

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY  
RECEIVED SEP 29 1976  
DATE ENTERED 1

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Manitou Bath House

AND/OR COMMON

Manitou Spa

**2 LOCATION**

STREET & NUMBER

934 Manitou Avenue

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Manitou Springs

VICINITY OF

5th

STATE

CODE

COUNTY

CODE

Colorado 80829

08

El Paso

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"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> 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"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Franklin D. Casey and Carol Ann Casey

~~Louis & Marsha Mc Ginnis~~

STREET & NUMBER

934 Manitou Avenue

CITY, TOWN

STATE

Manitou Springs

VICINITY OF

Colorado

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

El Paso County Clerk's Office

STREET & NUMBER

215 S. Tejon Street

CITY, TOWN

STATE

Colorado Springs

Colorado

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Colorado Inventory of Historic Sites

DATE

8/28/75

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

State Historical Society of Colorado 200 E. 14th Ave.

CITY, TOWN

STATE

Denver,

Colorado 80202

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Manitou Bath House is a three story square structure with a tower constructed of stressed concrete which has been covered with stucco. The basic square shape is somewhat disguised by the treatment of the third floor, which does not extend across the entire building. The presence of a large amount of flat roof space at the back or north side of the building coupled with a large sun deck at the front or southeast side gives the impression of separate wings surmounted by the square tower. This coupled with the use of red Spanish tile on the pyramid roof of the tower as well as on the hipped roofs which cover the third floor gives a Spanish flavor to the structure reminiscent of mission style architecture.

To reach the main entrance one passes the Cheyenne Spring covered by a round stone building dating from approximately 1880, crosses a stone bridge and enters through a large semi-circular arched doorway on the southeast corner. A second such arched doorway is no longer in use. There is another entrance on the west side of the building, as well as a door on the back. In addition, entrance can also be gained through each of the eight shops on the first floor. The windows are placed regularly throughout the building and are set in wooden frames although those on the third floor and on the back have stone sills. The windows on the second story are 12X9 double hung with the top half being a casement window which can be opened out. The third floor windows are six over six double hung, which are also used on the back as well as casement windows.

The lobby on the first floor features a fan vaulted ceiling covered with stucco which is carried halfway down the wall to meet textured red and tan brick used in place of wainscoting. The floor of the lobby is made up of marble which also appears on the main staircase and two shops in the front or south part of the building. In the center of the lobby is Manitou Spring; still in its original enclosure but now topped with a clear glass bubble. Opening off the lobby are two hallways which lead to small shops, others open off the lobby. Many of the light fixtures found on this floor are the original as is the elevator which provides access to the floor above.

As originally constructed, the building housed small shops on the first floor, baths on the second, and over night rooms on the third. While some alteration has taken place, the overall use has remained almost unchanged. Shops are still found on the first floor. The rooms on the second floor have been turned into a sculpture studio although there are plans to reopen the baths. The overnight rooms were remodeled in 1963 and are now apartments. The space in the fourth floor (tower) is used for a print shop and to house the elevator machinery.

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The overall integrity of this landmark structure in Manitou Springs remains intact. The only changes made are those necessary to fit it for its role in the life of a modern community. Yet these changes have been made in such a way so as to not lose sight of the tradition that surrounds this property.

# 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 checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The site of the Manitou Bath House is the birthplace of the history for this area of Colorado. Beneath the present day structure lies a series of mineral springs which have been known and used from the time of the Indians up to and including the present day.

The area was first utilized by Ute Indians for both practical and religious purposes. The trail over Ute Pass ended here for the Indians had discovered the healing power of the mineral waters. Many legends tell of the miracles the water performed. For this reason the Indians considered the springs and the surrounding land for a distance of a day's march to be sacred and no battles could be fought there.

The first pioneers were quick to realize the virtues of the springs. During the decade of the 1860s, the region was hailed as a natural wonderland and by the 1880s various resort establishments had sprung up to service the tourist trade. The scenery, the climate, and mineral waters proved to be a haven for health seekers. The springs were said to be second only to those in Europe and had reportedly cured patients of asthma, malaria, tuberculosis, pneumonia, and rheumatism.

The date of the original building on this site, a wooden gazebo, is uncertain although it is known that it was built before the turn of the century. The present bath house, built about 1920, is located over the three main mineral springs in the area; the Shoshone, Navaho, and the Manitou Soda Springs. From the beginning, in addition to the mineral baths, overnight rooms and shops were also located in the structure.

