



MANITOU SPRINGS HISTORIC PRESERVATION COMMISSION REGULAR MEETING AGENDA

All upcoming HPC meetings are scheduled to be hybrid,
Zoom (remote) or in-person at Memorial Hall.

In Person: Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: A link is provided on the City's Official Website at

<https://www.manitouspringsco.gov/544/All-Boards-and-Commissions>

August 6, 2025

5:30 PM

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. June 4, 2025

2. July 2, 2025

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

D. NOTICE OF COUNCIL ACTION

E. UNFINISHED BUSINESS

F. NEW BUSINESS

G. OTHER BUSINESS

1. Board and Commission training

2. Hiawatha Gardens Scope of HPC Review

3. 717 Duclou Avenue - administrative demolition (retroactive 2023)

H. ADJOURNMENT

Commissioners:

Laura Kindseth, Chair (03/31/2027)

Matthew Rose, Vice Chair (03/31/2028)

Erin Handlin (03/31/2029)

Matthew Murphy (03/31/2028)

Ann Nichols (03/31/2029)

Joy Porter(3/31/2029)

Tammila Wright, Alternate Member (03/31/2028)

Staff and Liaisons:

Michelle Whetherhult, City Council Liaison

Fred Rollenhagen, Planning Director

Chelsea Royston, Senior Planner

Erin Ringsred, Planner and Landscape Architect II

Zachary Davison, Planner I

1 regular and 2 alternate positions available

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov.

You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.

Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: www.manitouspringsgov.com.



**CITY OF MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION**
Regular Meeting Minutes
Hybrid Meeting via Zoom and at Memorial Hall
June 4, 2025

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission (HPC) was held at Manitou Springs Memorial Hall, 606 Manitou Avenue. Chair Kindseth called the meeting to order at 5:30 PM and declared a quorum present.

COMMISSIONERS PRESENT FOR ROLL CALL:

Chair Laura Kindseth
Vice Chair Matthew Rose
Commissioner Ann Nichols

COMMISSIONERS ABSENT FOR ROLL CALL:

Commissioner Matthew Murphy
Commissioner Joy Porter
Alternate Commissioner Tammila Wright (arrived at 6:00 PM)

STAFF PRESENT:

Planning Director Frederick Rollenhagen
Planner Zachary Davison
Planner and Project Manager Erin Ringsred

GUESTS PRESENT:

City Attorney Jeff Parker

II. APPROVAL OF MINUTES

No meeting minutes were reviewed or approved.

III. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

IV. NOTICE OF COUNCIL ACTION

Planning Director Rollenhagen explained that the City Council approved it on first reading of the new stormwater regulations and announced that the second reading will be in two weeks.

V. UNFINISHED BUSINESS

There was no Unfinished Business.

VI. NEW BUSINESS

1. MCAC 2505 – 0 High Street - New Residential

Planner Davison presented the staff report for Material Change of Appearance Certification (MCAC) 2505 at 0 High Street.

Planner Ringsred clarified that new construction must comply with Historic District Design Guidelines, and Chapter 17 of the city code.

There was a brief discussion about how to evaluate the comments of neighboring properties, during which Planner Ringsred explained that HPC must evaluate if the aesthetics of the construction match Historic District Design Guidelines.

There was a brief discussion regarding who is responsible for overseeing tree removal, in which Planner Davison noted that trees need to be replaced upon removal, according to the city and Commissioner Nichols clarified that the responsibility belongs to the City Planning Commission (CPC) or city staff, not HPC.

Applicant Rolf Jacobson stated that the proposed design was believed to be compatible with the Historic District Design Guidelines and its intent. The applicant explained that the home is not attempting to match a historic building but rather trying to bring a simple aesthetic to an infill situation.

Vice Chair Rose commented that the proposed home felt like it would contrast with the surrounding neighborhood.

Applicant Jacobson compared the new construction to the nearby apartment homes with a flat roof and emphasized the physical separation between adjacent structures.

There was a brief discussion about the lack of windows facing the street, to which Applicant Jacobson clarified that windows could be added and noted that the lot is long lengthwise.

Note for the Record – Alternate Commissioner Wright arrived at 6:00 PM.

Planner Ringsred presented 3D renderings and explained the direction that the house will be facing.

Applicant indicated that the lot would be underbuilt as proposed and that no variances were requested. The applicant expressed the belief that the structure will improve the appearance of High Street.

Commissioner Nichols commented on the compatibility of the building within the historic district. Additionally, Commissioner Nichols stated that the Midland subdistrict is an eclectic subdistrict and that HPC does not aim to create faux historic structures.

Alternate Commissioner Wright stated the purpose of the requirement for window on the street facing façade in the Design Guidelines is to help break up the masses.

Applicant Jacobson noted that windows can be added.

Vice Chair Rose expressed support for adding a window to the end facing the street and for actions that would soften and warm the home to the neighborhood.

There was a brief discussion about the intended color of the home, to which Applicant Jacobson stated that the color is undecided, but that careful consideration will be given. The applicant noted an intent to utilize asphalt shingles.

Chair Kindseth expressed appreciation for the home's smaller size and that it would not impede on trees. Chair Kindseth shared concerns about the street presence, noting the lack of windows on the street-facing façade, and that the entry does not face the street, as is typical. Additionally, the chair stated that the shotgun style construction is not compatible with Midland and raised concerns about the appearance of the parking spaces on the front of the lot.

Applicant Jacobson commented that there will be four to six parking spaces and explained that the front door will be centered because of the way the bedrooms and the lot are laid out.

Vice Chair Rose stated that he believes the proposed construction is a good use of the lot and reiterated his concern about the home fitting with the neighborhood.

There was a general discussion about parking, during which Applicant Jacobson stated that the addition of a driveway would limit parking on the site and confirmed that a minimum of two parking spaces would be necessary based on anticipated building occupancy.

There was a discussion about the deck in the proposed plans, to which Vice Chair Rose clarified that the east deck would not be installed and Applicant Jacobson confirmed that steps and a path would be used to access the door. This approach avoids the need for a variance.

Chair Kindseth stated the importance of street presence in the neighborhood.

Applicant Jacobson offered to change the roof type to metal for improved street appeal and reiterated a willingness to add windows.

Commissioner Nichols reminded the commission to focus on compatibility in the neighborhood. Commissioner Nichols agreed with adding a window and expressed no concern about the parking situation.

Chair Kindseth opened the hearing for public comment at 6:28 PM.

Erin Handlin, 7 Waltham Avenue, inquired about the siding material of the home and the garage construction. Support was expressed for additional parking.

Planner Davison clarified that the siding is wood and plywood and noted that species of wood were not specified. Planner Davison stated that most homes along the street do not have garages.

Elizabeth Helland, 7 Pawnee Avenue, expressed concern about the parking situation and the impact on the retaining wall at 7 Pawnee Avenue.

Due to no more public comment, Chair Kindseth closed the public comment portion of the hearing at 6:35 PM.

Planner Ringsred clarified that parking is regulated by Title 18, including where it is located and dimensions. Additionally, the Street Department would be required to review the curb cut request. HPC would regulate material of the parking areas.

There was a brief discussion about lighting requirements, specifically with regards to light pollution, in which Planner Davison stated that dark sky compliance is reviewed in the minor site plan. There was a discussion about requiring windows on the street facing façade of the home, during which Planner Davison explained that the window size preferred would be similar to the one located on the elevation labeled “front elevation” on the far right side of the illustration. Planner Ringsred clarified that the window was four divisions across and three divisions vertically with trim and shutters.

Commissioner Nichols moved to approve MCAC 2505 as presented with conditions of adding a window to the south side of the bedroom to match the window on the west side of the bedroom with the divided lights, shutters and trim described by Planner Ringsred. The motion was seconded by Commissioner Wright. The motion carried (4-0).

VII. OTHER BUSINESS

2. Hiawatha Gardens - Project Manager Update

Project Manager Ringsred shared updates for the Hiawatha Gardens project. The purpose of the project is to provide short-term parking and mobility options for the downtown shopping district and to reduce traffic congestion. The base level of service includes five women’s and five men’s restrooms. The historic trusses and columns would be maintained. Bike infrastructure would be provided, as well as a plaza for community gathering and EV chargers with an estimated 105 to 135 parking spaces. The construction is expected to occur in phases. The project is currently in the

schematic design phase and will be brought back to the commission when the design has progressed further.

There was a discussion about whether the dance hall would be partially demolished, in which Project Manager Ringsred clarified that the walls and wood flooring will be removed. Furthermore, Project Manager Ringsred referred to 140-144 Ruxton as an analogous situation that required a partial demolition, and confirmed that grants will be pursued.

There was a brief discussion about the open design of the structure, during which Project Manager Ringsred explained that the decision was made by the City Council due to the buildings location in the flood plain and estimated costs associated with the previous enclosed design.

Project Manager Ringsred stated that structural requirements for the open-air pavilion would be confirmed with the structural engineer.

There was a discussion about reuse of the pavilion flooring. Project Manager Ringsred noted that no commitments could be made but requested commissioners send ideas individually, preferably within the context of the Hiawatha Gardens project.

Vice Chair Rose expressed support for utilizing the flooring on property.

There was a discussion about restroom structure design options. The general consensus was that the commission preferred option one.

Commissioner Nichols supported the use of stucco for the restroom structure material.

3. Chapter 17 - Code Update Discussion

Planning Director Rollenhagen explained that the packet materials provided contained previous ideas for revision and noted that discussion could occur during the meeting or be postponed for discussion during a future meeting.

There was a discussion about consulting historic preservation specialists during ordinance review. Planning Director Rollenhagen explained that budget limitations may restrict the use of outside consultants, but that state-level resources could be explored.

Commissioner Nichols noted that outside input could be helpful.

Chair Kindseth agreed that outside input would be useful for the ordinance review.

VIII. ADJOURNMENT

Chair Kindseth adjourned the meeting at 7:15 PM.

If you need this document in an alternative format, such as large print, accessible PDF, or Braille, please contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554.



**CITY OF MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION**
Regular Meeting Minutes
Hybrid Meeting via Zoom and at Memorial Hall
July 2, 2025

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission (HPC) was held at Manitou Springs Memorial Hall, 606 Manitou Avenue. Chair Kindseth called the meeting to order at 5:30 PM and declared a quorum present.

COMMISSIONERS PRESENT FOR ROLL CALL:

Chair Laura Kindseth
Vice Chair Matthew Rose
Commissioner Erin Handlin
Commissioner Matthew Murphy
Commissioner Ann Nichols

COMMISSIONERS ABSENT FOR ROLL CALL:

Commissioner Joy Porter (excused)

STAFF PRESENT:

Senior Planner Chelsea Royston, AICP
Planner I Zachary Davison

GUESTS PRESENT:

City Attorney Representative Katherine Vera

II. APPROVAL OF MINUTES

There were no minutes available for review.

III. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

IV. NOTICE OF COUNCIL ACTION

Commissioner Handlin was appointed by the City Council on July 1, 2025.

V. UNFINISHED BUSINESS

No Unfinished Business was discussed.

