

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

For NPS use only

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

received MAY 15 1985
date entered 67 20 85

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

1. Name

historic The Stanley Hotel District, Expanded

and/or common The Stanley Hotel

2. Location

street & number 333 Wonder View Avenue n/a not for publication

city, town Estes Park n/a vicinity of

state Colorado code 08 county Larimer code 069

3. Classification

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

4. Owner of Property

name Stanley Manor House, Ltd.

street & number 333 Wonder View Avenue

city, town Estes Park n/a vicinity of state Colorado 80517

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Larimer County Courthouse

city, town Fort Collins state Colorado 80521

6. Representation in Existing Surveys

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

date Ongoing federal state county local

depository for survey records State Historical Society of Colorado, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date 1926
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		Gatekeeper's House

Describe the present and original (if known) physical appearance

The Stanley Hotel District consists of twelve buildings including the Stanley Hotel, the Manor House, Stanley Hall, and the Carriage House. It also includes open land around the buildings which historically has been associated with the site. This nomination replaces the original nomination which included the four buildings mentioned above and the 7.6 acres upon which they are located.

The Stanley Hotel, the Manor House, Stanley Hall and the Carriage House are placed in a row and face south-southwest, over-looking the town and valley of Estes Park and on toward the front range of the Rocky Mountains. (In Colorado place names, the word park means valley; for that reason, the name Estes Park can refer to both the town and the valley discovered by Joel Estes). These buildings were built in 1909 except for the manor house which was completed in 1912. Built between 1909 and 1912, the complex represents a spectacular grouping of classic revival buildings. The sophistication and refinement of the design would be rare in any location; in the mountain west it is unique. F. O. Stanley was wise in his choice of this style for the complex, for its contrast against its rugged mountain landscape is stunning and successful in portraying the resort as a retreat for the wealthy.

The buildings, described below, are notable for their horizontal lines and extreme symmetry of different design elements combined with classical detail and ornamentation. This twentieth century expression of Georgian architecture combined with classical elements is with one exception, unique to the Estes Park area. That exception, located approximately one mile west of the hotel, is the Stanley residence which F.O. Stanley built before building the hotel. Because his residence contains many of the same architectural features as the hotel property, it is believed that Stanley was his own architect.

Six buildings, immediately to the west of the hotel are service buildings which were built between 1909 and 1912. These were mentioned in the original nomination, but it is not clear from the boundary lines shown in that nomination if they were actually included. Another small service building, believed to be built at the same time, is located behind the manor house. The final building on the site is the swimming pool cabana and is located adjacent to the swimming pool which is in front of the hotel. With the exception of the cabana, these buildings are architecturally compatible with the main buildings by the symmetry of their design elements, by their Georgian Revival features, and by their forms and materials. All are more fully described below.

Relatively Unaltered Buildings Contributing to the District

1. The Stanley Hotel

The Stanley Hotel stands on a cut stone foundation and is a four story frame structure with a full basement. The building plan is shaped like an H, and it is topped by a hipped roof. There are two red brick chimneys on the west wing of the building, one on either side of the cupola and a fifth on the roof of the east wing.

The front facade is divided into two equal parts by a hexagonal shaped cupola topped by a dome which is located on the roof in the very center of the building. Each part is then subdivided by three dormers. Those on each end of the building are notable for their heavy pediments with returns. The remaining four each have angular pediments with friezes. The overall effect is one of symmetry. This is reinforced by the ends of the wings which are treated as extended pavillions and

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Larimer County, CO

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are balanced by a third extended pavillion in the center of the building topped by an angular pediment. Mutule block cornices are used under the roof line of the building and that of the porches as well. This same classical decorative detail is also used inside in the main lobby.

The ground floor of the front facade is taken up by a verandah which ties together the wings of the building. The roof of the verandah is supported by six double sets of plain columns; each column is topped by a plain capital. There is a balustrade on the porch roof permitting this space to be utilized as a sun porch. Entrance to this area is gained by French doors flanked by paneled sidelights. Above the doors is a medallion which has laurel wreaths in bas-relief. This classical decoration appears to have been cast in plaster.