Today the Bath House now houses several small shops, light manufacturing on the second floor (sculpture studio) and modern apartments on the third. Plans are underway to reopen the baths to a new generation of health seekers. The building, a landmark in the community, continues to grow and change. Yet at the same time, its important traditional role of a tourist center and health spa has not been ignored.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Daniels, Elizabeth (Sharpton) & Virginia McConnell.  
The Springs of Manitou. Denver: Sage Books, 1964. p.32.

Luna, Richard. A Picture Guide & Brief History of the Soda Springs of Manitou. Colorado. Juel Arneson Printing Co. c. 1971

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Under one acre.  
UTM REFERENCES

A 

1	3	5	07	18	0	4	3	0	0	9	4	0
ZONE			EASTING			NORTHING						

B 

ZONE			EASTING			NORTHING						

### VERBAL BOUNDARY DESCRIPTION

Property is located north of Manitou between Canon and Park Aves.

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Floyd A. Patterson

ORGANIZATION

State Historical Society of Colorado

DATE

7/20/76

STREET & NUMBER

200 East 14th Avenue

TELEPHONE

CITY OR TOWN

Denver

STATE

Colorado

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

State Historic Preservation Officer

DATE

Sept. 1, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE

8-1-79

ATTEST:

William H. Braitham

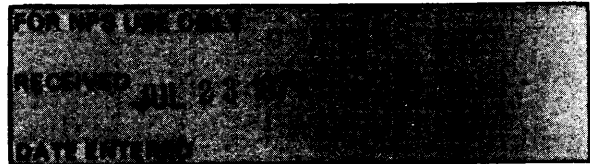
KEEPER OF THE NATIONAL REGISTER

DATE

7.31.79

KEEPER OF THE NATIONAL REGISTER

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The Manitou Spa is significant for the role it has played in the commercial development of Manitou Springs and for its architectural features. The waters themselves are of particular significance to the area, but their integrity has been compromised to a serious degree, though not perhaps irreversibly.

The significance of the springs dates well back into legend and prehistory, and only a little is known about their role in the regional Indian culture. The record indicates, however, that the Cheyenne, Arapahoe, Ute, and probably others regarded the springs on the ground of the Manitou Spa (and nearby) as special, probably sacred places. The important point is that the springs are naturally carbonated because of the minerals below, and they billow from the ground as naturally carbonated water. The Indians, however, thought that this indicated the presence of the great Chief Manitou and that bathing in some springs and drinking in others offered special medicinal and regenerative effects. The regional tribes used the springs for decades, but by the 1870s Indian removal had cleared the area for white settlement and the land came into the possession of a group headed by General William Jackson Palmer, founder of the Denver & Rio Grande Railroad, the City of Colorado Springs, and other ventures. In 1872 his firm, the Colorado Springs Company, built a small bottling works and bathhouse, and this activity launched what became the town of Manitou Springs, a popular health resort particularly during the late nineteenth and early twentieth centuries. Many fashionable hotels were built in the area, and many people came to bathe in the springs and drink the water. This activity, however, gravely compromised the integrity of the surface area as pavilions and other structures were built over the springs.

The two most important springs in the area, the Cheyenne Springs and the Manitou Springs, both located on the nominated property, were covered over about 1880. The Cheyenne Springs still remains covered by this original structure, a circular red sandstone building about twelve feet in diameter and covered with a green shingled roof. Although no longer used, this structure still has what remains of the spring along with the 1900 apparatus used to collect CO<sub>2</sub> gas. About 1922, however, the older structure covering the Manitou Springs was razed to make way for a modern resort hotel done in the Spanish style. And today, this building covers the Manitou Springs, which can still be seen through a special glass bowl in the lower level. Since their construction, however, both the Manitou Spa and the circular sandstone building have derived their significance from their role in commerce.

The Manitou Spa is also significant for its architectural features which reflect many of the characteristics of the Spanish style. This was a popular style in Colorado about 1920 as architects in the region, searching for a characteristic style, tended to favor this one. The Manitou Spa is one of the few resort hotels built in the style and is certainly one of the best in Manitou Springs. The

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secondary structure covering the Cheyenne Springs is also significant as it shows the use of local sandstone, a popular building material here in the years around the turn of the century.

Written by JEF 6/79.

CANON AVE.

