

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received 8/26/83

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Manitou Springs Historic District (MANITOU SPRINGS MIRA)

and/or common Same

2. Location

street & number See attached map

n/a not for publication

city, town Manitou Springs n/a vicinity of

state Colorado code 08 county El Paso code 041

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 type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	n/a 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 checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. El Paso County Assessor's Office

street & number 27 East Vermijo

city, town Manitou Springs state Colorado

6. Representation in Existing Surveys

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

date 1980 federal state county local

depository for survey records Preservation Office, Colorado Historical Society

city, town Denver state Colorado

7. Description

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

Describe the present and original (if known) physical appearance

The Manitou Springs Historic District is composed of 1001 buildings, constituting the historic core of the town. Of this number, 752 are considered contributing; and 249 determined to be intrusions. (Intrusions are defined as structures not yet fifty years old or buildings that have been drastically altered and no longer reflect an historic character. These sites are scattered throughout the district and in no area so interrupt the unity of the district as to compromise integrity). Included is the commercial section along Manitou Avenue, the major corridor running through the community and down some of the side streets radiating from Manitou Avenue; and, encircling the commercial district, the residential area on the hillsides.

In its visual aspects, the district clearly reflects its historical development. Manitou was initially planned by its founders, General William Jackson Palmer and Dr. William Bell, as a grand, luxurious resort spa. They were successful in attracting wealth to the town, illustrated by the several large historic residences and hotels still remaining. However, the panic of 1874 undercut the original more grandiose plans, and land was subsequently divided into smaller units, upon which the more modest houses now sit. Few historic buildings have been lost over the years; hence the town displays an interesting mix of scale and style of buildings that bespeaks the range of socio-economic classes that determined the physical characteristics of the historic commercial and residential areas.

Commercial Area

The commercial area, which constitutes about 15 per cent of the buildings within the district, are confined largely to Manitou Avenue, from Pawnee west to Ruxton Avenue; along Canon Avenue; and along Ruxton Avenue to Capitol Hill. The buildings along Manitou from Pawnee to Navajo and along Canon Avenue are the earliest in the district. They are one to three stories in height, of brick, stone and frame construction. They have detailing typical of the period, such as corbelling along the roofline or pressed tin cornices. The alterations are confined to the streetfronts, with a few structures stuccoed.

The commercial area from Navajo to Ruxton on the south side reflect the Spanish Revival/Pueblo styles popular in the early 20th century. On the north side are one-story brick structures dating to the 1910-1920 period.

Among the more important focal buildings included in the commercial district are the Barker House, a massive frame Queen Anne boarding house on Manitou Avenue; the Cliff House, a frame and stone hotel on Canon; the Park Place Building, a three-story brick commercial building with a recessed porch; the Leddy Block, a large three-story brick commercial building with arched upper story windows with fine brick detailing; and the Wheeler Block, a large three-story brick and stone Romanesque style building.

The areas at the east-west extent of Manitou Avenue--from Old Man's Trail to Pawnee and from Ruxton to the Soda Springs Bottling Plant--contain residences intermingled with businesses. These houses are generally one to two-story frame dwellings, of late 19th century to 1910 vintage.

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Residential Area

In keeping with the historical evolution of the community, the residential sections encircling the business district show large Victorian frame dwellings standing next to 1910 cottages and 1920s bungalows. Although the general impression of the residential area is late 19th to early 20th century, the numbers of building dating to the 1920s and '30s must be considered an important part of the character of the town and, thus its period of significance. The styles represented fall mainly within the following categories, with example buildings described in greater length in the appendix: (1) High style--c.1880s to c.1915 (2) vernacular frame--1870s to 1890s (3) cottages--1870s to 1930s (4) bungalows--1910 to 1930s. Less than 8 per cent of residences in the nominated area were constructed post-1935.