At the end of each wing, a single door flanked by paneled sidelights opens onto a small balcony with a heavy balustrade. Above the door is a swan's neck pediment in the center of which is a vase set on a plinth. These two sets of decorative elements provide additional balance and reinforce the symmetry of the front facade.

There are what appear to be one story wings on each side of the building. That on the west is an addition to the main dining room, but study of historical photographs reveals that most of the "addition" on the east side of the building is taken up by a long porch similar in design and use to that on the front facade; it is part of the original building. The only addition on that side of the structure is the rounded portion which connects the end of the porch to the main structure. It can be suggested that this was done at the same time the west addition was added so as to maintain the symmetry of the overall design.

One thing which does detract from the symmetry is the small dormer shaped cupola on top of the roof. This addition was put on when the main elevator was remodelled. As originally constructed, the elevator was powered by hydraulic pressure but when it was converted to mechanics, space had to be found for the necessary machinery.

The windows throughout are extremely regular in use and reinforce the symmetry of the design. Palladian windows are used in the dormers on the ends of the wings and the front facade, i.e. those with the pediments and returns; casement windows light the balance. On the second and third stories of the building, the windows, used in pairs except at the ends of the wings, are 10 x 1 double hung sash set in heavy wood frames. Two oculus windows are positioned on the third floor of the front facade so as to balance the dormers on the roof above. Directly below each oculus window is a small angular pediment which, even though it is placed above a window, is intended primarily as a decorative feature. These featured oculus windows above small angular pediments are repeated on both wings. On the first floor the windows are single sash topped by a fanlight except on the east porch. Here, what appear to be windows are in reality French doors, but because of the fanlights, the basic rhythm established by the first floor windows is maintained.

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2. The Manor House

Immediately to the east of the hotel is the Manor House, a smaller version of the main structure. (At one time the main hotel was known as the Big Stanley and the Manor House as the Little Stanley). A two and one half story structure with a full basement, the building repeats most of the architectural details of the hotel, but on a smaller scale. Constructed in an L shape, the Manor House has a hipped roof, dormer windows on front and east side (although the latter are obvious additions), and a verandah on the front and east. Swan's neck pediments are used at both ends of the front facade while mutule block cornices are used inside and out.

3. Stanley Hall

East of the Manor House is Stanley Hall. This one story frame structure with hipped roof has 12 x 1 double hung sash windows and a large porch topped by a gable supported by four single turned pillars. There is a second smaller porch on the west side of the building with triple sets of pillars supporting the roof. Once again mutule block cornices are used under the roof line; the result helps strengthen the building's stylistic connections with the other two structures already discussed.

4. The Carriage House

East of Stanley Hall is the Carriage House, an L shaped frame building with a hipped roof. Originally constructed to house Stanley Steamers, the building was extensively remodelled in the 1950s to provide additional accomodations for guests. In spite of the remodelling, the exterior still blends with the other main structures of the property.

5. The North Dormitory

West of the hotel are six service buildings for the complex. Except for the Boiler House which faces south, the buildings face east toward the hotel. The northernmost of those buildings is the North Dormitory, a two story frame building, rectangular in plan with a hipped roof. The building is oriented with a shorter side to the front. A one story porch is placed completely across the front of building and is divided into three equal bays by Tuscan columns. The front door is in the center of the center bay and a window is placed in the center of each of the outer bays. The second story front is subdivided symmetrically by three windows. Windows in the dormitory are 8 x 1 double hung sash. Although discussed in the original nomination, the building appears to be outside the original boundaries.

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6. The South Dormitory

This building, immediately to the south of the North Dormitory, is very similar to its neighbor. Although slightly larger, it is also rectangular in plan, two story frame with a hipped roof, and has a one story porch across its front facade. The porch is divided equally into three bays by Tuscan columns, but its first story has two doors and a window asymmetrically placed. The second story front has three equally spaced double hung windows. A one story concrete block wing has been added at the rear of the north side. This building was also mentioned in the original nomination, but is outside of the original boundaries.

