CHAPTER 2

Historic Context

• Historic District and Map
• Historic Subdistricts and Maps
• Architectural Styles
Chapter 2: Historical Context

This section describes the historical context of Manitou Springs as reflected in its historic structures. A community history can be documented in a collection of names and dates carefully recorded in history books seldom read, or it can be seen everyday in the architecture of the past. Protecting and preserving that architectural heritage is one way we can celebrate the people and events that shaped our community and enhance the foundation for our future growth and development.

Background
Large Queen Anne Victorian hotels such as the Barker House and the Cliff House are visible reminders of Manitou’s heyday as a health resort. These grand buildings, although altered significantly through early renovations, date back to the 1870s when Manitou Springs was founded by Dr. William Bell, an English physician and business partner of General William Palmer, the founder of Colorado Springs and the Denver and Rio Grande Railroad. Dr. Bell envisioned a European-style health resort built around the natural mineral springs with public parks, gardens, villas and elegant hotels. With this plan in mind, Manitou Springs’ first hotel, the Manitou House, was constructed in 1872. Development during the 1870s -1880s was rapid and consisted primarily of frame construction. Although Manitou’s growth did not faithfully adhere to Dr. Bell’s vision, public parks were sited next to rustic pavilions that housed the mineral springs, and hotels were built along the boundaries of these parks. Residential development consisted initially of tents followed by more permanent structures. Grand Avenue became the favored area for the town’s wealthiest citizens, while others built more modest homes on the hillsides south of Manitou Avenue. Dr. Bell constructed his villa, Briarhurst along Fountain Creek east of downtown.

During the 1880s and 1890s, the wooden frame structures of the original commercial district were replaced by more substantial brick and stone structures that are still evident today. Native stone became an important material used in homes, retaining walls and bridges. Tourists continued to flock to Manitou during the summer months and many important buildings were constructed to attract visitors to the “Saratoga of the West.” Among these structures were the Manitou Bath House (1883), Soda Springs...
Pavilion (1885), Manitou Mineral Water Bottling Works (1890), the Wheeler Block (1883), the Leddy Block (1891) and Miramont Castle (1897). Of these structures, only the Wheeler and Leddy Blocks and Miramont Castle still exist. Additional development provided residences for Manitou’s business owners, shopkeepers and doctors. Year-round residents favored large homes with extra rooms that were rented to tourists during the summer. To keep the tourists entertained, attractions such as the Cave of the Winds and the Cog Railroad were developed. Although it was still a seasonal town during this period, citizens were proud of their community and constructed a sandstone public school and several churches to provide local services for year-round residents and visitors.

At the turn of the century, Manitou Springs was still a thriving resort; however, the high Victorian period had passed and building styles became simpler. The influence of the automobile was also felt and touring cars for visiting outlying areas were a popular attraction, though tourists still arrived on the train and stayed for several weeks or the entire season. Summer cottages that were constructed to accommodate these visitors are evident today - most notably along Ruxton, Pilot Knob and Waltham Avenues, although cottages are also located on side and back lots throughout the Historic District. World War I ended the era of the health spa and season-long visitors. Tourists continued to be attracted to Manitou Springs, but these visitors arrived in their own automobiles and stayed for shorter periods. Development focused on the east end of town where tourist courts sprang up. Originally constructed as detached cottages, these were subsequently attached to each other with garages or carports. Examples of auto-tourist development include the El Colorado Lodge and Green Willow Motel. Other automobile-related development included gas stations and roadside restaurants. Civic leaders, anxious to lure tourists, developed the present day Spa Building and private businessmen developed the neighboring Arcade and the 900 block of Manitou Avenue in the popular Pueblo Revival, Spanish Colonial and Craftsman styles.
The Great Depression and changes in the tourist trade brought about the gradual decline of many of Manitou’s older, more important buildings. Victorian structures were not prized during this period nor were they considered financially supportable, and many fell victim to fire, demolition and neglect. World War II brought in a new era of change as Manitou Springs became a bedroom community for the burgeoning City of Colorado Springs and its new military installations. Grand hotels and summer cottages were converted into apartments and homes for new, year-round residents. The downtown district had grocery stores, clothing shops, hardware stores and drugstores to meet the needs of these residents.

During the 1950s and 1960s, family vacations were the norm, and historic motels in Manitou Springs’ east end flourished as did curio shops and local attractions including the Mt. Manitou Incline and the Cliff Dwellings. Throughout this period, it was common to modernize store fronts with aluminum and plastic and many of Manitou’s historic commercial buildings followed this trend. Residential building also continued along the perimeters of town and Crystal Hills was developed. The 1960s brought an era of unrest to Manitou as well as the rest of the country, and the City became a mecca for counter culture and alternative lifestyles.