The material most frequently used in residential construction is wood. Only a handful of High style houses are of stone. Summer cottages frequently were constructed of narrow wood shingles. Grooved siding, featuring a beveled edge at the overlap, is also seen in simple summer cottages.

Intrusions within the residential area consist primarily of contemporary houses that are scattered throughout in small numbers. Houses constructed post-1933 constitutes approximately 8 per cent of the total number of houses included. Major alterations of historic houses, where found, largely include use of stucco and use of asbestos siding. However, these alterations do not combine to define a loss of integrity within the residential area or the district as a whole.

Stonework and Bridges

An interesting feature which served to shape the look of the town is 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.

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. At Manitou Place, a vacated street in the center of town, a public sandstone stairway carries pedestrian traffic from Manitou Avenue to the residential area around the old Grand Hotel and along the Manitou Avenue in the 1100 block add further cohesion to the ubiquitous.

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Architectural Influences

Architectural influences reflected in the district 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 Gillises 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 Gillises retained a sense of proportion in their diminutive adaptations is a credit to their skill as craftsmen. The Gillises also worked on a number of major masonry buildings, including the Leddy Block, Congregational Church, Miramont Castle and Cliff House.

RESOURCE CATEGORIES

Representative Buildings

High Style Houses 1880-1905

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. (Photo 14)

REDSTONE CASTLE, ca.1890-1892, on Iron Mountain off of Pawnee Avenue. Early 1900s of red sandstone done in the Queen Anne style with a prominent round turret. This large house sits by itself at high elevation. (Photo 50)

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. (Photo 12)

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.

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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.

Vernacular Victorian Frame (1874-1910)

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 the houses have decorative colored square panes in front door or window sashes. Almost all have latticework at the foundation.

- House, 719 DuClo, turret and shingles.1899 (Photo 31)
- House, 112 Deer Path, center gable.1898 - (Photo 23)
- House, 809 DuClo, center gable.1899 (Photo 29)
- House, 125 Mohawk, chalet.1888
- House, 103 Cave, five dormer gables 1889, (main section: 1900)
- House, 114 Deer Path, one-story with wrap-around porch.1890
- House, 945 Osage, L-shaped with horizontal wing and porch,1886
- House, 813 DuClo, L-shaped with wrap porch and decorative balustrade.1899 (Photo 28)
- House, 959 Prospect, L-shaped with full front porch
- House, 923 Osage, gable end, corner porch, 1873 (Photo 56)
- House, 106 Navajo, center gable, 2½ stories, 1910 (Photo 25)
- House, 43 Grand, full porch with brackets, gable end,1890-1900
- House, 41 Grand, cross-gable, corner porch, front bay.1885
- House, 151 Ruxton, decorative gable ends, Chinese balusters.1889 (Photo 35)
- House, 15 Ruxton, fretwork on front porch, bay window.1885
- House, 809 Midland, sandstone rather than frame, but done in the L-shaped style.1899 frequently used in frame houses. (Photo 27)
- House, 106 Spencer, turret and shingles.

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The Gillis brothers organized their construction business in Manitou Springs in the early 1880s and build 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, 1889 (main section; 1904)

House, 106 Ruxton (home of the Gillis brothers), 1899 (Photo 20)

House, 349 Ruxton, 1895

Cottages 1889-1915

Cottage, 110 Capitol Hill, turret, small-paned diagonal windows, front porch, picturesque design, perhaps a year-around home, 1889 (Photo 48)

Cottage, 121 Cave, oriel window, decorative transom on front window, lattice trim, perhaps a year-around home, 1909 (Photo 49)

Cottage, 109 Cave, a low horizontal structure and a full front porch, 1900-1905.

Cottage, 622 Ruxton. Chinese balustrade. Definitely built as a summer cottage, 1913

Cottage, 319 Oklahoma, narrow wood lap siding, hinged window covers, enclosed porch with rectilinear small-paned windows, low-angle shed gable end, summer cottage. (Photo 18)

Cottage, 9 Elk Path, simple structure, wood siding, small front porch, low-angle shed roof, converted to year-around use, 1892

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 1914.

