

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**
FOR FEDERAL PROPERTIES

FOR NPS USE ONLY	
RECEIVED	DEC 19 1985
DATE ENTERED	1/24/86

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

1 NAME

HISTORIC

Manitou Springs Post Office

AND/OR COMMON

Manitou Springs Main Post Office

LOCATION

STREET & NUMBER

307 Canon Avenue

NA NOT FOR PUBLICATION

CITY, TOWN

Manitou Springs

CONGRESSIONAL DISTRICT

5

STATE

Colorado

CODE

08

COUNTY

El Paso

CODE

041

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
<input checked="" type="checkbox"/> Thematic Group	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

AGENCY

REGIONAL HEADQUARTERS: *(If applicable)*

United States Postal Service, Western Regional Office

STREET & NUMBER

850 Cherry Ave.

CITY, TOWN

San Bruno

NA VICINITY OF

STATE

CA 94099

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

El Paso County Assessor

STREET & NUMBER

27 E. Vermijo Street

CITY, TOWN

Colorado Springs

STATE

CO 80903

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Manitou Springs Historic District, National Register Nomination

DATE

October 1983

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado State Historic Preservation Office

CITY, TOWN

Denver

STATE

CO 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 <u>NA</u>
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Manitou Springs Main Post Office is an excellent example of Colonial Revival detailing applied to a standard small Post Office building form of the 1930s and early 1940s. It is unique in its construction material of rough cut reddish green local sandstone.

LOCAL CONTEXT

Manitou Springs was founded in the early 1880s as a resort because of the mineral springs in the area. The town contains a number of Victorian residences and commercial buildings as well as several vintage hotels. The post office is located one block north of the town's main street west of the intersection of Canon Avenue and Park Avenue. There are Victorian residences to the north and west of the post office, while the Cliff House Hotel (1972) is located across the street to the east. One of Manitou's many mineral springs is located just south of the post office. The entire community is listed on the National Register of Historic Places as the Manitou Springs Historic District (October 1983).

PHYSICAL APPEARANCE

The structure is rectangular with the public lobby along its eastern and southern side. The main entrance faces east. The postmaster's office is in the northeast corner of the building. There are one and one-half stories and no basement. The half story running the length of the west elevation contains the storage area and swingroom, commonly found in the basement of a building of this type.

A mural over the Postmaster's door was painted in 1942 by Archie Musick, a prominent local artist. It depicts scene associated with the region's history, including mountain men, Indians, and a settler's cabin.

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

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

For NPS use only

received

date entered

Continuation sheet

Manitou Springs

Item number

7

Page 1

The building is constructed of roughly cut blocks of reddish green sandstone; a local building material common to many structures in Manitou Springs. The foundation is a poured concrete slab and there is a steel frame. The roof is of flat red tile and there is wood trim and wood ship-lap siding under the side gables. The cupola is also of wood. The workroom retains its original maple floor. The floor in the lobby is of dark and light terrazzo, laid in a 2-foot square diamond pattern. The lobby also has a 7-foot marble wainscotting. The front steps are granite. There do not appear to be any unusual or unique subterranean features associated with the post office site. An approach plan dated which describes the site prior to the post office's construction indicates that there were originally two wood frame residences on the site; however, their plan and exact location is not given. Construction for the post office has probably eliminated all traces of these structures. No archaeological or paleontologic sites are associated with the subject 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 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 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 type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES Contract Awarded 12/28/39
 Construction began 1/22/40 BUILDER/ARCHITECT OSA/Louis A. Simon, Sup. Arch.
 Completed 11/17/40

STATEMENT OF SIGNIFICANCE

Although the Manitou Springs Post Office is included as a contributing structure to the Manitou Springs Historic District, and as such is listed in the National Register, it also has exceptional significance relative to the overall development of federally constructed post offices in Colorado. The interpretation of the American Colonial design, even though not unusual, is exceptionally well executed in its use of local stone. The use of the stone distinguishes the building from other examples in Colorado as well as the West Coast, and further, symbolizes the success of local citizens in obtaining authorization for its use.

ARCHITECTURE

The Manitou Springs Post Office is a Beaux-Arts/Starved Classical standard building form common to many late 1930s, early 1940s post offices to which has been applied the American Colonial Revival detailing. The distinguishing feature of the building lies in its use of Manitou greenstone which was carefully quarried, numbered and cut to match opposite sides of the quarry site, then transported to the construction site. The use of the stone ties it to the major older buildings in the community. It was also the last building constructed with the stone prior to closing the quarry. Specific architectural features include a wooden cupola in the middle of the gable roof, wooden ship-lap sided gables with fan windows and a heavy dentilated cornice on the sides of the building, and six light front doors flanked by Doric columns and capped; by a full entablature. There is a cast metal eagle above the entrance entablature and a rusticated arch with an oversized keystone surrounding the top portion of the entire entrance. Rusticated stone lintels with oversize keystones cap the buildings main windows. Two metal "Colonial" lanterns flank the granite entrance stairs.

