruce trees; its elevated yard is supported by a stone retaining wall.

McLaughlin Family Lodge, 183 Crystal Park Road. The central lodge is comprised of a low-angle shed roof overhanging walls of full-rounded logs. The surrounding cabins are of log or slab siding.

Wheeler Bank, 717 Manitou Avenue. A three-story brick and rusticated sandstone building done in the Romanesque Revival style, marked by rounded arches at the ground level and a corbelled cornice at the top. Jerome Wheeler, mining magnate with large investments in Aspen, built the bank in 1888 as retail, banking, office and meeting hall space. The building has been renovated.

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(Commercial)

✓ Leddy Block, 734 Manitou Avenue. The Gillis Brothers, local contractors, constructed this large masonry building in 1891. It is one of the most important buildings in the Manitou/Canon Avenue commercial district. The top is corbelled, with rounded arches on the upper windows.

The Spa, 934 Manitou Avenue. This Mission/Spanish Revival building stands out among Manitou's more traditional picturesque buildings. The red tile roof and massive white walls dominate the town center space. It was designed in 1920 as a health facility and had various bath services. It houses the Manitou spring, one of the earliest natural springs used for medicinal purposes. The structure has undergone renovation and offers retail and office space.

K. Special Features

Iron Geyser and Pavilion, Ruxton Avenue. The geyser was drilled in 1910 by curio shop owner, J. C. Hiestand. It originally erupted every half hour and now gurgles from a fountain.

✓ Cheyenne Spring House, located in front of the spa at 934 Manitou Avenue. The spring was enclosed in this red sandstone, conical roofed structure around the turn of the century. In its early days, Manitou had ten natural springs located near the center of town, including the Cheyenne, also known as the Iron, Comanche, and Shoshone. They were widely publicized by tourist promoters and medical experts such as Dr. Edwin Solly. As the town grew, the springs were enclosed, first by gazebos, then enclosed structures, and some were capped and covered altogether. Many wells and springs were drilled. By the turn of the century there were over a dozen; eventually there were more than fifty.

Public stairway, between Capitol Hill and Iron Road. Manitou's streets have never been easy to climb, but hardy pedestrians in a hurry could save time by ascending staircases such as this one, built of cement with an iron railing.

Wheeler Clock, 802 Manitou Avenue. The goddess Hygiea adorns this cast iron clock which was a gift to the town from Jerome Wheeler in 1890.

Rainbow Falls, Fountain Creek near Serpentine Drive. Famous as a tourist attraction in the early days, this natural feature has been rather obscured by the construction of modern highways in recent years.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 checked="" type="checkbox"/> 1800-1899	<input checked="" 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1876-1932

**Builder/Architect** (see continuation sheet)

### Statement of Significance (in one paragraph)

#### Area Historical Description

Prominent businessmen of Colorado Springs played a crucial role in Manitou's founding. Foremost among the developers of the resort community was General William Jackson Palmer, builder of the Denver and Rio Grande Railroad and architect of Colorado Springs' development. Palmer established the Colorado Springs Company in the early 1870s to control the residential commercial, and cultural development of the Pikes Peak region. Early on, he and his fellow investors turned their eyes to Manitou with the hope of establishing a high quality resort catering to both transient and summer season visitors. Dr. William Bell, one of Palmer's close associates, took particular interest in the little Manitou colony, choosing to live there with his family, and acting as a benefactor to the town in many capacities.

In 1873 Henry McAllister, president of Palmer's development company, summarized Manitou's potential for being "as popular a summer resort for the inhabitants of the Mississippi Valley, as Saratoga is to those who dwell in the Atlantic states." He cited the medicinal springs, and incomparable climate and scenery as the basic ingredients for the resort's success. Six months later the company published a map of the newly platted area, calling it a "Plan of the Villa Sites, Mineral Springs and Pleasant Grounds of Manitou, near Colorado Springs, Colorado."

The mid-seventies saw the national panic of 1874 arrive in Manitou compounded by three seasons of grasshoppers, which had devastated local agriculture. The year 1876 was a light tourist year because of competition with the Philadelphia Centennial Exposition. By this time Colorado Springs had a population of 3,000; Manitou 350.

The year 1878 brought prosperity. The report points to outstanding wool production in El Paso County and an unparalleled year for the "tourist and invalid travel." The Leadville mines were bringing people and wealth to the Pikes Peak region, which served as a supply base.

Important amenities brought further success to Manitou. In 1880 the Denver and Rio Grande completed a short line with five passenger trains daily. Fences and walls were created to protect native shrubbery and the mineral springs. The total cost that year in new construction and hotel improvements was estimated at \$100,000.

In 1882, a successful year for the region, Manitou's real estate slumped. But despite slow times, a weekly newspaper and several new stores opened. The town quickly recovered in '83 with the building of the Mineral Water Bottling Works coupled with a new bath house in the center of town, a venture organized by the Colorado Springs Company, which had also spent over \$25,000 on general improvements, "bridges, parks, pavilions, walks, etc." The new Antlers Hotel in Colorado Springs (also owned by the Company) enhanced tourist activity for the whole area.