Bungalows 1909-1922

Bungalow, 204 Iron Road. A full porch across the front. Wood siding, cobblestone foundation and yard walls, 1909

Bungalow, 15 Washington. A 2-story shingle bungalow with brackets under the eaves, and ashlar greenstone on the foundation, porch walls and piers, 1920

Bungalow, 48 Lincoln. Shingle siding two-story square, overhanging eaves, a large porch to the west totally enclosed is rectilinear small-paned windows. A large yard terraced with cobblestones, 1922

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, 1914 (Photo 30)

Bungalow, 911 Prospect. A full-length open front porch topped by an enclosed sleeping porch. Latticework at the foundation level, 1919

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.

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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. (Photo 13)

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 and 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. 1914. (Photo 54)

St. Andrew's Episcopal Church, 808 Manitou Avenue, built in 1905 with the financial assistance of the town's founders, Dr. and Ms. 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. (Photo 7)

Industrial and Transportation

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 Manitou Incline, 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.

The Mt. Manitou Incline Station. 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. Ruxton Avenue.

Cog Railway Station. 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 Manitou Springs Memorial Park. 515 Ruxton.

Commercial

Hotels and Lodging (1880s - 1930s)

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 vacant. (Photo 47)

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Barker House, 819 Manitou Avenue. This flamboyant Queen Anne structure started out as a small English-style bay windowed 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 distinguishable features are the corner turrets and their cupola tops. The hotel is undergoing renovation as an apartment house, having been abandoned for years. (c.1890) (Photo 6)

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. (c. 1900) (Photo 40)

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.

(Photo 15)

Boarding houses, 442 and 444 Winter Street. 1891. These large frame square buildings are representative of lodging facilities for visitors who wanted neither a separate cottage nor a full-service hotel. (Photo 32)

Wheeler Bank, 717 Manitou Avenue. A three-story brick and rusticated sandstone building done in 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 restored. (Photo 5)

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. (Photo 4)

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.

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.

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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 are 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. (Photo 9)

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. (Photo 53)

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. (Photo 45)

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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry ^{resort/} _{tourism}	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1876-1930s

Builder/Architect Multiple-See Item #7

Statement of Significance (in one paragraph)

The Manitou Springs Historic District, which encompasses almost the entire limits of Manitou Springs, is representative of a late 19th-early 20th century resort community, an important theme in the economic development of the state. The district is also significant in illustrating a planned community, with little change to the original layout of the town. Platted by the Colorado Springs Company in 1876, Manitou still retains the winding roads, the spa, and many of the grand hotels and residences which made the town one of the most impressive resorts in the state. The later summer cottages and other resort accommodations built in the early 20th century add historic and architectural interest in reflecting the continued growth and expansion of the community, whose importance as a tourist area has extended to the present. The craftsmanship exhibited in the design and construction of these buildings, as well as other residential, institutional, religious, and commercial buildings lends architectural significance to the district.

The commercial concentration extends primarily along Manitou Avenue from approximately El Paso Boulevard west to Ruxton Avenue, Canon Avenue, Park Avenue, and along a few other side streets. Intermingled with the commercial buildings along these same streets are multi-family residential buildings with a small number of single family dwellings. Fringing the downtown and built along the hillsides are largely residential buildings. The dates of the structures range from 1876 to the 1930s and display a wide range of architectural styles.

The district is composed of about 1001 buildings, of which 752 are considered contributing and 249 determined to be intrusions. The intrusions are structures not fifty years old or are historic buildings which have been drastically altered and no longer reflect their historic character. These properties are scattered throughout the district and in no area so interrupt the visual unity of the district as to compromise integrity.