POLITICS/GOVERNMENT

As were the majority of the post offices constructed by the federal government during the Depression era, the Manitou

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Colorado Springs Gazette, "MANITOU POST OFFICE TERMED MONUMENT TO HISTORIC PAST AND FUTURE at DEDICATION" December 1, 1940

Pikes Peak Journal, "POST OFFICE BUILDING COMPLETES 26 YEARS OF SERVICE HERE" (Manitou Springs) November 25, 1966.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY + 0.61

UTM REFERENCES

A	13	507160	4301050	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

Lots 1 & 2 northern portion Block 1; Lot 3 northern and eastern portion; Block A; original Manitou Springs Townsite.
Parcel number 74053-01-001. (see attached map)

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Paul R. Secord, Vice President/H. James Kolva

ORGANIZATION

DATE

Beland/Associates, Inc./Institute for Urban & Local Studies August 1984/August 1985

STREET & NUMBER

TELEPHONE

16 S. Oakland Ave. Suite #204/W. 705 1st Ave. (818) 796-8093/(509) 458-6219

CITY OR TOWN

STATE

Pasadena / Spokane CA 91101 / WA 99204

12 CERTIFICATION OF NOMINATION

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES

NO

NONE

Barbara Sudler
STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is National State Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE Director, Office of Real Estate

DATE December 17, 1985

FOR NPS USE ONLY

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

See Continuation sheet for listing
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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

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

For NPS use only

received

date entered

Continuation sheet

Manitou Springs

Item number

8

Page

1

Springs Post Office is a local (city's only symbol) of the government's effort to aid small communities in the throes of economic stagnation or decline. More importantly, the construction of Manitou Springs Post Office involved a participatory effort on the part of local citizens that culminated in a distinguishable result. The fruitless efforts of dozens of small towns throughout the west to obtain the use of local stone is chronicled in dozens of small town tabloids. Adherence to stringent government specifications would prevail and dash local expectations and lobbying efforts. The citizens of Manitou Springs were successful in their attempt at participatory democracy.

The dedication of the post office was reported in the December 1, 1940 issue of the Colorado Springs Gazette, with an article headlined by "Manitou Post Office Termed Monument To Historic Past and Future at Dedication". As reported "The people of the town were told by high state and government officials that in its own famous greenstone, quarried just above the town in Ute pass, Manitou Springs had a grand monument to its historic past and promising future." After the rising of the colors by the Veterans of Foreign Wars drum and bugle corps and the singing of "America" and the "Star Spangled Banner", Mayor Lawrence T. Skiffington, stated:

"We have been able to get this beautiful federal building for Manitou Springs only by cooperation. It was built in the democratic way, and stands for the democratic government which we like. The late Congressman John A. Martin put Manitou Springs on the first roll call for a post office we had so long wanted, and this building stands as a monument to his memory".

The identity of Manitou Springs as a town was also maintained by the possession of its own post office. As stated by Postmaster Darius Allen of Colorado Springs: "I may have had some secret thought that the Manitou Springs Post Office would be incorporated in the Colorado Springs Office, too" (as was Colorado City) "But I can no longer entertain that idea."

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

For NPS use only

received

date entered

Continuation sheet

Manitou Springs Item number

8

Page 2

Finally, Postal Inspector R.G. Dunbar of Denver indicated that Manitou Springs was the only city in the country to have a post office made of native stone. The reason, he said, is that unless stone can be obtained where a great deal is quarried, to be sure of choice pieces, the government does not like to use it. He told how an appropriation of \$75,000 had been made for the building, but that the people had so greatly desired the use of the greenstone that this concession was made and an additional appropriation of \$17,000 provided to defray the cost.

The fact that Manitou greenstone, obtained by the efforts of local citizens was used in the building continued to be a point of local pride. An article in the Pike's Peak Journal (Manitou Springs) of November 25, 1966, cited the 26 years of service of the post office building. According to the article: the Post Office Department had authorized a brick building, on the standard plan for post offices in towns similar to Manitou Springs in size. However, a petition was sent out asking that Manitou greenstone be used instead of brick. The original price for building and grounds was \$70,000, but the change to greenstone upped the price a little.

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CONTINUATION SHEET Manitou Spgs. ITEM NUMBER 10 PAGE 1

Source: Sanborn Maps, Manitou Springs/Colorado Springs Book,
page 110, 1907 edition with updates (undated).