VI. NEW BUSINESS

1. MCAC 2506 – 2 and 4 Canon Avenue – Exterior Alterations

Planner Royston presented the staff report for 2 and 4 Canon Avenue. She shared staff's recommendation that, should the HPC find it appropriate to approve the Material Change of Appearance Certification (MCAC) any changes to the proposed design required by other review agencies be subject to administrative review and approval by the Planning Department. Subsequent review by the HPC for substantial changes to the proposed design may be required.

There was a brief discussion about whether the proposed condition was related to a need for more precise drawings, during which Planner Royston clarified that it is common for Pikes Peak Regional Building Department to require small technical changes, especially on complex designs.

Applicants Dan Herman, with Avalon Development Company, and Beth Pastuer, Owner of 2-4 Canon, were introduced.

Mr. Herman provided documents with photos of the current and former conditions of the property. He indicated that the front siding is currently wood but that the rear proposed material will be indistinguishable from the front. He also stated the difference between the two rail heights and the safety requirements for each.

Vice Chair Rose clarified that the elevation doesn't show pickets in the rail but that the pickets would be there.

There was a brief discussion about preferred material for the railings, in which Mr. Herman stated that steel, powder coated or painted, would hold up better against the moisture from the river below.

Commissioner Nichols indicated that the proposed design was appropriate because the change would not be on the primary façade.

There was a brief discussion about whether the decorative trim on the front of the building would be carried to the new rear façade, to which Mr. Herman shared that the trim could be installed, but the detail would not be included.

Chair Kindseth opened the hearing for Public Comment at 6:06 PM. Due to no public comment Chair Kindseth subsequently closed the public comment portion of the hearing.

Vice Chair Rose moved to approve MCAC 2506 with staff's condition. The motion was seconded by Commissioner Nichols. The motion carried (5-0).

2. MGA 2503 131 Washington Avenue - Vicky Bunsen Doucette Memorial Mini-Grant

Planner Davison presented the staff report for MGA 2503 for 131 Washington Avenue.

Note for the Record - The applicants were not present.

Planner Davison confirmed that only the roofing would be replaced and that like for like materials would be used.

Commissioner Nichols moved to approve MGA 2503 as submitted. The motion was seconded by Commissioner Handlin. The motion carried (5-0).

3. MGA 2504 128 Spencer Avenue - Vicky Bunsen Doucette Memorial Mini-Grant

Planner Davison presented the staff report for MGA 2504 for 128 Spencer Avenue.

Commissioner Murphy moved to approve MGA 2504 as submitted. The motion was seconded by Vice Chair Rose. The motion carried (5-0).

VII. OTHER BUSINESS

No Other Business was discussed.

VIII. ADJOURNMENT

With no further business to discuss, Chair Kindseth adjourned the meeting at 6:38 PM.

If you need this document in an alternative format, such as large print, accessible PDF, or Braille, please contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554.



Colorado Sunshine Law

Informs the methods by which public meetings are conducted.

C.R.S. §§ 24-6-101 — 24-6-502

Open Meetings Law

C.R.S. §§ 24-6-401 – 24-6-402



All meetings of 3 or more members of any local public body where any public business is discussed must be open to the public.

A Local Public Body



Board

Committee

Commission

Policy-making or rule-making
advisory

Formally Constituted Body of a
Political Subdivision

Any Public or Private Entity
That Has Been Delegated Any
“Governmental Decision-
making Function”.

What is a Meeting?

Defined broadly by the statute as “any kind of gathering, convened to discuss public business, in person, by telephone, electronically or by other means of communication.”





Four Types of Meetings

- Open Meetings
- Meetings Requiring Notice
- Meetings Requiring Minutes
- Executive Sessions

Open Meetings

Meetings with 3 or more members of any local public body, or a quorum, whichever is less, at which any public business is discussed or at which any formal action is to be taken.

Meetings Requiring Notice



A minimum of 24 hours public notice,
with specific agenda information where
possible, is required for meetings...

- In which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs
- OR at which majority or quorum of the body is in attendance or expected to be in attendance.

Meetings Requiring Minutes

Minutes are required at meetings in which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or could occur shall be taken.

Executive Sessions

- An executive session is a closed portion of a regular or special meeting held to discuss a limited number matters.
- No adoption of proposed policy, position, resolution, rule, regulation or formal action can occur at a session not open to the public.
- Prior to the session the specific provision authorizing the executive session as well as the topic to be discussed, in as much detail possible, must be announced to the public.

Topics for Executive Session

Property Transactions

Attorney Conferences

Negotiations

Personnel Matters

Confidential Matters Under State Or Federal Law
(Governing body must announce specific statute that requires confidentiality.)

Documents Protected Under C.O.R.A.
(For example, work product, personnel files, medical files, and more.)

Best Practices



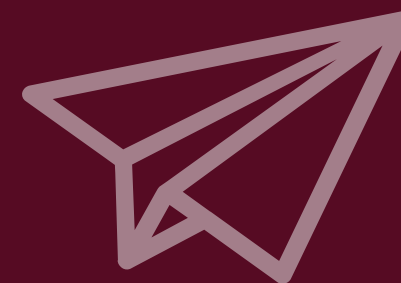
- Save questions, comments & discussions about public business for official meetings. Even discussions between two board members that do not equate to a quorum can be seen as not being transparent.
- When communicating about public business to city staff, applicants, City Council, Board Members or anyone else, consider that the public may hear or see what has been said, when and to whom.



A Note About C.O.R.A

C.R.S. §§ 24-72-201 — 24-72-206

Emails concerning public duties or funds are, for the most part, public records under The Colorado Open Records Act.



Emailing Best Practices



BCC – blind carbon copy allows a member to send information out to multiple members, so that recipients cannot see who received the email, limiting the possibility for discussion between three or more members.



Include labels in your email like “One-way Email” and/or “Do Not Reply” when sending out information, to prevent discussion that could trigger the Open Meetings Law.



Emails not included in the Open Meetings Law



Email communications among elected officials or appointed members “that does not relate to the merits or substance of pending legislations or other public business” shall not be considered a meeting.

- Emails about scheduling and availability
- Emails for the purpose of forwarding information

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OPEN RECORDS LAW & PROCESSES

COLORADO OPEN RECORDS ACT

C.O.R.A.

C.R.S. §24-72-201 ET. SEQ.



C.O.R.A.

All public records shall be open for inspection by any person at reasonable times.



Under the Colorado Open Records Act (CORA), all messages sent to or from this e-mail account may be subject to public disclosure. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately if you have received this email by mistake and delete this email from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. City of Manitou Springs, 606 Manitou Avenue, Manitou Springs, CO 80829

Public Records

All writings made, maintained, or kept by the state, any agency, institution, a nonprofit corporation incorporated pursuant to section 23-5-121 (2), C.R.S., or political subdivision of the state, or that are described in section 29-1-902, C.R.S., and held by any local-government-financed entity for use in the exercise of functions required or authorized by law or administrative rule or involving the receipt or expenditure of public funds.

Includes the correspondence of elected officials and appointed members...



Correspondence Not Included in Public Records:



Work product



Correspondence without demonstrable connection to the exercise of functions required or authorized by law or administrative rule, or that does not involve public funds.



Communication from a constituent that is clearly of a personal nature and that the constituent expects is confidential, or that is communicated for the purpose of requesting assistance or information relating to a private manner not publicly known.

Public Records does not include:

- ❑ Criminal justice records
- ❑ Personnel Files
- ❑ Medical, Psychological, Sociological, and Scholastic Achievement Data
- ❑ Materials received, made or kept by a crime victim compensation board or attorney that are confidential
- ❑ Certain information security documents
- ❑ Unsubstantiated complaints of harassment or discrimination

REDACTED INFORMATION:

- ❖ Personal identifiable information
- ❖ Correspondence not related to public business or public funds.



Who is the custodian?

City Clerk
(& Deputy City Clerk on
behalf of the City Clerk)

The official custodian of any public records may make such rules with reference to the inspection of such records as are reasonably necessary for the protection of such records and the prevention of unnecessary interference with the regular discharge of the duties of the custodian or the custodian's office.

C.R.S. §24-72-203 (1)(a)



CITY OF MANITOU SPRINGS PUBLIC RECORDS POLICY

Purpose:

To assure prompt and equitable service to citizens requesting access to public records, in accordance with the requirements of C.R.S 24-72-201 et. seq.

Policy:

To make all records available for public inspection unless such records are protected from disclosure by state or federal law, by court order, or unless disclosure of such records would be contrary to the public interest.



Making a records request

Must be submitted in writing on the form provided by the city, (via the city website, email, US mail, or hand delivery)..

Must be made with sufficient specificity.

REQUEST FOR RECORDS

This form is to be utilized to request copies or review documents in the possession of the City of Manitou Springs, subject to the provisions and restrictions of the Open Records Act (C.R.S. Article 72).

Return completed forms to the City Clerk's office at: 606 Manitou Avenue, Manitou Springs, CO 80829 or via email to cityclerk@manitouspringsco.gov

Requestor's Name: _____ Date of Request: _____

Address: _____

City, State, Zip: _____ Phone #: _____

Email: _____ Company (if applicable): _____

Case # (if applicable): _____

INSTRUCTIONS
Indicate the information you desire and/or list each requested document. Please be as specific as possible. Allow three (3) working days to search the records. Per the State of Colorado Open Records Act (C.R.S. 24-72-203) if the request is substantially large or is maintained off-site, an extension of seven (7) working days is permitted. You will be notified within three (3) days of any extension and all estimated costs.

Please select the format in which you would like to receive materials:

View Only-No copies requested (appropriate staff member will accompany you): ____

Hard Copies/Print outs: ____

Email: ____

USB Drive: ____

By signing this form, I acknowledge that I have read and understand the above Colorado Revised State Statutes. I am not requesting official actions or criminal justice records for the purpose of solicitation of business or for pecuniary gain.

Requestor's Signature: _____ Date: _____

Records Request Response

The City Clerk's Office will respond within 3 business days. If more time is required, the requester will be notified with an estimated time frame, not more than 7 additional working days.

If it is not feasible to provide copies and/or the copies are not requested, then the city may reach out to set up a time for the requester to come in and inspect the requested records.

Effective July, 2024 the hourly Research & Retrieval Fee is \$41.37. The first hour is free. If a deposit is required, the request is not considered received until the deposit is paid.

If the city attempts to contact the requester for clarification, and/or to provide a cost estimate, and there is no response from the requester within 10 business days then the request will be closed.

If the request is denied, reasons for denial would be provided to the requester in writing.



Boards & Commissions and C.O.R.A.

Your email and text message correspondence relating to public functions of your appointed position or involving public funds can be requested under the Colorado Open Records Act.

Transparency and openness of public business for the benefit of the community is important to keep in mind in your communications.

Also see the Colorado Sunshine Law. C.R.S. §24-6-101 et. seq.



Questions



Title: 717 Duclou Avenue - administrative demolition (retroactive 2023)
From: Chelsea Royston
To: Historic Preservation Commission
Address of Proposal:
Applicant: Sharon Erale-Palmer and Andrew Palmer

August 6, 2025

Proposal:

Please see the attachments detailing the administrative approval of demolition of an accessory structure. This approval is retroactive to 2023. No additional demolition is proposed.