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Architects/Builders

The following architects were responsible for the designs of certain buildings within the multiple resource area:

Gillis Brothers  
William Stickney  
Robert Roeschlaub  
H. A. Macomb  
Thomas MacLaren  
Frederick Sterner  
Henry Van Brunt

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Another great depression in 1884 brought a tourist decline, and plans for the proposed Pikes Peak Railroad were called off. But a new development along Ruxton Creek by the Manitou Iron Springs Company brought major changes up the canyon. The firm built a large hotel where the incline is now located. The Gillis Brothers handled construction for the, along with the building of several houses: "Many more picturesque and good-sized cottages have been added during 1884. . .perched on eminences on all sides of the main valley and up Ruxton Glen, they have quite transformed the general appearance of the place."

New railroad construction soon brought higher real estate values. The Colorado Midland extended a line from Colorado City up Ute Pass and then west to the mining districts of Leadville and Aspen. Out on the plains, the Rock Island, and the Denver and New Orleans further expanded local markets. The population of Colorado Springs toward the end of the decade was 10,000. Manitou also was growing, adding such improvements as an independent water works, a power plant, and a railroad to Pikes Peak.

By 1890 property values had doubled. The annual summary that year boasted of Manitou Springs' increased sales for mineral water. But reports throughout the decade show dwindling activity in Manitou as gold fever hit Cripple Creek and tourist attention turned to the picturesque mountain resorts developing up Ute Pass. Residential sales did not pick up again until 1905-6 when nearly 70 lots were sold: more than the previous five years combined.

The first decades of growth, as seen by the Colorado Springs Company, were also the subject of review in 1895 when the town's founder, Dr. William Bell, mused about Manitou's beginnings. Bell and his associates had envisioned a retreat for the wealthy--a health and recreation resort comprised of fine hotels and sumptuous villas. The Panic of 1874 dashed their hopes: "But few lots were sold, and those that were sold instead of being used for the erection of beautiful villas, were cut up into small parcels and resold for the erection of little stores and cottages." Bell felt that Manitou's primitive beauty disappeared, replaced by haphazard construction "very different from those castles in the air which we imagined in our mind's eye."

Bell heartened over the improvements that came in 1881 with the D & R G spur from Colorado Springs to Manitou. He noted that residents enhanced the landscape with "picturesque embellishment," using local stone to terrace the hill sides. As he reminisced in 1895, Bell concluded that the town's appearance had been much improved, though his complaints about the unsightliness of overhead wires are echoed to this day.

The founders' accounts of early Manitou mention the town's health benefits which were tied closely to the mineral springs, and to the climate as well. Health care remained an important part of Manitou Springs well past World War I.

Manitou's economic decline was tied to the automobile in ways that are not quite clear but can be surmised. The auto revolutionized summer travel by creating mobility, diversity, and an unparalleled degree of privacy. At its zenith, the Manitou summer experience followed this pattern: visitors arrived by train, stayed in large hotels, dined and danced with other guests, and returned year after year for repeated social experiences. The automobile brought change to the traditional resort. Traveling in smaller units of one to from four

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people. tourists passed through the town, preferring to stay in separate court cottages, taking in the various "attractions," and leaving after a brief visit for other points west. The heyday of the great resort hotel was over as the convenience of individualized travel replaced an earlier day's emphasis on destination and a sense of place.

Despite changes brought by cars and traffic--asphalt, motels, billboards, and gas stations--much of Manitou's early resort image remains, as well as its function. Along with Jackson Hole, Glenwood Springs and Estes Park, it ranked as one of the great Western resorts. And, in addition to its pre-eminence as a picturesque retreat, Manitou Springs also served as an important health spa, attracting patients from Europe and all parts of this country. Many of the springs have been eclipsed, but the natural terrain--and most of the built environment--survive as reminders of late nineteenth century travel and recreation.

## 9. Major Bibliographical References

(see continuation sheet)

## 10. Geographical Data

Acreage of nominated property See survey forms.

Quadrangle name Manitou Springs

Quadrangle scale 1:24000

UMT References

AREA SURVEYED (individual nominations, see survey forms for UTM)

A 

113	5019	8810	413	011	51210
Zone	Easting		Northing		

B 

113	5019	8810	412	919	81815
Zone	Easting		Northing		

C 

113	5017	11210	412	919	91015
Zone	Easting		Northing		

D 

113	5017	11015	413	010	31010
Zone	Easting		Northing		

E 

113	5015	21410	413	010	31210
Zone	Easting		Northing		

F 

113	5015	31010	413	011	91110
Zone	Easting		Northing		

G 

113	5017	91410	413	011	91010
Zone	Easting		Northing		

H 

113	5017	91410	413	011	51010
Zone	Easting		Northing		

Verbal boundary description and justification

See survey forms.

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 See continuation sheet.

organization date

street & number telephone

city or town state

## 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*Arthur C. Townsend*

title State Historic Preservation Officer

date September 30, 1982

For HCERS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration



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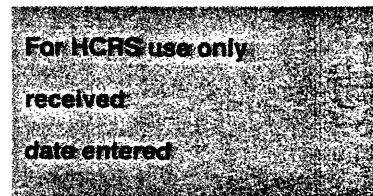
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