The 1980s ushered in a new understanding of our past with the formation of a National Historic District. This renewed appreciation for history resulted in the restoration of many of our commercial and residential buildings. The Mineral Springs Foundation restored long abandoned mineral springs to public use, and a hillside density ordinance was adopted to protect the delicate, natural setting of the community. An art colony began to prosper with the founding of Commonwheel Artists Co-op and the Business of Art Center. Tourists continued to come to Manitou Springs, and while they enjoyed the traditional attractions, a new emphasis on “Green Tourism,” outdoor activities, and hiking trails emerged. Historic motels continued to offer small-town hospitality, but were joined by a growing number of Bed and Breakfast-type lodging. Along with increased tourism, the
Smaller scaled buildings contribute to the established development pattern of the Historic District. Spencer Avenue, Manitou Springs, CO

Some commercial buildings have been designed to meet small building parcels that flank Manitou Avenue. Manitou Springs, CO

1980s and 1990s brought increased growth, as new residents were attracted to Manitou Springs by its visual beauty and quality of life.

As Manitou Springs enters the twenty-first century, long-time residents and newcomers have gained a new appreciation of Manitou’s unique small-town atmosphere. A sense of community draws residents together and provides a source of civic identity and pride. This pride is reflected in the continuing restoration and rehabilitation of private homes and businesses, as well as a strong spirit of volunteerism and community involvement. Examples are the restoration of The Cliff House, The Spa Building and the Downtown Streetscape Revitalization Project.

The topography combined with historic architectural styles and development patterns result in cohesive, welcoming neighborhoods. The proximity of houses to the street and the prevalence of large, accessible front porches generate a small-town spirit that is also evident in the pedestrian-oriented commercial district where residents, business owners and tourists meet and mingle against a backdrop of historic storefronts.

As the region enjoys a long-awaited economic revival, the demand for property in the limited Manitou Springs market has increased. Development pressures are increasing, and if not carefully managed, will threaten the natural and built environments that consistently draw residents and visitors to Manitou Springs. Providing new growth and development that is sensitive to our natural setting and our historical heritage will be the primary challenge of this new century.

City of Manitou Springs Historic District

In 1978, the City generated “A Design Plan” for the Downtown. The Historic Preservation Commission was formed in 1979 to delineate historic district boundaries and to create design guidelines for the District. The local Historic Preservation District was created in 1980 and the first Design Guidelines Handbook for both the residential and commercial areas within the newly created District was adopted.
in 1981. In 1983, the City was honored by the designation of three National Register Districts by the National Parks Service: Crystal Valley Cemetery, Keithley Log Cabin and the Multiple Resource District (which comprises the majority of the “core” of Manitou Springs). In 1987, the Historic Preservation Ordinance was updated. Since their initial adoption, the Guidelines have been revised from time-to-time by the City to make them more inclusive and to provide more clarity. They were comprehensively updated and the initial subdistricts were created in 1993. In 1996, new Local Historic Preservation District boundaries were adopted that reduced its size to be more consistent with lines of the National Register Districts. A major update and reorganization to the Historic Preservation Ordinance was adopted in 2002. The current 2009 revisions to the Guidelines feature an updated format, more illustrations and photographs, inclusion of sustainable techniques (“Green Building”) and consolidation of both the residential and commercial design guideline documents into one set of Guidelines in a web-friendly format.
Historic Subdistricts Map
Subdistrict Introduction
Manitou Springs’ Local Historic Preservation District is comprised of 16 subdistricts. All these sub-areas are detailed in the following maps and descriptions, except for the Crystal Valley Cemetery Subdistrict, for which the City intends to develop use and maintenance Guidelines in the future.

These subdistricts were created in an effort to define neighborhoods and help both the Commission and property owners to focus on important features and characteristics within each area. Every subdistrict has a variety of infill and building types – both historic and contemporary – and this mixture has had varying effects on the historic qualities and character of these areas. Some subdistricts, or even smaller areas within those neighborhoods, are quite cohesive in building styles and dates of construction. Other neighborhoods are more eclectic. However, patterns of siting, materials and design features among the historic buildings can be found even in subdistricts with diverse eras of development. These are generally the characteristics that will inspire the most successful projects.

General Features
The steep topography exhibited throughout the Historic District resulted in narrow streets that meander up the hillsides and provide stunning views across the valley. The primary entrance to many structures is oriented toward the street and connects directly to sidewalks and/or secondary pedestrian walkways that link residential neighborhoods to the Commercial Core, local schools and City services.