Zone District:

Historic Subdistrict:

Background and Existing Conditions:

Public Involvement:

Findings and Review Criteria:

Staff Recommendation:

Motion Language Options:



July 17, 2025

Sharon Erale-Palmer
717- 719 Duclou Avenue
Manitou Springs, CO 80829

RE: DEMA 2502 – Administrative Demolition

Dear Sharon,

On July 17, 2025, the Manitou Springs Planning Director approved the partial demolition in accordance with Section 17.04.080.H of the Manitou Springs Municipal Code.

The subject accessory structure was demolished in May 2023 after receiving a demolition permit from Pikes Peak Regional Building Department (Permit # O60520). This application was not routed to the City of Manitou Springs Planning Department, though demolitions are typically routed for Planning review prior to approval. The owners were under the impression that the building was demolished legally, however, Manitou Springs City Code would typically have required applications and reviews prior to approval of permit and issued a ten-year building permit moratorium for properties that demolished buildings in the historic district without City approvals. The City recognizes that the ten-year ban is a significant penalty and, given the contradicting information from multiple permitting agencies, has retroactively reviewed the case to determine whether a demolition permit would have been granted had one been properly applied for. The structure was determined to have been noncontributing to the historic district, and therefore shall have been approved for a demolition administratively per Section 17.04.080.C.4. The following documentation supports this approval:

An April 24, 2025 letter from Robert J. Maxiner, a Colorado Licensed Architect indicates that the accessory structure (also known as the “cottage”) was not structurally sound and posed a threat to safety.

An August 23, 2024 evaluation by the Manitou Springs Planning Department determined that the accessory structure addressed as 717 Duclou Avenue was a noncontributing structure prior to being demolished in 2023. The property determination was made using the evaluation criteria outlined in section 17.04.041.2.

Construction of a new accessory structure will require additional permitting from Pikes Peak Regional Building Department and the City of Manitou Springs, and a Material Change of Appearance Certification, reviewed by the Historic Preservation Commission.



Submittal of this approval letter is required for all subsequent applications, including the application for a building permit, property improvement permit, or business license associated with the approval of this application.

Sincerely,

Fred Rollenhagen, AICP
Planning Director
City of Manitou Springs

CC:
Property Owner, File

Robert J. Maixner, Architect

April 24, 2025

RE: Inspection report
717 Ducllo Avenue
Manitou Springs, CO 80829

Dear Sir,

The cottage at the above address was evaluated based on pictures and my representative, Coy Brandenburg, site inspection. The following was observed.

1. No foundation under a portion of the structure.
2. Ceiling heights were too low to meet code in kitchen, bedrooms, and bathroom.
3. Structurally unable to handle a code compliant roof repair.
4. No legal egress window in the bedroom.
5. The sleeping space contained the water heater and furnace in opposition to life safety requirements
6. The roof structure collapsed and presented a life/safety issue.

In my professional opinion, this structure is unable to be repaired to bring it up to current day codes. The structure should be demolished after asbestos testing and abatement.

Sincerely,
Robert J. Maixner





August 23, 2024

Sharon Erale-Palmer
719 Duclou Avenue
Manitou Springs, CO 80829

RE: Designation of Resources – triggered by demolition of accessory structure at 719 Duclou Avenue

Dear Ms. Erale-Palmer,

On August 23, 2024 the Manitou Springs Planning Department determined that the accessory structure addressed as 717 Duclou Avenue was a **noncontributing** structure prior to being demolished in 2023. The property determination was made using the evaluation criteria outlined in section 17.04.041.2 outlined below (a through e):

a. Whether the resource embodies significant historic physical features;

- The structure embodied modest historic physical features such as exposed rafter tails, wooden window frames, and gabled roof. However, there were documented alterations to the structure which have obscured the architectural integrity of the structure, these alterations were permitted by the Historic Preservation Commission in 1987 and earlier.

b. Whether the resource adds to the historical associations, historic architectural qualities or archaeological values identified for the city's historic preservation district;

- The structure is an accessory structure associated with “The Bonnie Castle (717-719 Duclou Avenue)” in the Historic District Design Guidelines as a notable structure in the Midland Subdistrict. While the Bonnie Castle embodies several characteristics of the Midland Subdistrict, the accessory structure was a plain cottage with no unique detailing, cut stone walls, or any architectural similarities with The Bonnie Castle.

c. Whether the resource was present during the period of significance of the historic district, subdistrict, or the property itself;

- The date of construction for the accessory structure is unknown. The 1900 Sanborn Fire Insurance Map indicates that an accessory structure existed on the site during the period of significance for the Midland Historic Subdistrict, however, the 1993 Improvement Location Certificate shows a significant difference in the location and footprint of the accessory structure. The Historic Inventory Form from the Historic



District nomination in 1983 indicates the Bonnie Castle as historic, but not the associated accessory structure. Other properties have the accessory structures identified as historic, which indicates that 717 Duclou Avenue was intentionally left off the nomination form. These disparities limit the confidence staff has that the structure demolished in 2023 was the original historic accessory structure.

d. Whether the resource relates to the documented significance of the property upon which it is located; and

- No, the accessory structure is not mentioned in conjunction with the history of the property in the Historic District Design Guidelines.

e. Whether the resource possesses integrity or can yield important information about the period

- Many of the original finishes and materials were altered over the years. Additions and modifications were permitted overtime which also obscures the architectural integrity.

Any person may appeal this decision by filing a written notice of appeal with the city clerk no later than ten calendar days after the action from which appeal is taken. Appeal procedures and requirements may be found in Section 17.04.103 of the Manitou Springs Municipal Code.

Sincerely,

Chelsea Royston, AICP
Senior Planner

CC:

Property Owner
File

Attachments:

Staff report and photos from 1987 modifications
1900 Sanborn Fire Insurance Map
1993 Improvement Location Certificate
1983 Historic Inventory Report

RECORD OF PROCEEDINGS

Commissioner Norfleet pointed out that the guideline on page 58 of the Design Guidelines Handbook (#20 Windows: Maintain the vertical emphasis of windows) conformed to what the applicant proposed. She also asked if the paint and trim would match the existing, and the applicant replied in the affirmative.

Rob O'Conner, Associate Planner, stated Mr. Taylor had agreed to conform with the Guidelines and would seek to be as consistent as possible.

There was no public comment.

MOTION:

Commissioner Bond moved to approve Project 4 with the details provided for the dormer and stressed consistency with the siding materials, same with shingle style, side shingles, roof, window trim (color, size and scale to match), conforming to the Design Guidelines, specifically referring to page 20.

SECOND:

Commissioner Norfleet seconded the motion.

DISCUSSION:

There was no further discussion.

VOTE:

The motion passed, 4-0.

NOTE: Applicant agreed to stipulations stated.

ITEM 2. Project 5, retaining wall. Mr. O'Connor pointed out that the wall is not visible from the right-of-way, and need not be reviewed by the Commission under the requirements of the Ordinance.

MOTION:

Chairperson Miller moved to remove the item, finding no need to review under the Design Guidelines.

SECOND:

Commissioner Norfleet seconded.

March 10, 1987

ADDRESS OF PROPOSAL: 719 and 717 Duclo

REQUEST FOR: Certificate of Appropriateness

HPC MEETING DATE: March 12, 1987

APPLICANT'S NAME: Allen S. Taylor

ZONE: General Residential

STAFF REPORT: Mr. Taylor is proposing a number of changes in the external appearance of the main 3-story house at 719 Duclo and the wood-frame cottage at the rear (717 Duclo). The property is located in both the national and local historic districts, and the main house is a contributing structure.

Mr. Taylor listed the proposed changes as Projects I through IV. Project I refers to the enclosure of the screened porches on the cottage. Project II is the enclosure of the back-porch of the main house. Project III is the construction of a basement entrance on the west side of the main house, and Project IV is the addition of a small dormer and skylight to the rear-facing roof of the main house.

Mr. Taylor has already stripped the fake-brick, asphalt siding from the cottage exterior and exposed the original lap siding underneath. He has indicated to staff that he plans to enclose the existing screened porches with a horizontal siding to match the original lap siding (Project I).

Enclosure of the rear porch of the main house entails the installation of two doors, two windows and some additional horizontal siding in the upper portion of an already partially enclosed area (Project II). The windows will be wood-frame and the additional siding will match the existing.

Project III, the basement entrance, will be below grade.

Project IV, the dormer addition on the rear-facing roof, will reproduce as closely as possible the existing dormer at the front of the house, with a similar angle to the roof-line. A small skylight beside the dormer is also proposed.

The Commission members may wish to review the following items in the Design Guidelines in reviewing this proposal:

- 6. Porch Materials
- 9. Secondary Structures
- 17. Building Materials and Trim
- 23. Clapboard Siding
- 54. Clapboard maintenance

STAFF RECOMMENDATION: Staff recommends granting of a Certificate of Appropriateness for the proposed changes (referred to as Projects I thru IV by the Applicant) on condition that the Design Guidelines numbered in the above staff report are followed by the Applicant in carrying out his projects.

RECORD OF PROCEEDINGS

V. OTHER BUSINESS

- (a) Discussion: Draft Application and Approval Form to be used for Certificate of Appropriateness.
- (b) Discussion: Proposed Revision of Calendar for HPC Meeting and Submittal Dates.

VI. NEW BUSINESS

717 and 719 Duclo Avenue-Certificate of Appropriateness for Porch Enclosures, Dormer, and Basement Entrance-Allan Taylor, Applicant. This item was dealt with by the Commission in order to permit Mr. Taylor to begin work on the project. Mr. Taylor presented a synopsis for approval. Chairperson Miller requested the items be listed and voted on as three separate projects.

Project 1 consisted of the enclosure of the front and back porches of the cottage. Mr. O'Connor discussed the need for the clapboard siding to match the original, if possible. Referring the applicant to Nos. 28 and 54 in the Design Guidelines. One window on the back porch to be installed for light, painting to match the big house. Commissioner Neely suggested a door with glass for the cottage. The applicant agreed.

Project 2, the enclosure of the back porch of the main house. Mr. Taylor addressed the matter of windows on the East and South. Mr. Taylor will install one stationary window and one movable window, both wooden. Mr. O'Connor again stressed the need for consistency with existing materials, particularly the clapboard siding.

Project 3 to cover the outside entrance to the basement. Mr. Taylor addressed at length the project and his approach, describing in detail the door covering the entrance and use of rock on the rim instead of cement block. The wooden top to be painted to match the house. Mr. Taylor further indicated a short fence would be installed.

The remaining projects 4 (dormer addition and 5 (retaining wall) to be presented at a special meeting of the Historic Preservation Committee on the 19th of March.

Chairperson Miller asked if the applicant or Staff had further questions. Commissioner Neely questioned the steps, Mr. Taylor answered appropriately.

RECORD OF PROCEEDINGS

MOTION: Commissioner Bond motioned to approve Project 1 as presented with the screen porches front and back, with the stipulation that the front door to be the original styled door with glass, siding to match the existing siding.