Few historic buildings have been lost over the years; therefore, the town displays an interesting mix of scale and style of structures that reflect the range of socio-economic classes that determined the physical appearance of the town and its history as a resort/tourist-related community. In the commercial area, a wide variety of styles can be seen--from typical late Victorian commercial architecture to Spanish Revival/Pueblo styles popular in the early twentieth century. Several large boarding houses and hotels, such as the Barker House and the Cliff House, remain, as well as the Spa and the Cheyenne Spring House which testify to the resort/spa element in Manitou's history. Inclusion of the Mt. Manitou Incline Station and the Cog Railway Station are also integral parts of the town's tourist-oriented character.

The type and architectural styles seen in the residential area also speak to the town's history--summer frame cottages dating to the turn-of-the-century are placed alongside larger late Victorian residences, within which are interspersed bungalows dating to the quarter of the twentieth century.

9. Major Bibliographical References

Sprague, Marshall. Colorado. New York: W. W. Norton & Co., 1976.

Abbott, Carl. Colorado. Boulder: Colorado Associated University Press, 1976.

10. Geographical Data

(continued)

Acreeage of nominated property 334.20 acres

Quadrangle name Manitou Springs

Quadrangle scale 1:24000

UTM References

A

1	3	5	0	7	8	8	0	4	3	0	1	0	1	0
Zone			Easting					Northing						

B

1	3	5	0	7	9	1	0	4	3	0	0	3	1	0
Zone			Easting					Northing						

C

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

D

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

E

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

F

1	3	5	0	7	2	1	0	4	3	0	1	6	1	0
Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

See continuation sheet.

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 National Park Service.

State Historic Preservation Officer signature

Barbara Sudler

title State Historic Preservation Officer (Acting)

date August 16, 1983

For NPS 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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Since the 1870s, tourism has played a significant role in Colorado's history. In the 1860s, the territory had begun to be explored by journalists, inspecting the scenery with a view for its exploitation (Abbott, p. 167). It was recognized that the climate, mineral waters, and scenic attractions offered were resources in themselves, with much potential for development.

By the mid-1870s, many of the scenic canyons, lakes, mining towns, and mountain spas were accessible by rail. Promotional literature proliferated, touting the scenic wonders and health-giving powers of Colorado.

The popularity of health resorts or spas had an important part to play in the development of tourism in the 19th century. Colorado's favorable climate was said to be particularly good for sufferers of pulmonary diseases, such as tuberculosis and asthma. In the 1870s and '80s, it was estimated that one-third of the state's population was composed of recovered invalids (a figure that has never been verified, but points to the fact that the state, at the time, was recognized as attracting visitors or residents for health reasons).

Colorado Springs, founded in 1871, was a resort center with few other functions in the early days of its history. At the time, it was one of the West's most fashionable resorts and owed its early growth "almost entirely on people who wanted to visit or live in Colorado because of the amenities it offered" (Abbott, p. 174). Many of the boarding houses and medical facilities also catered to sufferers of tuberculosis, "consumption" and other related illnesses.

Manitou Springs, five miles distant from Colorado Springs, was founded by William J. Palmer (see Multiple Resource overview) during the early growth of tourism in the state and was promoted as a resort community. It was similar in some respects to the founding of Colorado Springs, but its economic development did not diversify as did Colorado Springs. Manitou Springs continued to be tourist oriented throughout its history.

Glenwood Springs, which opened in 1893, was the state's first major resort on the western slope. It was similar to Manitou Springs, in that it offered mineral springs, bath houses and other health spa facilities.

The only remaining significant historic community founded as a direct result of the tourist industry is Estes Park. Its development, however, is more closely seen as a base community for tourists, without the health resort image of the other three towns. All four communities reflect the changes which the tourist industry made in the late 19th and early 20th century. With the advent of the automobile and the improvement of the highway system, there were even greater accommodations to be made, which now also form interesting changes in the character of the towns.

