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NO 13-500 APR 1977

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DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

DATE ENTERED MAY 26 1977

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

NAME

HISTORIC \*\*  
The Stanley Hotel  
AND OR COMMON

LOCATION

STREET & NUMBER  
333 Wonder View Avenue  
CITY/TOWN  
Estes Park  
STATE  
Colorado 80517  
COUNTY  
Larimer  
CODE  
08 069  
VICINITY OF  
NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT

CLASSIFICATION

<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" 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	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<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

OWNER OF PROPERTY

NAME  
Frank J. Normali  
STREET & NUMBER  
333 Wonder View Avenue  
CITY/TOWN  
Estes Park  
STATE  
Colorado 80517  
VICINITY OF

LOCATION OF LEGAL DESCRIPTION

COURT CASE  
REGISTER OF DEEDS, ETC  
Register of Deeds  
STREET & NUMBER  
Larimer County Courthouse  
CITY/TOWN  
Fort Collins  
STATE  
Colorado 80521

REPRESENTATION IN EXISTING SURVEYS

TITLE  
Colorado Inventory of Historic Sites  
DATE  
Ongoing  
FEDERAL  STATE  COUNTY  LOCAL  
DEPARTMENT FOR  
SURVEY RECORDS  
State Historical Society of Colorado 200 Fourteenth Avenue  
CITY/TOWN  
STATE  
Colorado 80203

SHEET

APR 28 1937

PERFORMS  
NS

PUBLICATION  
PROFESSIONAL DISTRICT

CODE  
mer 069

**PRESENT USE**

AGRICULTURE  MUSEUM  
 COMMERCIAL  PARK  
 EDUCATIONAL  PRIVATE RESIDENCE  
 ENTERTAINMENT  RELIGIOUS  
 GOVERNMENT  SCIENTIFIC  
 INDUSTRIAL  TRANSPORTATION  
 MILITARY  OTHER

STATE  
Colorado 80517

STATE  
Colorado 80521

COUNTY LOCAL  
Fourteenth Avenue  
STATE  
Colorado 80203

**DESCRIPTION**

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

**STATEMENT OF OWNER**

Buildings being proposed for nomination are the Stanley Hotel, the Stanley Manor, the Stanley Hall (Casino) and the Carriage House. With the exception of the Carriage House, which was converted from a garage to a motel unit in 1950, the buildings, to the best of our knowledge, are for all practical purposes unaltered.

Old pictures would indicate that a portico extending from the front porch of the main building has been removed. It is also contemplated that a slight modification of the Manor House fourth floor might be necessary in order to make the building more usable. In addition, an extension to the rear of the Casino, increasing its convention capacity, is contemplated.

In any event, it will always be our plan to maintain the property within the architectural design established when it was built.

**DESCRIPTION**

The Stanley Hotel is made up of four main structures: the main building, the Manor House, the theatre (or Stanley Hall), and the Carriage House. The hotel complex faces south-southwest, overlooking 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). The buildings were built in 1939 except for the Manor House which was completed in 1912.

The buildings, described below, are notable for their horizontal lines and extreme symmetry of different design elements combined with classical detail and ornamentation. This nineteenth 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.

**SIGNIFICANCE**

**PERIOD**

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHAEOL.
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHAEOL.
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> ARCHAEOL.
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECT.
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCIAL
<input checked="" type="checkbox"/> 1900	<input type="checkbox"/> COMMON

Tourist town

**SPECIFIC DATES** 1937

STATEMENT OF SIGNIFICANCE

In addition to the have extended the the property and clude copies of tion here at the

The Stanley Hotel north central Colorado Stanley, and an addition, the hotel tourist trade in

F.O. Stanley was brother Francis credit. Perhaps process which per . If the cumberson simple box camera man who helped fo

The two brothers a Steamer. This pioneer automobile extremely well en Mt. Washington (N miles per hour in

In 1903, F.O. Stanley assumption and had a mendation, he came wonders. Stanley

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## CHECK ONE

UNALTERED  
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## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

## AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

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## SIGNIFICANCE

## PERIOD

PREHISTORIC  
 1400-1499  
 1500-1599  
 1600-1699  
 1700-1799  
 1800-1899  
 1900

ARCHEOLOGY PREHISTORIC  
 ARCHEOLOGY HISTORIC  
 AGRICULTURE  
 ARCHITECTURE  
 ART  
 COMMERCE  
 COMMUNICATIONS

## AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

COMMUNITY PLANNING  
 CONSERVATION  
 ECONOMICS  
 EDUCATION  
 ENGINEERING  
 EXPLORATION/SETTLEMENT  
 INDUSTRY  
 INVENTION

LANDSCAPE ARCHITECTURE  
 LAW  
 LITERATURE  
 MILITARY  
 MUSIC  
 PHILOSOPHY  
 POLITICS GOVERNMENT

RELIGION  
 SCIENCE  
 SCULPTURE  
 SOCIAL/HUMANITARIAN  
 THEATER  
 TRANSPORTATION  
 OTHER (SPECIFY)

## Tourist town - Gateway to Rocky Mountain National Park

## SPECIFIC DATES

1907-1909

## BUILDER/ARCHITECT

F.O. Stanley

## STATEMENT OF SIGNIFICANCE

In addition to the state inventory form and significance therein, we have extended the statement of significance to include a history of the property and its owners. Also, we have taken the liberty to include copies of only a few of the many articles available for inspection here at the hotel.

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

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NATIONAL PARK SERVICE

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NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

Estes Park had 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 immediately from the hotel --to bowling, tennis, croquet, golf, gourmet dining, dancing to a high class orchestra, performing in amateur theatricals, attending concerts in the Stanley Hall, and simply promenading the grounds.

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PAGE 2

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owned by Stanley, community. Built on a hill, it not only echo the grandeur of the palatial hotel but the paper went on to the great kitchen

the hesitation by its owners Dunraven after the hotel in the early history of the park an immediate success. "and forests," to which they were designed to be reached by train to either car. Until 1926, a fleet of specially equipped routes of US 34 and Mr. Stanley.

more than local. It is said that "in the long run expense," it was these ranged from simple to elaborate, mirroring the hotel's history of dining, dancing to theatricals, and simply promenading

Form No. 10-300a  
(Rev. 10-74)

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 3

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 was not the first resort in the area, because of the scope of its operation and its sheer magnificence, 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.

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 2

Main Building (Photo #1)

The main building, which stands on a cut stone foundation, 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 end of the building, one on either side of the cupola and a fifth on the roof of the east wing.

The front facade (Photo 1A) 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 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 buildings. 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 (Photo 1B), 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.

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 3

There are what appear to be one story wings on each side of the building. That on the west (Photo 1C) 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 (Photo 1D) 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 wooden 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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## MAJOR BIBLIOGRAPHICAL REFERENCES

Dallas, Sandra. No More Than Five In a Bed. Norman: University of Oklahoma Press, pp. 174-177.  
 Hardman, Keith J. "How Many Stanley Steamers" Antique Automobile, March-April, 1968, pp. 9-14.  
Rocky Mountain News, June 10, 1909, Sec. 3, p. 5; June 23, 1909, p. 7.

## GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approx. 7.6 acres

UTM REFERENCES

A	13	456	250	447	025	0	B	13	456	250	447	014	0
	ZONE	EASTING	NORTHING		ZONE	EASTING		ZONE	EASTING	NORTHING		ZONE	EASTING
C	13	455	915	447	014	0	D	13	455	915	447	025	0
	ZONE	EASTING	NORTHING		ZONE	EASTING		ZONE	EASTING	NORTHING		ZONE	EASTING

VERBAL BOUNDARY DESCRIPTION

Approximately 7.6 acres.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## FORM PREPARED BY

NAME/TITLE

Frank J. Normali, Owner

ORGANIZATION

The Stanley Hotel

DATE

STREET & NUMBER

333 Wonder View Avenue

TELEPHONE

303-536-1871

CITY OR TOWN

Estes Park

STATE

Colorado 80517

## 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 MARCH 31, 1977

AGENTS USE ONLY

1. I HEREBY CERTIFY THAT THIS PROPERTY IS ELIGIBLE FOR INCLUSION IN THE NATIONAL REGISTER OF HISTORIC PLACES.

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