SECOND: Commission Neely seconded.

VOTE: Unanimous, 4-0.

DISCUSSION: None.

MOTION: Commissioner Bond motion to approve Project No. 2 as presented with upper windows on the doors and with clapboard siding to match original.

SECOND: Commissioner Neely seconded.

VOTE: Unanimous, 4-0.

DISCUSSION: None.

MOTION: Chairperson Miller moved to approve plans as presented for Project 3, outside entrance to the basement, stating the rim around the opening be faced with rock or entirely rock, as need be. The cover for the entrance to be wood and painted to match the house.

SECOND: Commissioner Eflin seconded.

VOTE: Unanimous, 4-0.

DISCUSSION: None.

NOTE: The applicant agreed to all the stipulations on the motions.

The Commission discussed packets for the meeting. Commissioners Neely, Bond, and Eflin wished to have their packets mailed. Commissioner Miller will pick her packet up at Police Dispatch. The other Commissioners will be polled to determine their needs.

The Commission discussed the need to have an additional meeting on the 19th at 7:30 p.m. in Council Chambers at 606 Manitou Avenue to handle the remaining business. The members present were in agreement on the need for the special meeting, and it was so scheduled.

RECORD OF PROCEEDINGS

Commissioner Norfleet pointed out that the guideline on page 58 of the Design Guidelines Handbook (#20 Windows: Maintain the vertical emphasis of windows) conformed to what the applicant proposed. She also asked if the paint and trim would match the existing, and the applicant replied in the affirmative.

Rob O'Conner, Associate Planner, stated Mr. Taylor had agreed to conform with the Guidelines and would seek to be as consistent as possible.

There was no public comment.

MOTION:

Commissioner Bond moved to approve Project 4 with the details provided for the dormer and stressed consistency with the siding materials, same with shingle style, side shingles, roof, window trim (color, size and scale to match), conforming to the Design Guidelines, specifically referring to page 20.

SECOND:

Commissioner Norfleet seconded the motion.

DISCUSSION:

There was no further discussion.

VOTE:

The motion passed, 4-0.

NOTE: Applicant agreed to stipulations stated.

ITEM 2. Project 5, retaining wall. Mr. O'Connor pointed out that the wall is not visible from the right-of-way, and need not be reviewed by the Commission under the requirements of the Ordinance.

MOTION:

Chairperson Miller moved to remove the item, finding no need to review under the Design Guidelines.

SECOND:

Commissioner Norfleet seconded.

RECORD OF PROCEEDINGS

DISCUSSION:

None.

VOTE:

Motion passed, 4-0.

III. APPROVAL OF MINUTES

ITEM 3.MOTION: Chairperson Miller motioned for approval of the minutes of January 29, 1987 with the following changes: In the motion for approval of the minutes of December, 1986, change to show 3 in favor, 2 abstained; in the motion to approve 8 listed items for Certificate of Appropriateness for 1143 Manitou Avenue, change to show 7-0 in favor.

SECOND:

Commissioner Norfleet seconded.

DISCUSSION:

None.

VOTE:

Vote 3-0, 1 abstention, Commissioner Bleckert abstained.

MOTION:

Chairperson Miller motioned to accept the minutes of March 12th, 1987 as submitted.

SECOND:

Commissioner Bond seconded.

DISCUSSION:

None.

VOTE:

The vote was 2-0 with 2 abstentions. Commissioners Bleckert and Norfleet abstained.

RECORD OF PROCEEDINGS

Suggestion was made for the porch railing that the 2" x 2" redwood railing be replaced with a 2" x 4" capping, to be as consistent as possible with the existing porch top railings in the front of the house. Also specified was the use of 2" x 2" spindles, and natural timber support posts instead of metal.

MOTION:

Chairperson Miller motioned approval of a Certificate of Appropriateness for 126 Washington Avenue deck addition for Mrs. Applegate with the following conditions; 1) natural timber posts, 6" x 6" or greater be used in lieu of metal posts, 2) a bleaching stain be used to soften the contrast of the redwood decking with the existing house, 3) the railings on the deck consist of a 2" x 4" top and bottom rail with 2" x 2" spindles, also bleached and with 4" x 4" posts at the corners of the deck railings, 4) that the contractor provide elevation drawings and a drawing of the details of the deck railings for the cottage before issuance of a building permit.

SECOND:

Commissioner Eflin seconded the motion.

DISCUSSION:

None.

VOTE:

Motion passed 5-1, with Commissioner Voit against. Commissioner Voit felt the location of the deck should be changed or lowered because of visual impact.

V. NEW BUSINESS

ITEM 3. None.

IV. OTHER BUSINESS

ITEM 4. Mr. O'Connor briefly discussed a handout covering the revised submittal dates and meeting dates of the HPC. The dates have been altered to fall on the off week of the Planning Commission.

	DATE
DRAWN GC	2-2-61
CHECKED RNS	
APPROVED	

Certificate of Survey

CONARD SURVEY COMPANY

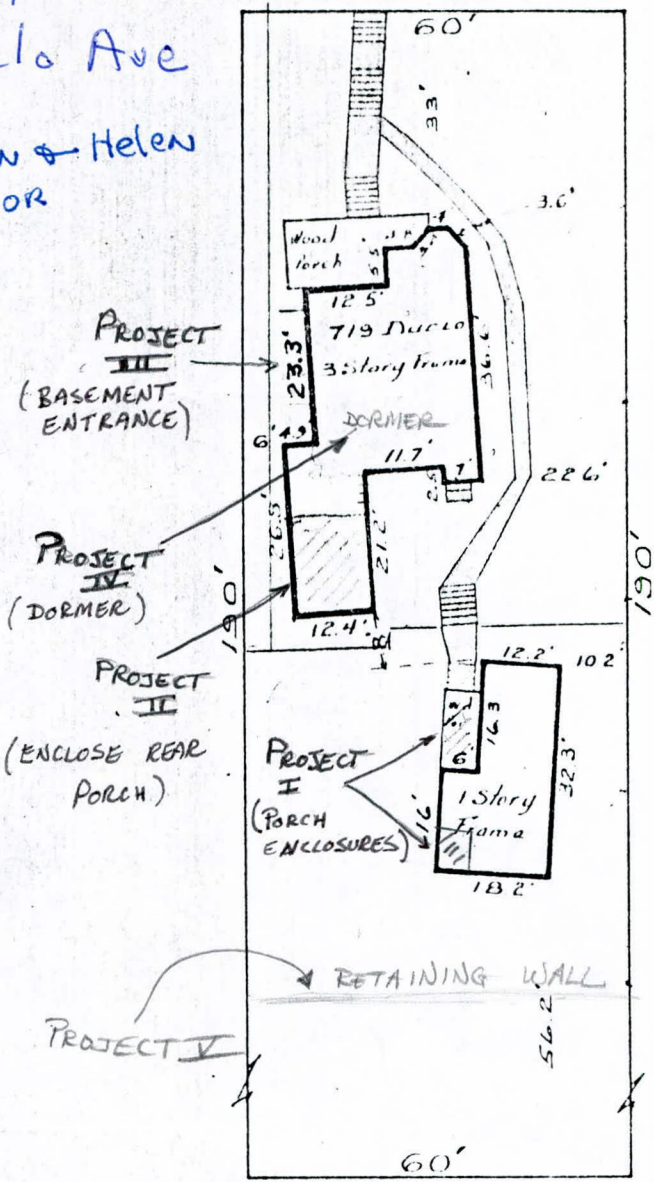
Colorado Springs, Colorado

DWG. NO. 611786

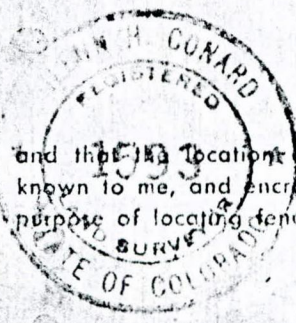
SCALE 1" = 20'

719/717
 Ducla Ave
 Allen & Helen
 TAYLOR

Ducla ST



This certifies that the above is a true and correct plat of a town survey made by me this 1st day of December 19 61 of the property described as 719 Ducla Street, Lot 4 except the South 70 Feet in Block F in the Town of Manitou, now a part of the City of Manitou Springs, El Paso County, Colorado.



and the location and dimensions of all building improvements, easements or rights-of-way in evidence or known to me, and encroachments by or on the premises are accurately shown. The plat is not to be used for the purpose of locating fences, or other permanent improvements.

Edwin H. Conard
 Registered Land Surveyor



0170810000

POLAROID 5



01708108007

POLAROID® 9











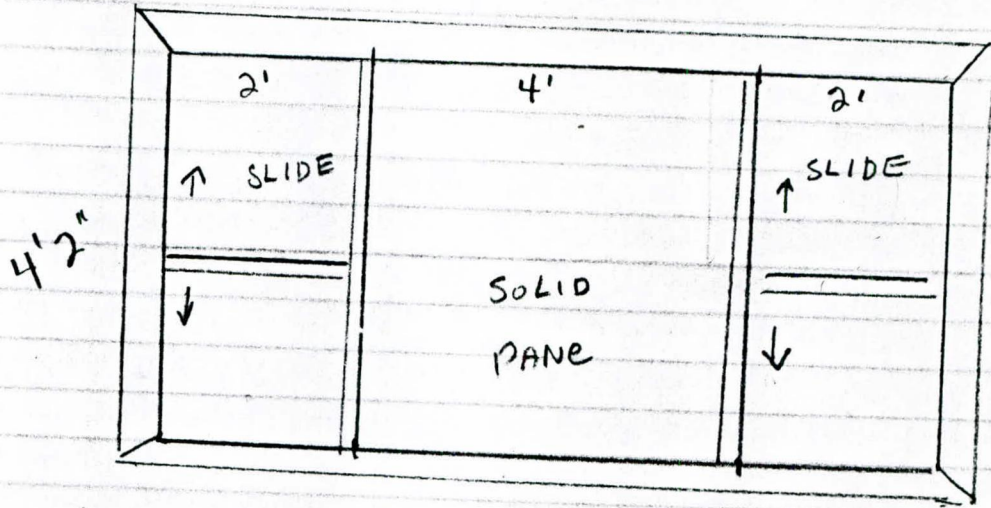
PROJECT I

2

717 Dueto Ave (Cottage)

Cottage - Porch Window (FNT Porch)

8' L x's 4'2" W



wooden Frame

For Cottage FNT Porch

FNT Porch

11'6" x's 6' W x 3'6" Hi

(FROM ENCLOSED SECTION)

BACK PORCH

6' x 6' x 3'6" Hi TO BE ENCLOSED

FROM ENCLOSED SECTION

(5)