Manitou Springs reflects its history as one of the four 19th century towns established in the state as a product of tourism and the popularity of health spas. Its historic character is intact, illustrating its early founding as well as the historic changes which are associated with the demands made by the tourist industry through time.

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Multiple Resource Area of Manitou Springs

Continuation sheet

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date entered

Manitou Springs

Continuation sheet Historic District

Item number 10

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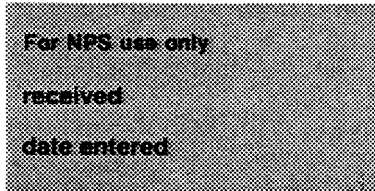
Verbal Boundary Description and Justification

The boundaries are drawn so as to include that portion of the town which retains its historic character, excluding contemporary development on the fringe of certain areas of the town. Specifically, to the east, the boundary follows Old Man's Trail to the highway by-pass, crossing the highway to include Little Switzerland; extending north-easterly, following lot lines. The western boundary follows the railroad right-of-way to approximately the cable tracks, then follows lot lines and, at the western tip, extends to the city limits. The southern boundary essentially follows lot lines. (South of Chipeta Road is contemporary development.) At Chipeta Road east, the boundary follows southern lot lines, which coincide with the city limits. At the southeastern extent, the boundary follows South Path and Peak View Boulevard.

See Map 2 for exact location of boundaries.

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Multiple Resource Area
Thematic Group

dnr-11

Name Manitou Springs Multiple Resource Area
State Colorado El Paso County

Nomination/Type of Review

Date/Signature

1. Keithley Log Cabin Development
District

Entered in the ^{for}
National Register Keeper

Alton Byers 11/18/81

Attest

2. Manitou Springs Historic
District

Submitted as a

Keeper

Linda McClelland 10/2/83

Attest

3. Crystal Valley Cemetery

Entered in the
National Register

^{for}
Keeper

Alton Byers 11/18/82

Attest

4.

Keeper

Attest

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest



ARCHITECTURAL/HISTORICAL COMPONENT FORM

IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

- 1) Resource No. _____ 2) Temp No. _____ 3) Name _____
 4) Address Manitou Springs, El Paso County, Colorado 5) District Name Manitou Springs Historic Distr
 I. INTEGRITY: 6) Condition: Good Fair _____ Deteriorated _____
 commercial/residential/governmental
 7) Original Use religious/education 8) Present Use Same
 9) Original Site Moved _____ Date(s) of Move: _____
 10) Unaltered Altered _____ Explain: plan unaltered

II. DESCRIPTION: 11) Building Materials brick/frame/stone

- 12) Construction Date 1876-1932 13) Architect/Builder Multiple
 14) Architectural Style(s) Varied. See National Register form, #7.
 15) Special Features/Surroundings: See National Register form, #7.

- 16) Archaeological Potential: Yes _____ No Unknown _____ Explain: _____

III. CULTURAL ACTIVITIES: Key the resource type (ie: house, barn, shed, school, church, etc) to the cultural activity theme and sub-theme category associated with it.

	AREAS OF SIGNIFICANCE		
17) THEME	industry	architecture	community planning
18) SUB-THEME	resort		
19) TYPES			

(Attach Photographs)

Frame Number _____
 Roll Number _____
 Facade Orientation _____

IV. SIGNIFICANCE: Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

21) Historical Significance:

- ___ Represents work of a master
- ___ Possesses high artistic values
- ___ Represents a type, period, or method of construction

- ___ Associated with significant persons
- ___ Associated with significant events or patterns
- ___ Contributes to the significance of an historic district

The Manitou Springs Historic District, which encompasses almost the entire limits of Manitou Springs, is representative of a late 19th-early 20th century resort community, an important theme in the economic development of the state. The district is also significant in illustrating a planned community, with little change to the original layout of the town. Platted by the Colorado Springs Company in 1876, Manitou still retains the winding roads, the spa, and many of the grand hotels and residences which made the town one of the most impressive resorts in the state. The later summer cottages and other resort accommodations built in the early 20th century add historic and architectural interest in reflecting the continued growth and expansion of the community, whose importance as a tourist area has extended to the present. The craftsmanship exhibited in the design and construction of these buildings, as well as other residential, institutional, religious, and commercial buildings lends architectural significance to the district.