7. The Laundry

The Laundry Building is located to the south of the dormitories. It is a one story frame building, rectangular in plan with a notch taken out at the southeast corner. It has a hipped roof with a rectangular ventilating monitor placed in the center of the ridge. A small addition has been made to the north facade near the front of the structure. This building was mentioned in the original nomination, but is outside of the original boundaries.

8. The Boiler House

The Boiler House, located to the south of the Laundry Building, is a small one story frame building with a gable roof. It has a rectangular ventilating monitor centered on the ridge of the gable. The boiler inside this building is no longer in use. This building, mentioned in the original nomination, is not within the original boundaries.

9. The Manager's Cottage

The Manager's Cottage is located between the Laundry Building and the Hotel. It was originally L-shaped in plan, but an addition at the south corner, where there had originally been a porch, has made the present plan rectangular. The house is two story frame with a hipped roof over the original building and a flat roof on the addition. This is the only building on site for which symmetry was not the primary design characteristic. The porch was the most prominent architectural feature, and its removal has lessened the beauty of the house. This building was mentioned in the original nomination and it appears to be within the original boundaries.

10. The Gatekeeper's House

The Gatekeeper's House was moved to its present site south of the Manager's Cottage in 1926. Prior to that it sat at the bottom of the hill in the town of Estes Park. It is a one and one half story frame house with a gable roof running parallel to the front facade. Centered on the front is a shallow porch with two pair of Tuscan columns supporting a pediment. A door with side lights opens onto the porch and an 8 x 1 double hung window each side of the porch completes the composition of this facade. This building was described in the original nomination and it appears to be within the original boundaries.

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11. Maintenance Building

The Maintenance Building is located to the north of the Manor House. It is a one story frame building with a hipped roof. Undistinguished by its architectural detailing, it nonetheless fits comfortably into the district. This building was not mentioned in the original nomination, although it is within the original boundaries.

Building not Contributing to the District

12. Swimming Pool Cabana

The cabana is located on the front lawn of the hotel beside the swimming pool. It is a one-story frame building with a flat roof, built during the 1950's.

There has been remarkably little alteration to the property as a whole, due in part, it may be suggested, to the fact that the property has only had a total of seven owners including its current one. The swimming pool and cabana were placed in front of the main building in later years, but plans are being considered to relocate them and the tennis courts elsewhere. These plans, it should be noted, are part of a large scale restoration program of the entire hotel property. While minor changes are being considered, the owner is determined to do nothing to affect adversely the historical and architectural integrity which is so much a part of the Stanley Hotel.

Note: Description of the Stanley Hotel, the Manor House, Stanley Hall and the Carriage House, as well as other descriptive material, were taken from the original nomination form prepared by Frank Normali in 1977.

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 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 type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1907-1912 **Builder/Architect** F.O. Stanley

Statement of Significance (in one paragraph)

On May 26, 1977, the Stanley Hotel, the Manor House, Stanley Hall, and the Carriage House were placed in the National Register. This nomination replaces the original nomination and adds to it the significant service buildings which were built along with the main buildings. It includes also, additional land surrounding the property which was contained in F.O. Stanley's original purchase.

The addition of the service buildings completes the ensemble as Stanley built it. As such they form a remarkable group of classic revival buildings, matched in their significance by the spectacular mountain setting in which they were placed. The site, along with the town of Estes Park, is the gateway to Rocky Mountain National Park. Set against a backdrop of rugged rock outcroppings, the classical buildings provide a startling and beautiful contrast to the natural landscape. Stanley located his buildings near the top of a low sloping hill. The area in front of the hotel remains free of buildings providing it with a formality that makes it seem even larger and more impressive. Although not all of the land that was a part of Stanley's original purchase is being nominated at this time, the most significant portion is.

