

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	JUL 1 1980
DATE ENTERED	SEP 12 1980

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

1 NAME

HISTORIC

Wheeler Bank

AND/OR COMMON

LOCATION

STREET & NUMBER

717-719 Manitou Avenue

NOT FOR PUBLICATION

CITY, TOWN

Manitou Springs

CONGRESSIONAL DISTRICT

5

VICINITY OF

STATE

Colorado

CODE

08

COUNTY

El Paso

CODE

041

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCES
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME

Charles and Katherine H. Barsotti

STREET & NUMBER

717-619 Manitou Avenue

CITY, TOWN

Manitou Springs

STATE

Colorado 80829

VICINITY OF

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

El Paso County Assessors' Office

STREET & NUMBER

27 East Vermijo

CITY, TOWN

Colorado Springs

STATE

Colorado 80903

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

21/04/0056

DATE

Ongoing

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society, 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 checked="" type="checkbox"/> UNALTERED	<input checked="" 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		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at 717-719 Manitou Avenue in Manitou Springs, the Wheeler Bank is one of the most imposing buildings in the commercial center of town. The structure is a single, detached, three-story building that reflects the influence of both the Italian Villa and the Romanesque Revival styles. The building's most surprising architectural expression is the combination of a massive, asymmetrical ground floor with totally regular and more austere top storeys. Two large round arches embellish the left front, their smooth voussoirs alternating with slabs of rusticated stone and extending through the brickwork on the entire front.

A centered recessed entry gives access to the upper floors. The door's transom light and the half-circle windows of the arches are filled with a delicate geometric pattern of leaded glass. The doorway itself, laden under a heavy stone lintel, seems cramped beside the expansive openness of the adjoining arches. To the right of the center door is a recessed-entry storefront which engages the remaining first floor facade.

On the second storey, seven windows, set in a 3-1-3 pattern, span the width. The radiating brick voussoirs of their arches are delineated by a thin course of bricks set at the top of the joined arches.

Pilasters rise from the second storey, elaborating toward an arcaded corbel table at the cornice. Patterned brickwork and the delicate corbelled arches surround the third storey window massing, which is again set in a 3-1-3 pattern directly above windows of identical size on the second storey. The windows, in contrast to the highly decorative brickwork, are severe, rectilinear shapes interrupted at the transom level by stone lintels which form an incomplete course, and introduce a horizontal line in tension with the verticality of the pilasters.

The bank sits on a 50 by 100 foot lot. The outside width of the building is 49 feet, with the length varying from 76 to 80 feet. Trusses in the attic structure the 45 foot span of the third floor interior. An apartment has been built on the third floor in what was once theater space; high ceilings and an immense living room help retain some of the original grand scale.

The total building has about 14,000 square feet of floor space. It is constructed on an excavated hillside, backing on to a two-storey buttressed stone wall, which forms an enclosed court. Originally red brick, the bank was painted several years ago and is now a creamy-buff color with red trim.

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/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 checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

Construction 1888

BUILDER/ARCHITECT

MacFarlane & Co., Central City, CO

STATEMENT OF SIGNIFICANCE

The significance of the Wheeler Bank is strongly linked to the character and career of Jerome B. Wheeler, who was one of the great financiers and mining barons of Colorado in the late nineteenth century. Although his empire collapsed in the Panic of 1893, he left behind an extensive material culture, including several buildings in Aspen and Manitou Springs. Like several others, this structure is also important for its architectural features.

Wheeler started his career in New York City, where he was an executive in the R. H. Macy Department Store. His wife, however, suffered from severe bronchitis and they came West seeking relief from her affliction. Wheeler was an accomplished entrepreneur, and before he arrived in Manitou, he had become involved in mining ventures in Leadville and Aspen, developing a fortune estimated at \$5,000,000. He organized the Aspen Smelting Company, served as President of the Croseus Gold Mining and Milling Company, as well as the Rock Hill Consolidated Gold and Silver Mining Company in Leadville. He became a director of the Colorado Midland Railroad when it was organized in 1885, and was a partner in the Yale Marble Quarry development on the Western Slope. At Aspen he built the Jerome Hotel, the opera house, a bank, and a mountain tramway. He was also president of the Grand River Coal and Coke Company. After he moved to Manitou in 1893, he managed several enterprises, including a glass factory and a bank in Colorado City, and a second bank in Manitou. He invested in the construction of the Cog Railroad up Pikes Peak. Ultimately his large estate on Canon Avenue included a house, Windemere (demolished), coach house, bowling alley/billiard rooms, and an elaborate conservatory.

Wheeler built the bank in 1888-9, sharing the first floor with the N. O. Johnson & Son Dry Goods Store. The second floor was given over to offices. Wheeler Hall, also called the Opera House, occupied the third. Wheeler's Bank closed temporarily during the Panic of 1893 and later reopened, serving the people of Manitou at that location until 1922 when the business was moved to a new facility a block away where it operates today as the Bank of Manitou.

Manitou continually benefited from Wheeler's largess, even after his fortunes had dwindled. In 1889 he gave the town the large sculptured clock which stands in a tiny park plot in front of the Episcopal Church. He contributed \$50,000 toward the construction of Manitou Avenue and outfitted a volunteer fire company. In 1913, after a devastating flood, he sent \$10,000 to the city for emergency repairs.

From an architectural perspective, the Wheeler Bank reflects the influences of both the Italian Villa and the Romanesque Revival styles. It is one of the most imposing

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Colorado Springs GAZETTE, July 27, 1893; and December 2, 1918.
 Daniels, Bettie and McConnell, Virginia. THE SPRINGS OF MANITOU, Denver: Sage Books, 1964.
 O'Conner, Ellen, C. S. GAZETTE-TELEGRAPH, May 9, 1948.
 Sprague, Marshall. NEWPORT IN THE ROCKIES. Denver: Sage Books, 1961
 Whiffen, Marcus. AMERICAN ARCHITECTURE SINCE 1780. Cambridge: MIT Press, 1969.

ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1

UTM NOT VERIFIED

QUADRANGLE NAME Manitou Springs, Colorado

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,3 | 5,0,7,3,8,0 | 4,3,0,0,7,0,0

B | |

ZONE EASTING

ZONE EASTING

NORTHING

C | |

D | |

E | |

F | |

G | |

H | |

VERBAL BOUNDARY DESCRIPTION

Assessor's records: 74053-al-021: Northerly 107.5 feet of Lot 8, Block H.

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

Elaine Freed, Preservation Consultant

ORGANIZATION

Preservation Services

DATE

November 10, 1979

STREET & NUMBER

29 East Bijou, Room 2

TELEPHONE

(303) 635-2018

CITY OR TOWN

Colorado Springs

STATE

Colorado 80903

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 *William C. Sumner*

June 23, 1980

TITLE

State Historic Preservation Officer

DATE

FOR NPS USE ONLY

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

William W. Ray
 KEEPER OF THE NATIONAL REGISTER

DATE 9/12/80

ATTEST: *Paula Stone*
 CHIEF OF REGISTRATION

DATE 9/5/80

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buildings in Manitou, and dominates the east end of downtown, and serves as a balance to the large Leddy Block across the street.

ED. JEF 4/80