The commercial concentration extends primarily along Manitou Avenue from approximately El Paso Boulevard west to Ruxton Avenue, Canon Avenue, Park Avenue, and along a few other side streets. Intermingled with the commercial buildings along these same streets are multi-family residential buildings with a small number of single family dwellings.

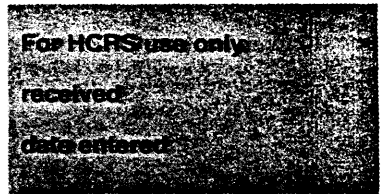
Fringing the downtown and built along the hillsides are largely residential buildings.

22) List Any Associated Cultural Group: _____
 The dates of the structures range from 1876 to the 1930s and display a wide range of _____
 (continued)

V. REFERENCES:

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

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Manitou Springs Historic District, El Paso County, Colorado
~~Continuation sheet~~ Multiple Resources of Manitou Springs ~~item number~~

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#10 Geographical Data

Acreage: 334.20 acres

UTM References: A.13 507880 4301000
 B.13 507910 4300310
 C.13 507365 4300130
 D.13 505545 4300370
 E.13 506460 4301500
 F.13 507210 4301610

Quadrangle: Manitou Springs
 Scale: 1:24000

Verbal Boundary Justification

The boundaries are drawn so as to include that portion of the town which retains its historic character, excluding contemporary development on the fringe of certain areas of the town. Specifically, to the east, the boundary follows Old Man's Trail to the highway by-pass, crossing the highway to include Little Switzerland; extending northeasterly, following lot lines. The western boundary follows the railroad right-of-way to approximately the cable tracks, then follows lot lines and, at the western tip, extends to the city limits. The southern boundary essentially follows lot lines. (South of Chipeta Road is contemporary development.) At Chipeta Road east, the boundary follows southern lot lines, which coincide with the city limits. At the southeastern extent, the boundary follows South Path and Peak View Boulevard.

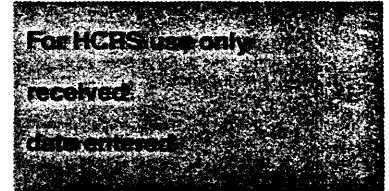
For the verbal boundary description, see Map 2.