The Stanley Hotel, one of the important early mountain resorts in north central Colorado, is both a monument to its builder, F.O. Stanley, and an architectural landmark in the Estes Park area. In addition, the hotel played an important role in the growth of the tourist trade in that area.

F.O. Stanley was born in 1849 in Kingston, Maine. He and his twin brother Francis were engineers with a number of inventions to their credit. Perhaps the most important was the photographic dry plate process which permitted film to be made available in rolls instead of the cumbersome wet plate process and thus opened the way for the simple box cameras of today. This invention was sold to George Eastman who helped found the Eastman Kodak Company.

The two brothers are most famous for something else: the Stanley Steamer. This steam powered automobile, one of the most notable pioneer automobiles, laid the basis for their fortune. The cars were extremely well engineered. Among their early exploits was ascending Mt. Washington (New Hampshire) and setting a land speed record of 127 miles per mile in 1907.

In 1903, F.O. Stanley was told by his doctors that he was dying of consumption and had only three months to live. On the doctors' recommendation, he came west to Colorado, and the high dry climate worked wonders. Stanley lived for another thirty-seven years.

Settling first in Denver, he decided to move to the mountains. The next summer, 1904, he drove a Stanley Steamer from Lyons to Estes Park. Enchanted by the beauties of this high mountain valley, he built a summer home there. Beginning with the summer

9. Major Bibliographical References

Dallas, Sandra. No More than Five in a Bed. Norman: University Press, pp. 174-177
 Rocky Mountain News, June 13, 1909, Sec. 3, p. 5; June 23, 1909, p. 7.
 Hardman, Keith J. "How Many Stanley Steamers" Antique Automobile, March-April, 1968,
 pp. 9-14

10. Geographical Data

Acreage of nominated property 35 acres

Quadrangle name Estes Park, Colorado

Quadrangle scale 1:24000

UTM References

A

1	3
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4	5	6	1	4	5
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4	4	7	1	0	4	6	1	0
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 Zone Easting Northing

B

1	3
---	---

4	5	6	3	9	1	0
---	---	---	---	---	---	---

4	4	7	1	0	1	1	1	0
---	---	---	---	---	---	---	---	---

 Zone Easting Northing

C

1	3
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4	5	6	0	9	0
---	---	---	---	---	---

4	4	7	1	0	0	0	1	0
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D

1	3
---	---

4	5	5	9	6	1	0
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4	4	7	1	0	0	1	0	1
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E

1	3
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4	5	5	6	5	0
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4	4	7	1	0	1	0	1	0
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F

1	3
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4	5	5	7	5	1	0
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4	4	7	1	0	4	7	1	0
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G

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H

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Verbal boundary description and justification

See Map 1.

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 Kathleen Hoeft

organization Long Hoeft Architects

date 1/21/85

street & number 1350 Lawrence Street #3E

telephone (303) 893-9516

city or town Denver

state Colorado 80204

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

Bahara Sudler

title State Historic Preservation Officer

date 4-29-85

For NPS use only

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

Entered in the
National Register

date 6/20/85

for *[Signature]*
Keeper of the National Register

Attest:

date

Chief of Registration

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of 1905, he spent the summer months in Estes and the winters in Massachusetts.

Estes Park has been a tourist center almost from its inception, but most accommodations were simple and spartan. Stanley decided that what his new home needed was a first class resort hotel to draw more visitors to the area. A site, carefully chosen for its views of the mountains and the valley, was purchased from the McGregor Ranch and construction began in 1907.

The buildings which, it is believed, were designed by Stanley, quickly became landmarks in the Estes Park community. Built on a tremendous scale, the local residents could only echo the Rocky Mountain News which described it as "simply palatial equaling anything of its size in the world." The paper went on to note that "it is luxurious and modern even to the great kitchen where cooking is done entirely by electricity."