PROJECT I 717 DuLo Ave

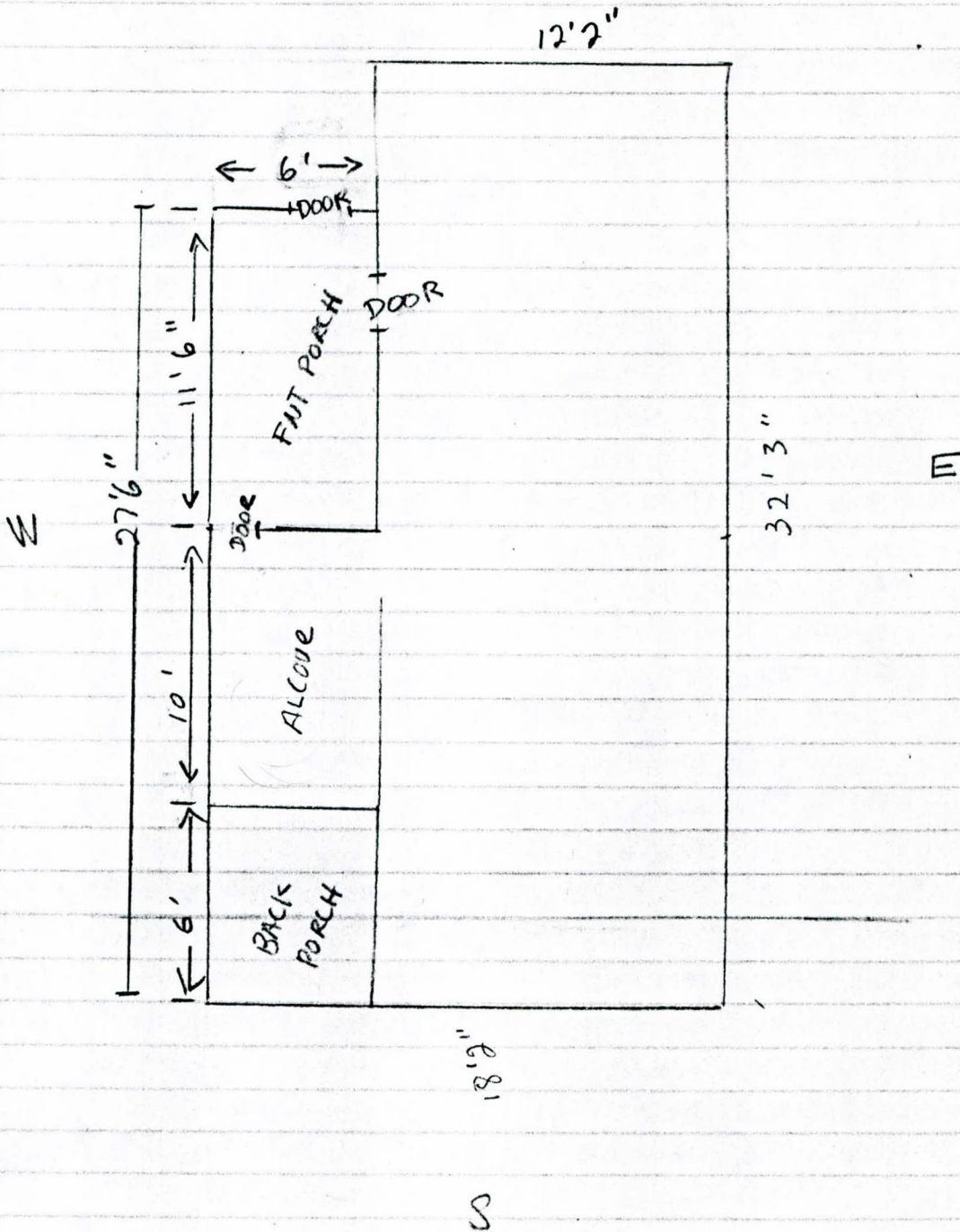
ENCLOSE SCREENED Porches
FNT + BACK OF Cottage

- BROWN ASPHALT "BRICK PATTERN" ASPHALT SIDING HAS BEEN Removed. AS PER CONVERSATION W/ LILA MILLER.
- This has revealed A HORIZONTAL LAP SIDING underneath.
- WHEN THE PORCHES ARE ENCLOSED THE COTTAGE WILL BE PAINTED TO MATCH THE "BIG HOUSE" (719).
- AREAS without HOR LAP SIDING will be sided with SIMILAR SIDING.
- Screen Door, FNT Porch will be Replaced w/ Solid Door

Project I 717 Ducloux Ave Cottage

①

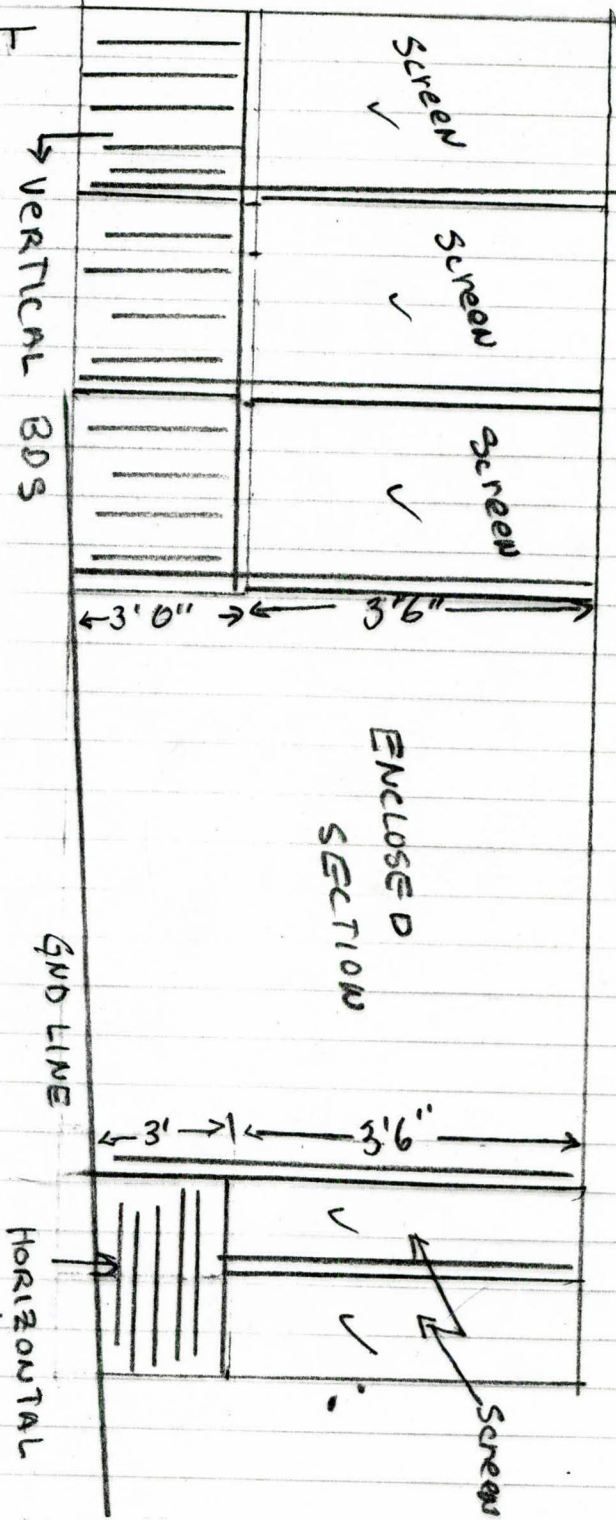
ENCLOSE SCREENED Porches
FNT + BACK



PROJECT I 717 Dueto Ave (Cottage)
 (see Photos) Profile ③

Brown Asphalt
 BRICK PATTERN
 siding HAS
 been Removed.