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Inventory—Nomination Form**

Manitou Springs Multiple Resource Area, Colorado

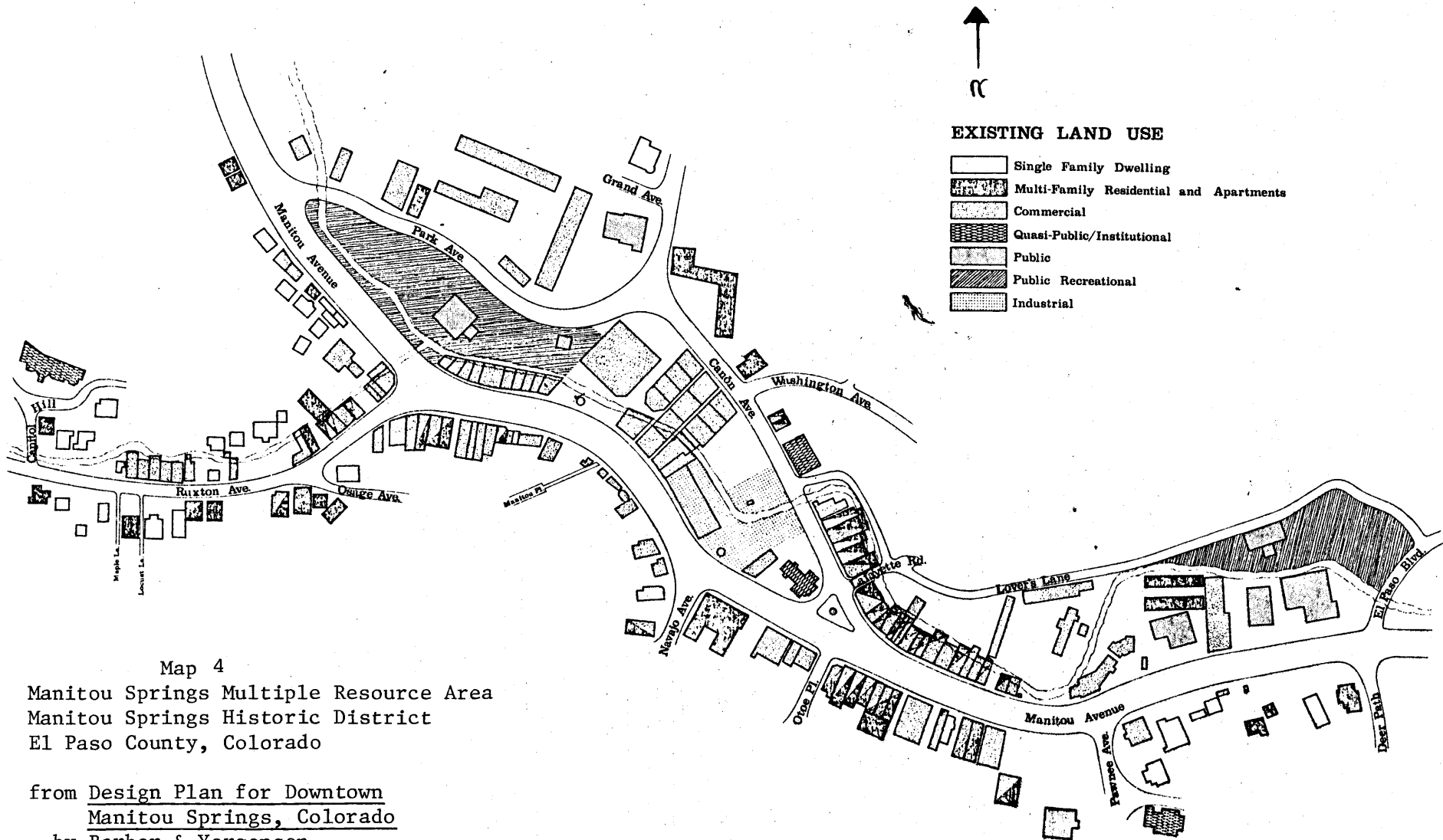
Continuation sheet Manitou Springs Historic District item number



Manitou Springs Historic District Statement of Significance (continued)

architectural styles. (See #7 for further description.) The motels from the early twentieth century, as well as other later commercial buildings, are to be found primarily at the east extent of Manitou Avenue.

The district is composed of about 1001 buildings, of which 752 are considered contributing and 249 determined to be intrusions. The intrusions are structures not fifty years old or are historic buildings which have been drastically altered and no longer reflect their historic character. These properties are scattered throughout the district and in no area so interrupt the visual unity of the district as to compromise integrity.