The hotel was named the Stanley only after some hesitation by its owner. (He originally intended to call it the Dunraven after the Earl of Dunraven who played an important role in the early history of the town). It opened June 23, 1909 and was an immediate success. Because of its location "amid glaciers, peaks, and forests," to again quote the Rocky Mountain News, the Stanley was designed to be a complete resort. Vacationers could come by train to either Lyons or Loveland and then finish the trip by car. Until 1926, this frequently meant a journey in one of the fleet of specially modified Stanley Steamers along roads--now the routes of US 34 and US 36--which had been widened and improved by Mr. Stanley.

From the beginning, Stanley's appeal was much more than local. While candidly admitting in its early brochures that "in the general plan of things earthly we must count on expense," it offered guests a wide range of activities. These ranged from billiards-- Stanley was a fanatic, so if guests misbehaved during a game they were liable to be banished from the hotel--to bowling, tennis, croquet, golf, gourmet dining, dancing to high class orchestra, performing in amateur theatricals, attending concerts in the Stanley Hall, and simply promenading the grounds.

In 1912, the Manor House was finished and opened. Unlike the main hotel building, here the guest rooms were heated, permitting year round operation.

Both the man and the hotel had a significant impact on the development of the Estes Park area. From the beginning, Stanley took an active role in the development of the town and was even responsible for its first platting. In addition he built a water system for the Hotel, but then, under public pressure, formed the Estes Park Water Company to serve the town. He also built hydro-electric facilities to provide a firm source of electricity for the hotel, but once again public pressure prevailed. The Stanley Power Company was organized to provide electric power to the town as well. He also gave the village land for the sewage disposal plant, the high school, and Stanley Park. In addition, he paid for transporting elk from Montana to repopulate the depleted herds in the valley.

The presence of the Stanley Hotel had a major impact on the tourist economy of Estes Park and in a very real sense can be said to have placed the town on the map. While it is not the first resort in the area, because of the scope of its operation and its sheer

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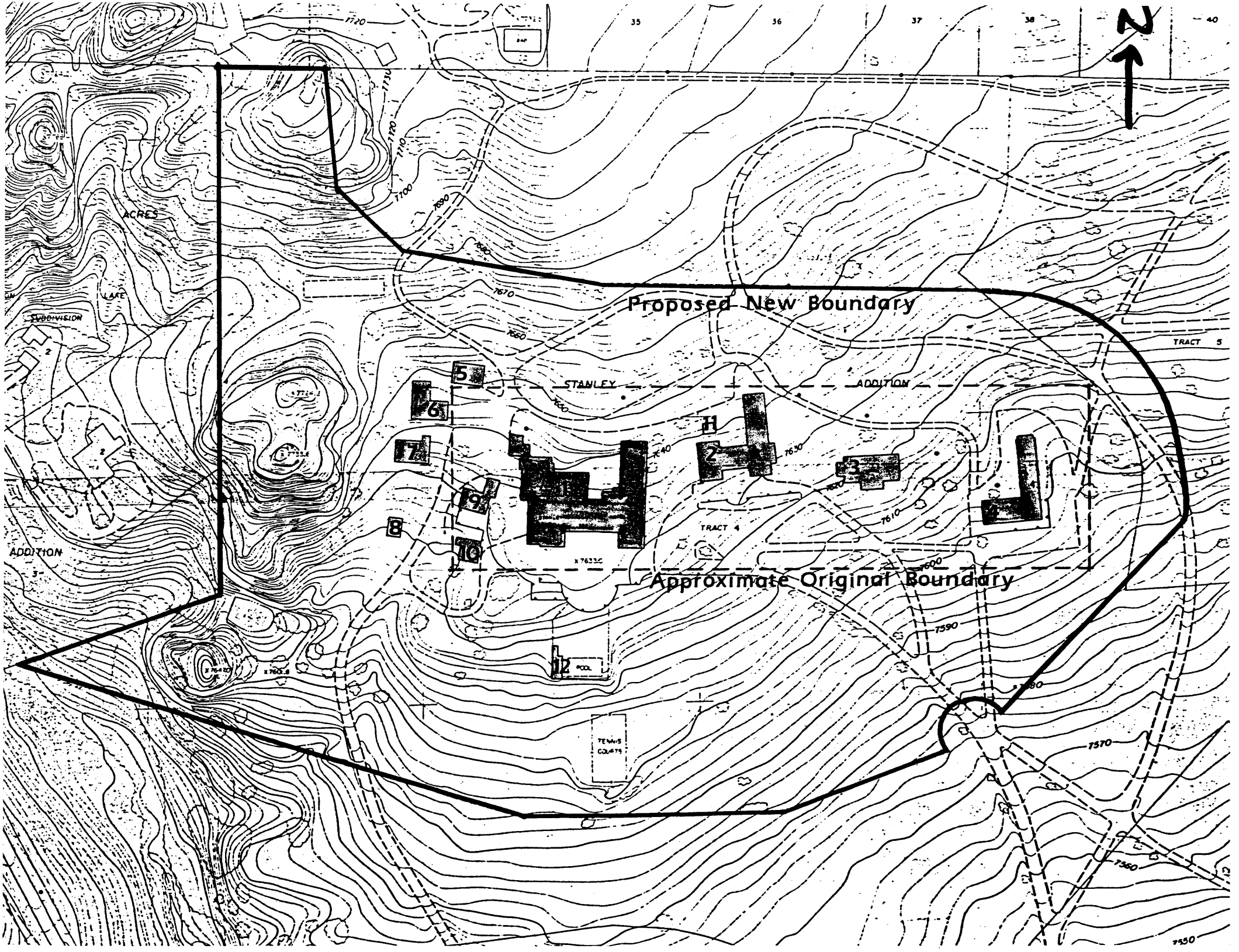
Item number 8