west side
 AREAS TO BE ENCLOSED
 ARE NOW SCREENED

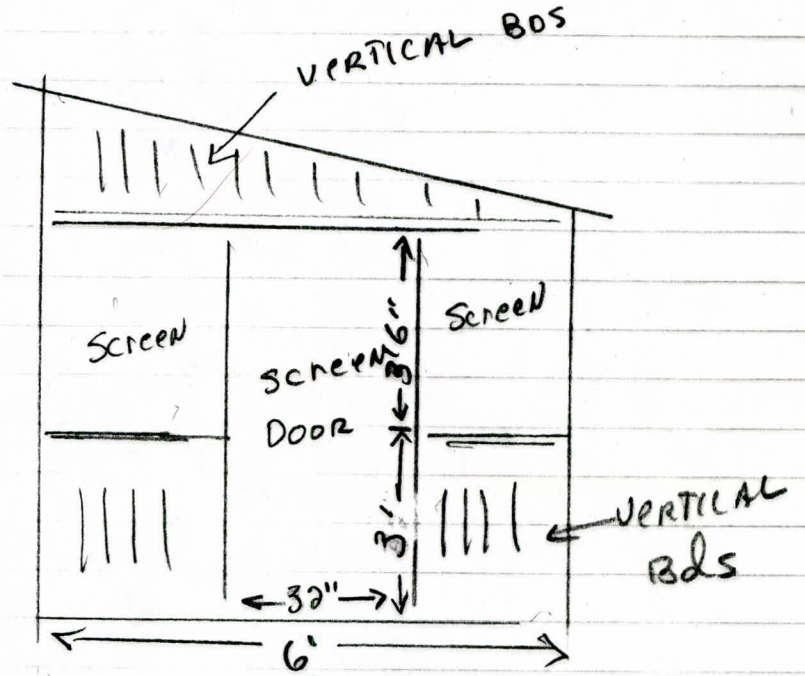


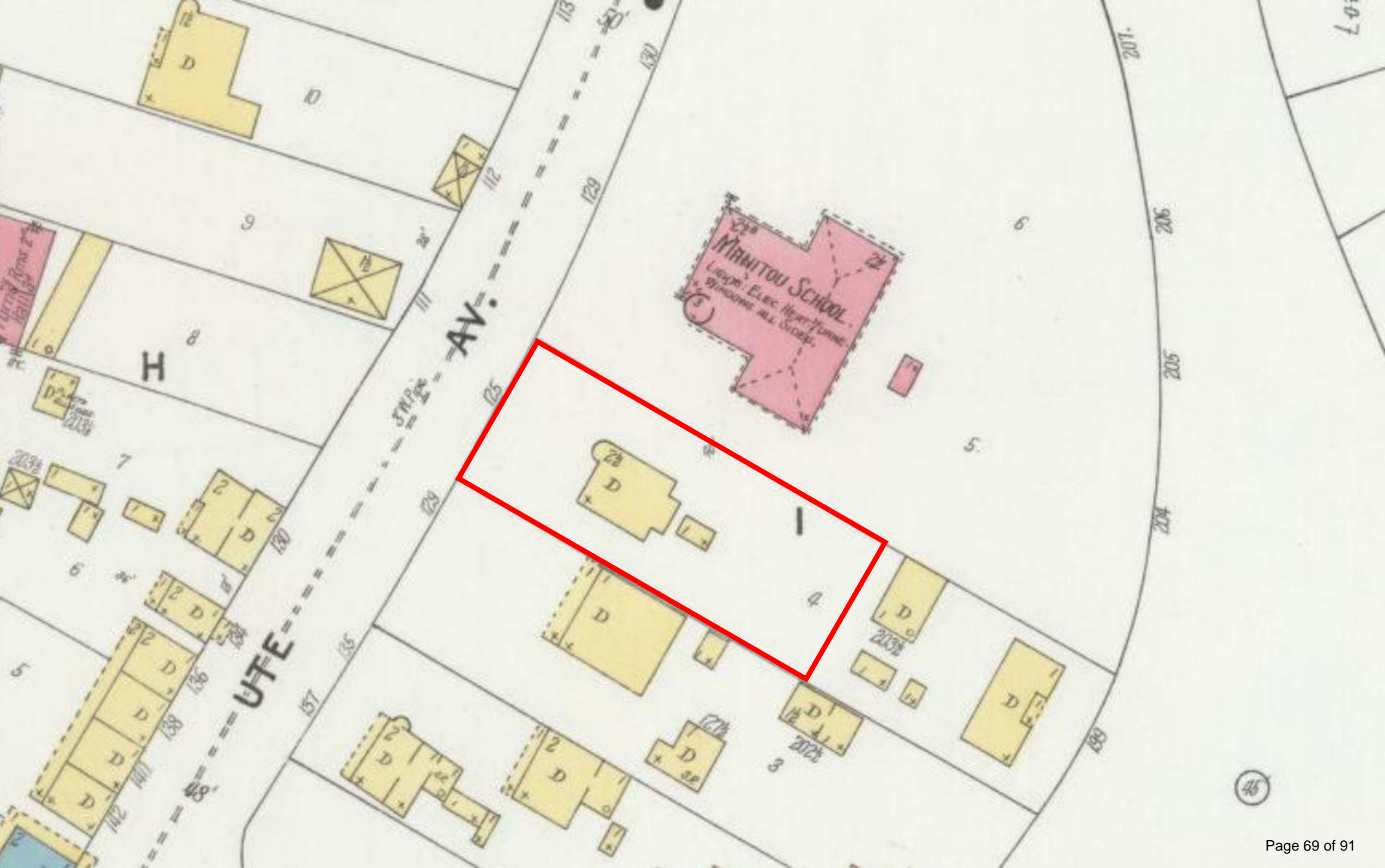
4

PROJECT I 719 Ducllo Ave

PROFILE NORTH SIDE

See Photo





United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 10/7
date entered 10/7/83

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Manitou Springs Multiple Resource Area 5EP610

and/or common Same

2. Location

street & number See attached sites. 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 checked="" type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>n/a</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> multiple resource	<u>n/a</u> 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 Co. 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

Survey Methodology

The Multiple Resource Area of Manitou Springs nomination is based on a comprehensive survey of all standing structures within the city limits of the town. The survey was conducted in the summer of 1980 by Elaine Freed, a consultant employed by the Colorado Preservation Office. During the course of the project, early maps and plats were consulted, as well as all photographic documentation available from local, regional, and state libraries and historical societies. Extensive secondary sources such as county and city histories were also reviewed.

Every building in Manitou Springs was examined for possible significance. Approximately 600 sites were inventoried, with 80 buildings recorded for listing in the state survey. With resources of similar styling, buildings were typed and a form completed on a representative structure. At the conclusion of the survey, it was determined that the following sites and districts were eligible for listing in the National Register and are proposed within this nomination:

Manitou Springs Historic District	1001 sites included
Keithley Log Cabin Development District	27 sites included
Crystal Valley Cemetery	individual nomination

Together these resources reflect the town's evolution since its founding in 1876, and on through the most significant historic periods of its development.

Area Physical Description

Manitou Springs is located in the central part of the state, 75 miles south of Denver and adjacent to the western city limits of Colorado Springs. Situated at the foot of the Rocky Mountains, Manitou was conceived and developed as a resort community. Boasting a collection of mineral springs and enjoying a spectacular setting, the town served the earliest explorers and travelers as a rest and recreation spa and gradually evolved as a full-fledged tourist mecca. The community's environs totally determine its material development and its general tone. Winding streets hug the hillsides that rise from the town's center. Except for Manitou Avenue, there are no grand boulevards, nor any majestic approaches that would reflect a monumental framework. Only in recent years, with the advent of a highway by-pass above and alongside Manitou, has there been an accessible, sweeping vista of the entire town. Until the new road was built, entry was always through the center along the valley floor, following the channel of Fountain and Ruxton creeks.

Several geographic features are central to the history and environment of Manitou. First among these is Red Mountain, rising to the south above the center of town, and a standout because of its rusty-red earth, similar to the nearby Garden of the Gods. Englemann Canyon, to the south and west, contains Ruxton Creek and was the site of the original Ute Trail. The historic Barr Trail rises from Ruxton Creek, climbing eventually to the Summit of Pikes Peak. (It is the site of the Pikes Peak Marathon, the second oldest marathon run in the country after Boston.) The face of Mt. Manitou is visible to the community and to the entire region as well; it forms a western wall for the town just as Red Mountain does to the south. At the northern edge, the terrain is cut by Williams Canon, its sheer limestone and granite cliffs rising high over a narrow floor. Williams Canon is the home of several natural limestone caverns, the most famous of which is the Cave of the Winds.

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		

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United States Department of the Interior
Heritage Conservation and Recreation Service

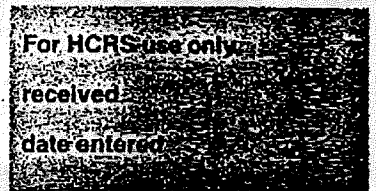
National Register of Historic Places
Inventory—Nomination Form

Multiple Resource Area of Manitou Springs, Colorado

Continuation sheet

Item number 7

Page 2



Area Description--continued

Canon is the home of several natural limestone caverns, the most famous of which is the Cave of the Winds.

Area Architectural Description

The town is composed of a commercial core found alongside the major corridor through the community (Manitou Avenue) and along some of the side streets radiating from Manitou Avenue. The majority of these commercial structures are over fifty years of age, with more contemporary commercial development found on the outer limits of Manitou Avenue. Surrounding the commercial section are the residential areas on the hillsides encircling the town. The houses cling to the mountain slopes, sometimes creating a look of stacked boxes. The feeling close-up, on foot, or from a car, is often of a precarious and cramped context. Lacking flat land for lawns, Manitou is a town of decks, porches and stone-walled terraces. Most early cottages had porches, sometimes running the full length of the facade and jutting out over a slope; sometimes enclosed behind banks of small-paned windows. On Victorian frame houses, porches have sawn-wood fancy braces and may exhibit elaborate balusters. Simpler cottages also had simpler porches--square posts running straight to a wood floor, or, at most, a balustrade of square uprights. The resort hotels had immense verandahs, such as found on Cliff House, a few of which remain.

The town's historic architectural character is almost entirely within the "picturesque" mode of the late nineteenth century--a combination of naive articulation and rustic simplicity. Except for the commercial center, Manitou is overwhelmingly a town of shingle and wood siding. Only a handful of High style houses are of stone, as if those owners determined that an important residence required the added prestige and immutability of quarried stone to set it off from the more temporary-looking frame resort structures. Summer cottages frequently were constructed of narrow lap siding, nicely proportioned for small buildings. Other cottages were covered with overlapping wood shingles, also used in larger homes. Among the pine covered foothills in the east section of town, there is an enclave of log cabins, many with full logs and some with slab siding. Grooved siding, featuring a beveled edge at the overlap, is also seen in many simple summer cottages.

Other than the natural terrain, which shapes Manitou Springs' physical character in a fundamental way, there is no single dominant feature more important than the 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.

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National Register of Historic Places
Inventory—Nomination Form

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received
date entered

Multiple Resource Area of Manitou Springs, Colorado
Continuation sheet

Item number 7

Page 3

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. Rockledge, a large Elizabethan home on El Paso Boulevard, has sandstone sidewalks in front of its extensive property-line iron fence and stone wall.

At Manitou Place, a vacated street in the center of town, a public sandstone stairway carries pedestrian traffic from Manitou Avenue up to the residential areas around the old Grand Hotel and Van Horn Cottages. Immense retaining walls on Park Avenue near the Post Office and along Manitou Avenue in the 1100 block add further cohesion to the ubiquitous stonework.

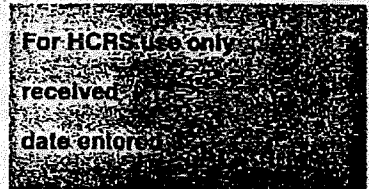
Manitou's architectural influences are largely anonymous. The Gillis Brothers, a contracting firm based in Manitou, had more impact on the design of the town than anyone. The Gillis houses—Queen Anne cottages with great attention to detail—offer a homogeneous vision of Victorian residential life that is quaint, decorative and fundamentally British. The Gillis's 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 Gillis's retained a sense of proportion in their diminutive adaptations is a credit to their skill as craftsmen. The Gillis's also worked on a number of major masonry buildings, including the Leddy Block, Congregational Church and Miramont Castle.

Red Crag, a Shingle style mansion on El Paso Boulevard, is attributed to Boston architect Henry Van Brunt. Two Elizabethan houses next door, Onaledge and Rockledge, were designed by Pueblo architect, William Stickney, in the early twentieth century. Robert Roeschlaub is thought to have planned the 1880 Congregational Church, and H. A. Macomb of Philadelphia executed drawings for St. Andrew's Episcopal Church. Thomas MacLaren, a prominent regional architect who often worked with the Gillis Brothers, designed the Renaissance Revival public library in 1910. Frederick Sterner was the architect for Briarhurst, a Tudor sandstone estate owned by the town's founder, Dr. William Bell.

Manitou Springs has very few High style houses. Those that exist reflect the usual design range of the late nineteenth century: Shingle, Elizabethan, Tudor, Second Empire, Queen Anne, Chalet, Eastlake and something that could be labeled "castlesque." The collection is totally within the picturesque tradition. There are no Greek Revival carry-overs, nor Renaissance Revival.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form



Multiple Resource Area of Manitou Springs
Continuation sheet

Item number 7

Page 4

While many of Manitou Springs' residences have undergone alterations over the years, very few have been destroyed or replaced. Jerome Wheeler's Windemere, where the Post Office now stands, is gone, as is Grace Greenwood's rustic cottage alongside Fountain Creek. Commercial losses are more severe, although the century-long retention of the town's major frame resort hotels is certainly fortunate. The Queen Anne Bath House and the Mineral Bottling Works, major buildings located near the center, are demolished and constitute a great loss. Accommodation to the automobile--both lodging and street development--created the most significant visual and use changes in mid-twentieth century. Fortunately, the terrain precludes urban sprawl, and maintains a consistent visual context for the community. Manitou Springs' level of architectural integrity is high, strengthened daily by renovation efforts throughout the town.

RESOURCE CATEGORIES

A. Stonework

STAIRWAY at Manitou Place connecting pedestrian traffic between Manitou Avenue in the 900 block of the residential area around the Grand View Hotel and Van Horn Cottages. Ashlar, sandstone.

RESIDENTIAL STONWORK at 131 Washington: walls, stairways, porch piers; foundation and garage. The house is a bungalow style. Cobblestone: granite.

BRIDGE over Fountain Creek at Old Man's Trail at the eastern edge of Memorial Park. One of many rustic bridges over Ruxton and Fountain creeks in the residential areas and commercial center. Ashlar, green sandstone.

