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NO 13-500 Rev 10-71

PH352324

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NOT FOR PUBLICATION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

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

nomination are the Stanley Hotel, the Hall (Casino) and the Carriage House. Carriage House, which was converted from 1950, the buildings, to the best of our local purposes unaltered.

that a portico extending from the front has been removed. It is also contemplated of the Manor House fourth floor might be the building more usable. In addition, the Casino, increasing its convention

be our plan to maintain the property sign established when it was built.

of four main structures: the main the theatre (or Stanley Hall), and the complex faces south-southwest, over of Estes Park and on toward the front s. (In Colorado place names, the word reason, the name Estes Park can refer to discovered by Joel Estes). The build- ept for the Manor House which was com-

low, are notable for their horizontal lines ferent design elements combined with atation. This nineteenth century ex- ecture combined with classical elements ue to the Estes Park area. That excep- one mile west of the hotel, is the . Stanley built before building the ce contains many of the same architectural rty, it is believed that Stanley was his

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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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

om its inception, but Stanley decided that the hotel to draw more attention for its views of the mountains from the McGregor

owned by Stanley, community. Built on a hillside, it not only echoes the grandeur of the palatial Stanley Hotel. The paper went on to describe the great kitchen

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

more than local. It is noted that "in the early days, in expense," it was a success. These ranged from simple to elaborate, including horse-drawn carriages, and were used for everything from the hotel to the town. Dining, dancing to theatricals, and simply promenading

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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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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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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

303-536-1371

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.

6 1977

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