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magnificance, it quickly became a major tourist attraction. Unfortunately most of the early guest records have been lost. Nevertheless, it is known that among its famous guests, including every governor of the state of Colorado, are to be found John Phillips Sousa, the "Unsinkable" Molly Brown, Theodore Roosevelt, Enrico Caruso, George Eastman, Wallace Beery, Lily Pons, Lawrence Welk, Gene Tierney, Wayne Newton, Joan Baez and Bob Dylan.

Stanley sold the property in 1929 for a price rumored to be more than half a million dollars, but he continued to live there until his death in 1940. Since then, the property has had only seven owners, including the present one and has remained virtually intact. It remains today a monument to the man who not only had a significant impact on the town of Estes Park, but on the establishment of tourism in Colorado.

Note: The history of F. O. Stanley and the Stanley Hotel were taken from the original nomination form prepared by Frank Normali in 1977.



Proposed New Boundary

Approximate Original Boundary

STANLEY

ADDITION

TRACT 4

TRACT 5

ACRES

SUBDIVISION

LAKE

ADDITION

TENNIS
COURTS

5

6

7

9

10

12

H

3

4

1720

1710

1700

1690

1680

1670

1660

1650

1640

1630

1620

1610

1600

1590

1580

1570

1560

1550

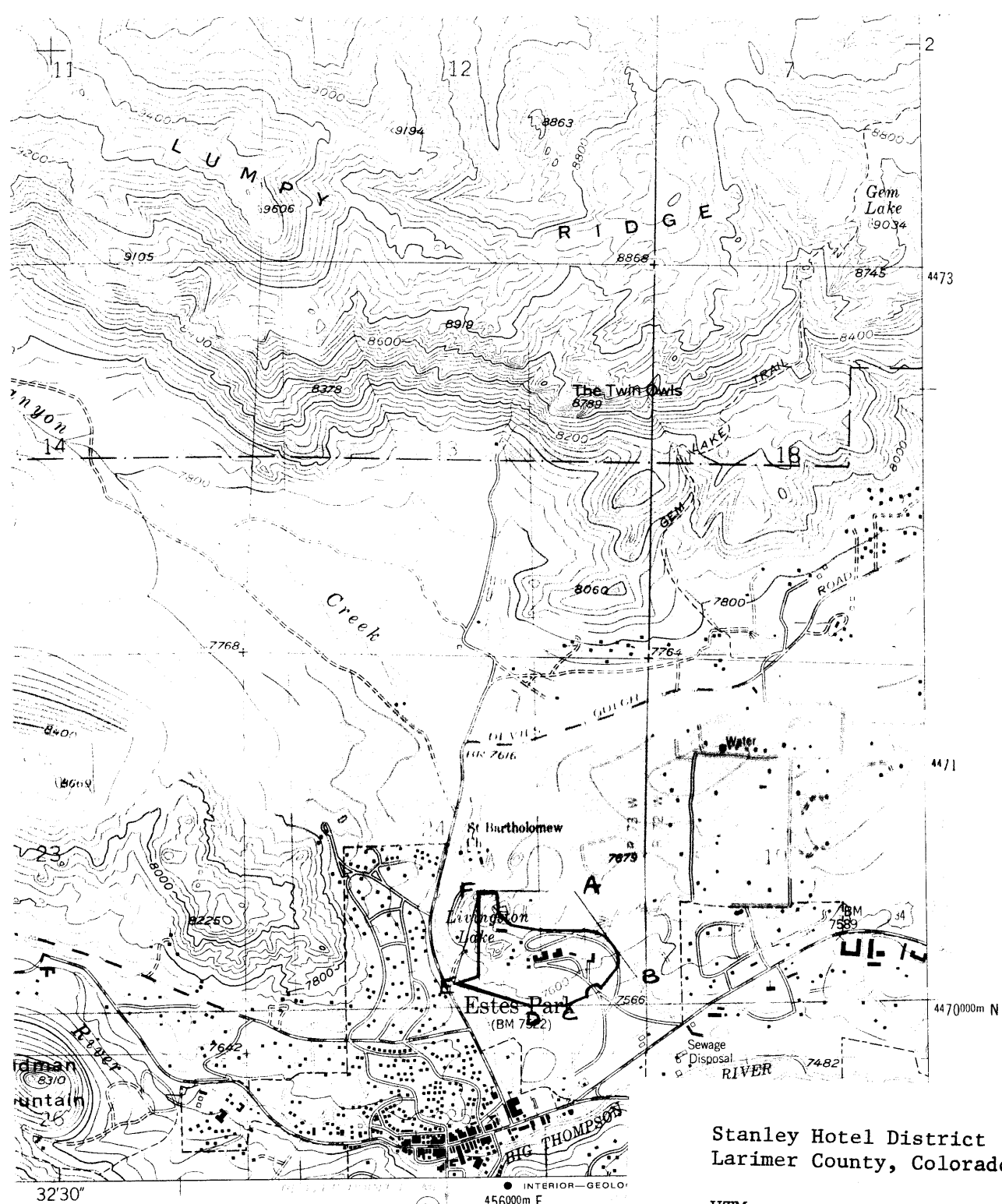
1540

1530

1520

950

Stanley Hotel District
Estes Park, Colorado
Site Plan
Scale: 1" = 200'
Map 1 of 2



Stanley Hotel District
Larimer County, Colorado

Boundaries
shown in heavy
black line.

UTM:

A.	13	456145	4470460
B.	13	456390	4470110
C.	13	456090	4470000
D.	13	455960	4470000
E.	13	455650	4470100
F.	13	455750	4470470

ESTES PARK, COLO

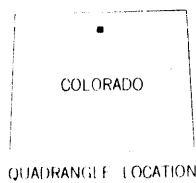
N4022.5-W10530/7.5

1961

PHOTOREVISED 1977
AMS 4864 I NE--SERIES V8

Stanley Hotel District
Estes Park, Colorado
USGS Map
Map 2 of 2

1 MILE



QUADRANGLE LOCATION