B. High-Style Houses

RED CRAGS at 302 El Paso Boulevard, attributed to Henry Van Brunt, ca. 1890. Shingle style of red sandstone and shingle siding with large arched windows and ample decks. Dramatically sited on a slope.

CRAFTWOOD INN, 404 El Paso Boulevard; 1906 is the date of construction. Elizabethan style of stone; half-timbering, small-paned rectilinear windows, and clipped gables. An elaborate stone gate in front.

ROCKLEDGE and ONALEGE, 328 El Paso Boulevard designed by William Stickney, Pueblo, Colorado, architect, in 1913. Stucco, stone and half-timbering done in the Elizabethan style. Both houses have stone walls. Rockledge has rustic stone walls along the curving drive, a stone gatehouse and stone paving for the sidewalk. Onaledge has a large wrought iron gate; Rockledge has a wrought-iron fence on top of its stone wall.

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.

REDSTONE CASTLE, on Iron Mountain off of Pawnee Avenue. Early 1800s of red sandstone done in the Queen Anne style with a prominent round turret. This large house sits by itself at a high elevation.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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received

date entered

Multiple Resource Area of Manitou Springs
Continuation sheet

Item number 7

Page 5

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.

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.

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.

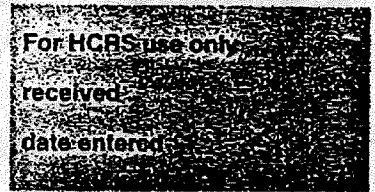
House at 26 Grand Avenue, ca. 1888, Shingle style. This building has an immense front gable and a correspondingly large roof line from the sides. A graceful oriel window interrupts the plain massing of the facade.

C. Vernacular Victorian Frame

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

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form



Multiple Resource Area of Manitou Springs
Continuation sheet

Item number 7

Page 6

(Vernacular Victorian Frame)

- House, 106, turret and shingles
- House, 719 Duclo, turret and shingles
- House, 112 Deer Path, center gable.
- House, 809 Duclo, center gable.
- House, 125 Cave, chalet.
- House, 102 Mohawk, chalet.
- House, 103 Cave, five dormer gables.
- House, 114 Deer Path, one-story with wrap-around porch.
- House, 945 Osage, L-shaped with horizontal wing and porch.
- House, 813 Duclo, L-shaped with wrap porch and decorative balustrade.
- House, 959 Prospect, L-shaped with full front porch.
- House, 923 Osage, gable end, corner porch.
- House, 106 Navajo, center gable, 2½ stories.
- House, 42 Grand, full porch with brackets, gable end.
- House, 41 Grand, cross-gable, corner porch, front bay.
- House, 151 Ruxton, decorative gable ends, Chinese balusters.
- House, 15 Ruxton, fretwork on front porch, bay window.
- House, 809 Midland, sandstone rather than frame, but done in the L-shaped style frequently used in frame houses.

The Gillis brothers organized their construction business in Manitou Springs in the early 1880s and built 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:

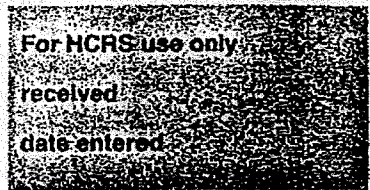
- House, 803 Duclo
- House, 106 Ruxton (home of the Gillis brothers)
- House, 106 Waltham
- House, 349 Ruxton

D. Cottages

- Cottage, 110 Capitol Hill, turret, small-paned diagonal windows, front porch, picturesque design, perhaps a year-around home.
- Cottage, 121 Cave, oriel window, decorative transom on front window, lattice trim, perhaps a year-around home.
- Cottage, 109 Cave, a low horizontal structure and a full front porch.
- Cottage, 622 Ruxton, Chinese balustrade. Definitely built as a summer cottage.
- Cottage, 319 Oklahoma, narrow wood lap siding, hinged window covers, enclosed porch with rectilinear small-paned windows, low-angle shed gable end, summer cottage.
- Cottage, 9 Elk Path, simple structure, wood siding, small front porch, low-angle shed roof, converted to year-around use.
- 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.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form



Multiple Resource Area of Manitou Springs
Continuation sheet

Item number 7

Page 7

E. Log Houses

Cabin, 107 Duncan, 1-story, extending corner logs, small-paned rectilinear windows. Ca. 1930.

Cabin, 114 Modoc, 1½ story, full front porch. Siding is rustic slab, commonly used in the late nineteenth century. A few examples are scattered around the central part of Manitou.

Cabin, 42 Fairmont. 20th century one-story cabin with small-paned windows. The cabin is sited on a mesa at the foot of Red Mountain and has a spectacular view. Full, round-log construction.

Cabin, 102 Crystal Park Road. There are six log cabins located at this site, built in the late 1920s by the superintendent of the Pike National Forest, a Mr. Keithley. They are carefully crafted of full round logs, with stone chimneys and small-paned windows.

Cabin, 191 Chelton Road, ca. 1940, a low, 1-story cabin of full-round logs, horizontal sliding windows, cobblestone chimney.

F. Bungalows

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

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

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

Bungalow, 731 Duclou. A California style bungalow with an extended gable set in with balusters. This house has extensive rockwork: retaining walls, garage, staircase, porch and foundation.

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

G. Institutional Buildings and Public Service Features

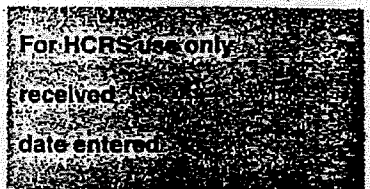
Public Library, 701 Manitou Avenue, designed by Thomas MacLaren, a Colorado Springs architect, in 1910 in the Renaissance Revival style. Red tile roof, light colored brick, rounded arches with radiating voussoirs. This is one of very few classical buildings in Manitou.

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.

Cemetery, at the end of Plainview. This small burying ground is located in a picturesque canyon at the southeast edge of town. There is a green sandstone building at the entry, plus several stone walls. A unique feature of the plot is the Richards family mausoleum, done in green sandstone in the Egyptian Revival style.

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

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



Multiple Resource Area of Manitou Springs
Continuation sheet

Item number 7

Page 8

(Institutional Buildings and Public Service Features)

1872 Shelf Road, along Fountain Creek near Serpentine Drive and Highway 24. This is a remnant of the first Ute Pass road built along Fountain Creek by the county commissioners in 1872 to service suppliers to the mining camps beyond South Park. This small section is built against a perpendicular rock wall.

H. 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 with a repeated front gable and entry motif. A greenstone rustic bridge leads across Ruxton Creek and a cobblestone grötto and several walls surround the church.

St. Andrew's Episcopal Church, 808 Manitou Avenue, built in 1905 with the financial assistance of the town's founders, Dr. and Mrs. 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.

I. Industrial and transportation

Yount's Quarry, Highway 24 below Rainbow Falls just west of the town. This quarry of green sandstone supplied much of the stone for walls, foundations, porches, and large enterprises such as the arcade in downtown Manitou Springs. Only a hoist and part of a chute remain.

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 Incline and 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.

Mt. Manitou Incline, Ruxton Avenue. 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.

Cog Railway, 515 Ruxton. 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 Memorial Park.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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received

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Multiple Resource Area of Manitou Springs
Continuation sheet

Item number 7

Page 9

J. Commercial

Hotels and Lodging:

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 vacated and condemned.

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

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.

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.

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

El Colorado Lodge, 23 Manitou Avenue. This large complex of Pueblo style separate cabins and main lodge was built in the late 1920s to accommodate the growing number of visitors who arrived by automobile and wanted facilities outside the main part of town. The lodge is landscaped with a large lawn and mature blue spruce trees; its elevated yard is supported by a stone retaining wall.

McLaughlin Family Lodge, 183 Crystal Park Road. The central lodge is comprised of a low-angle shed roof overhanging walls of full-rounded logs. The surrounding cabins are of log or slab siding.

Wheeler Bank, 717 Manitou Avenue. A three-story brick and rusticated sandstone building done in the 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 renovated.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

Multiple Resource Area of Manitou Springs
Continuation sheet

Item number 7

Page 10

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received
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(Commercial)

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.

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.

K. 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.

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 were 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.

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.

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.

Rainbow Falls, Fountain Creek near Serpentine Drive. Famous as a tourist attraction in the early days, this natural feature has been rather obscured by the construction of modern highways in recent years.

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 checked="" 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	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1876-1930s **Builder/Architect** See continuation sheet

Statement of Significance (in one paragraph)

Before its commercial development as a resort in the late 19th century, the Manitou Springs area was visited by the Utes, Cheyenne, and Arapahoe Indians, who gathered at the sacred springs. These bubbling waters were considered as neutral grounds by the tribes that partook of the waters for the healing powers. The Utes believed that the Spirit of the Great One lived beneath the waters, hence their bubbling powers. George Frederick Ruxton, an English traveller and explorer who came to the Pikes Peak and Manitou Springs area in 1847, tells in his writings of camping along the bubbling springs and being driven down Fountain Creek by fires set by the Indians who spotted his various campsites. Ruxton tells of the bead trinkets and weapons which the Indians left at the spring sites to gain blessings from the Great One after drinking sacred waters. The Utes continued to use the springs in Manitou until they were removed in 1879 to reservations.

William Blackmore, an English financier and patron of General Palmer, is credited with giving the name "Manitou" to the area. Blackwell was an admirer of Longfellow and took Manitou from "Hiawatha." Manitou is the Algonquin name given to the Spirit of the Great One in the epic poem. Blackmore also named the Navajo, Shoshone, Ute Soda springs and the Iron Ute Springs in Manitou. He also named Ruxton Creek, an arm of Fountain Creek in Manitou Springs, for George Frederick Ruxton.

The founding of the town of Manitou Springs is largely credited to several prominent Colorado Springs businessmen. Foremost among the developers of the resort community was General William Jackson Palmer, builder of the Denver and Rio Grande Railroad and architect of Colorado Springs' development. Palmer established the Colorado Springs Company in the early 1870s to control the residential, commercial, and cultural development of the Pikes Peak region. Early on, he and his fellow investors turned their eyes to Manitou with the hope of establishing a high quality resort catering to both transient and summer season visitors. Dr. William Bell, one of Palmer's close associates, took particular interest in the little Manitou colony, choosing to live there with his family, and acting as a benefactor to the town in many capacities.

In 1873 Henry McAllister, president of Palmer's development company, summarized Manitou's potential for being "as popular a summer resort for the inhabitants of the Mississippi Valley, as Saratoga is to those who dwell in the Atlantic states." He cited the medicinal springs, and incomparable climate and scenery as the basic ingredients for the resort's success. Six months later the company published a map of the newly platted area, calling it a "Plan of the Villa Sites, Mineral Springs and Pleasant Grounds of Manitou, near Colorado Springs, Colorado."

The mid-seventies saw the national panic of 1874 arrive in Manitou compounded by three seasons of grasshoppers, which had devastated local agriculture. The year 1876 was a light tourist year because of competition with the Philadelphia Centennial Exposition. By this time Colorado Springs had a population of 3,000; Manitou 350.