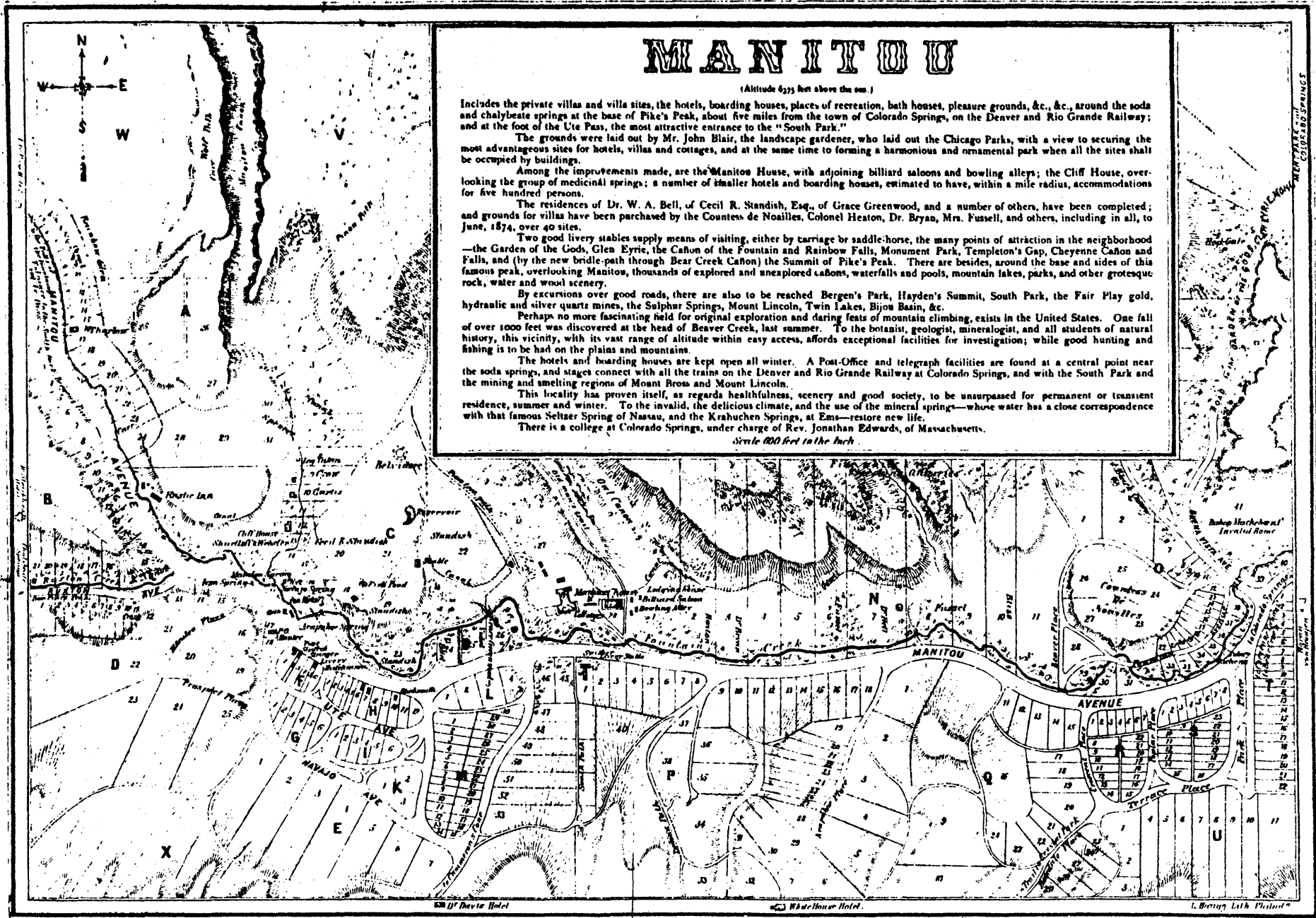


Map 4
 Manitou Springs Multiple Resource Area
 Manitou Springs Historic District
 El Paso County, Colorado

from Design Plan for Downtown
 Manitou Springs, Colorado
 by Barber & Yergensen
 128 S. Tejon, Colorado Springs
 1978

Downtown Manitou Springs

Plan of the Villa Sites, Mineral Springs and Pleasure Grounds of MANITOU, near Colorado Springs, Colorado.



Those who desire to purchase Villa Sites, or Smaller Lots, in the adjoining Village of Manitou, should apply early, to HENRY McALLISTER, JR., Colorado Springs Company, Colorado Springs.