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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Continuation sheet Manitou Springs Multiple
Resource Area

Item number 8

Page 1

Architects/Builders (continuation from Builder/Architect Item #8)

The following architects were responsible for the designs of certain buildings within the multiple resource area:

Gillis Brothers
Robert Roeschlaub
H. A. Macomb
Thomas MacLaren

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National Register of Historic Places
Inventory—Nomination Form

Manitou Springs Multiple Resource Area

Overview
Continuation sheet

Item number 8

Page 2

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received

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The year 1878 brought prosperity. The report points to outstanding wool production in El Paso County an unparalleled year for the "tourist and invalid travel." The Leadville mines were bringing people and wealth to the Pikes Peak region, which served as a supply base.

Important amenities brought further success to Manitou. In 1880 the Denver and Rio Grande completed a short line with five passenger trains daily. Fences and walls were created to protect native shrubbery and the mineral springs. The total cost that year in new construction and hotel improvements was estimated at \$100,000.

In 1882, a successful year for the region, Manitou's real estate slumped. But despite slow times, a weekly newspaper and several new stores opened. The town quickly recovered in '83 with the building of the Mineral Water Bottling Works coupled with a new bath house in the center of town, a venture organized by the Colorado Springs Company, which had also spent over \$25,000 on general improvements, "bridges, parks, pavilions, walks, etc." The new Antlers Hotel in Colorado Springs (also owned by the Company) enhanced tourist activity for the whole area.

Another great depression in 1884 brought a tourist decline, and plans for the proposed Pikes Peak Railroad were called off. But a new development along Ruxton Creek by the Manitou Iron Springs Company brought major changes up the canyon. The firm built a large hotel where the incline is now located. The Gillis Brothers handled construction for the Miramont Castle, along with the building of several houses: "Many more picturesque and goodsized cottages have been added during 1884. . . perched on eminences on all sides of the main valley and up Ruxton Glen, they have quite transformed the general appearance of the place."

New railroad construction soon brought higher real estate values. The Colorado Midland extended a line from Colorado City up Ute Pass and then west to the mining districts of Leadville and Aspen. Out on the plains, the Rock Island, and the Denver and New Orleans further expanded local markets. The population of Colorado Springs toward the end of the decade was 10,000. Manitou also was growing, adding such improvements as an independent water works, a power plant, and a railroad to Pikes Peak.

By 1890 property values had doubled. The annual summary that year boasted of Manitou Springs' increased sales for mineral water. But reports throughout the decade show dwindling activity in Manitou as gold fever hit Cripple Creek and tourist attention turned to the picturesque mountain resorts developing up Ute Pass. Residential sales did not pick up again until 1905-6 when nearly 70 lots were sold: more than the previous five years combined.

The first decades of growth, as seen by the Colorado Springs Company, were also the subject of review in 1895 when the town's founder, Dr. William Bell, mused about Manitou's beginnings. Bell and his associates had envisioned a retreat for the wealthy—a health and recreation resort comprised of fine hotels and sumptuous villas. The Panic of 1874 dashed their hopes: "But few lots were sold, and those that were sold instead of being used for the erection of beautiful villas, were cut up into small parcels and resold for the erection of little stores and cottages." Bell felt that Manitou's primitive beauty dis-

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

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Manitou Springs Multiple Resource Area

Continuation sheet Overview

Item number 8

Page 3

appeared, replaced by haphazard construction "very different from those castles in the air which we imagined in our mind's eye."

Bell heartened over the improvements that came in 1881 with the D & R G spur from Colorado Springs to Manitou. He noted that residents enhanced the landscape with "picturesque embellishment," using local stone to terrace the hillsides.

The founders' accounts of early Manitou mention the town's health benefits which were tied closely to the mineral springs, and to the climate as well. Health care remained an important part of Manitou Springs well past World War I.

Manitou's economic decline was tied to the automobile in ways that are not quite clear but can be surmised. The auto revolutionized summer travel by creating mobility, diversity, and an unparalleled degree of privacy. At its zenith, the Manitou summer experience followed this pattern: visitors arrived by train, stayed in large hotels, dined and danced with other guests, and returned year after year for repeated social experiences. The automobile brought change to the traditional resort. Traveling in smaller units of one to four people; tourists passed through the town, preferring to stay in separate court cottages taking in the various "attractions," and leaving after a brief visit for other points west. The heyday of the great resort hotel was over as the convenience of individualized travel replaced an earlier day's emphasis on destination and a sense of place.

Despite changes brought by cars and traffic--asphalt, motels, billboards, and gas stations--much of Manitou's early resort image remains, as well as its function. Along with Jackson Hole, Glenwood Springs and Estes Park, it ranked as one of the great Western resorts. And, in addition to its pre-eminence as a picturesque retreat, Manitou Springs also served as an important health spa, attracting patients from Europe and all parts of the country. Many of the springs have been eclipsed, but the natural terrain--and most of the built environment--survive as reminders of late nineteenth century travel and recreation.

9. Major Bibliographical References

See continuation sheets.

10. Geographical Data

Acreeage of nominated property See survey and nomination forms.

Quadrangle name Manitou Springs

Quadrangle scale 1:24000

UTM References

See individual survey and nomination forms for UTM..

A	Zone	Easting	Northing	B	Zone	Easting	Northing
	13	509880	4301520		13	509880	4299885
C	13	507120	4299905	D	13	507105	4301030
E	13	505240	4301030	F	13	505300	4301190
G	13	507940	4301900	H	13	507940	4301500

Verbal boundary description and justification

See individual boundaries on survey and nomination forms.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
n/a			
n/a			

11. Form Prepared By

name/title See continuation sheets.

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 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

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

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

Multiple Resource Area of Manitou Springs

Continuation sheet

Item number 9

Page 2

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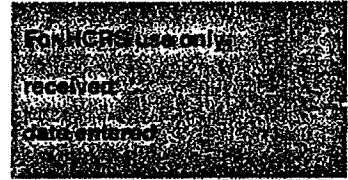
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**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

Manitou Springs Multiple Resource Area, Colorado
Continuation sheet Item number 11



Page 2

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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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Continuation sheet

Item number

Page

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

McLennan Byers 11/18/81

Attest

2. Manitou Springs Historic
District

Keeper

Retiree

Attest

3. Crystal Valley Cemetery

Entered in the
National Register

for
Keeper

McLennan Byers 11/18/82

Attest

4.

Keeper

Attest

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

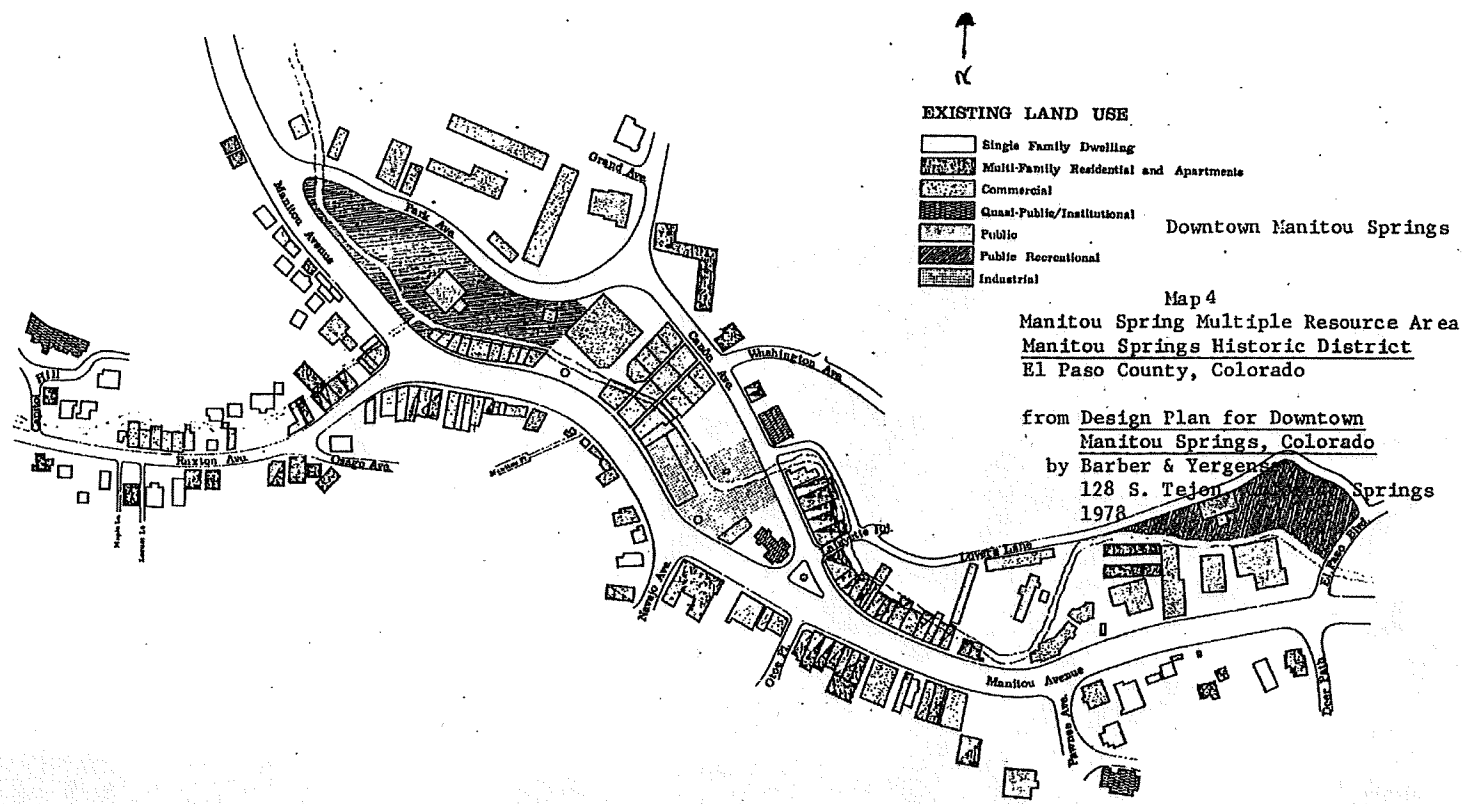
Keeper

Attest

10.

Keeper

Attest



EXISTING LAND USE

- Single Family Dwelling
- Multi-Family Residential and Apartments
- Commercial
- Quasi-Public/Institutional
- Public
- Public Recreational
- Industrial

Downtown Manitou Springs

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

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

Manitou Springs Multiple Resource Area
 El Paso County, Colorado
 Map 1 Manitou Springs Quadrangle

MANITOU SPRINGS QUADRANGLE
 COLORADO
 7.5 MINUTE SERIES (TOPOGRAPHIC)

Surveyed area shown in red.
 Nominated areas shown in yellow.

UTM: Area surveyed

A. 13	509880	4301520	E. 13	505240	4300320
B. 13	509880	4299885	F. 13	505300	4301910
C. 13	507120	4299905	G. 13	507940	4301900
D. 13	507105	4300300	H. 13	507940	4301500