Stone foundations, retaining walls and historic stone bridges are found throughout the City’s Historic District. The character of these features may vary from subdistrict to subdistrict. The areas of the community that developed earlier in the City’s history often display more cut stone and formal detailing. Manitou Greenstone was locally quarried from approximately 1890 to 1940 and is found only in this area, but is no longer commercially available. The use of Greenstone is a defining feature within the Historic District. Stonework associated with “later” development, generally post-1900, may be more random and natural, such as the use of found “rubble” stone.

Except for some historic chimneys and many of the buildings within the Commercial Core Subdistrict, brick is not a common material used within Manitou Springs’ Historic District. Although there are a limited number of buildings with ornate decoration within the Historic District, overall the use of simple architectural detailing and materials is most prevalent.
Insert 11 X 17
Historic Districts
and Subdistricts Map
Here
Subdistrict Descriptions and Maps
Chapter 2: Historic Context

City of Manitou Springs Historic District Design Guidelines

SUBDISTRICTS

Agate Hill
Agate Hill Subdistrict

The Agate Hill Subdistrict reflects the historic name of this neighborhood that begins on Canon Avenue just past the Cliff House Hotel, which incorporates the upper area of Canon, Grand, Spencer, Cave, and Dudley Avenues, Manitou Terrace and Narrows Road. An Historic Survey and Inventory of this area was completed in 2002 and contains much more detailed and specific information regarding the history and features of this subdistrict. Copies of the individual Inventory Forms and the Final Report can be obtained through the Planning Department. Some of the notable structures within this subdistrict are:

- Agate Hill Bed and Breakfast (103 Cave Avenue)
- Sunnymead Bed and Breakfast (107 Spencer Avenue)
- Davis Castle #1 (128 Spencer Avenue)
- Whitetower/Davis Castle #2 (201 Spencer Avenue)
- Sterling/Willie Cottage (125 Cave Avenue)
- Shingled Eastlake Victorian (26 Grand Avenue)
- 46 Grand Avenue
- Stehr House (41 Grand Avenue)
- Nolon House (2 Grand Avenue)
- Linger Longer Lodge (528 Canon Avenue)

The following features characterize the Agate Hill Subdistrict:

1. Larger scale residences
2. A high level of building craftsmanship and detailing
3. A mixture of eclectic and “resort” styles
4. Stone combined with wood shingles
5. Cut-stone retaining walls

This residential neighborhood is laid out on south and east-facing slopes that overlook Manitou and Canon Avenues, with picturesque views across the valleys and toward Williams and Engleman Canyons, Red Mountain, Cameron’s Cone, Pikes Peak, and Mount Manitou. South-oriented siting takes advantage of the full sun exposure, with large front yards contained by stone walls on the downhill-facing lots. Eastern-facing lots tend to be smaller, with more modest yards. The steep topography of the area has affected the form of the structures built here. There are a number of garages built into the hillsides, some with roof top decks. Although sizes vary, and there is an enclave of very small cottages on Narrows Road, there are a proportionately higher number of larger-scale residences than in other subdistricts, grandly sited on large lots.

The Architectural styles frequently found in this subdistrict are: Craftsman, Queen Anne Victorian, Rustic, and Folk Victorian, with a number of other recognizable styles represented in the area. Detailing is exemplary in both the buildings and the stone retaining walls, which surround many yards. Cut stone and “grapevined” mortar joints are common characteristics of the walls in this area. In addition, other than the house at 46 Grand Avenue (which may be the only historic brick residence in the Historic District) stone and wood shingles are often found in combination on the larger “high-style” residences.
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Subdistrict

Agate Hill

West Manitou

Minnehaha Pilot Knob

Upper Washington

Commercial Core

Cliff Dwellings

Agate Hill Subdistrict
Chapter 2: Historic Context

City of Manitou Springs Historic District Design Guidelines

SUBDISTRICTS

Cliff Dwellings
Cliff Dwellings Subdistrict

Due to the location of the resource, this subdistrict was created for one specific development, the Cliff Dwellings property. Copies of the individual Inventory Form for the Cliff Dwellings and the Final Report can be obtained from the Planning Department.

The Manitou Cliff Dwellings are made from authentic Anasazi cliff dwellings, originally located in McElmo Canyon in the Mesa Verde area in the Four Corners of southwest Colorado more than 700 years ago. In 1902, prior to the passing of the Federal Antiquities Act, a group of Manitou, Colorado Springs, and Ohio businessmen arranged for the removal of the original material to Manitou Springs, which was reassembled under a red sandstone overhang in Phantom Cliff Canon. The Cliff Dwellings were completed at a cost of over $100,000 and opened as a museum and tourist attraction in 1906.

In addition to the reconstructed Anasazi ruins, the site contains two other significant structures - a three-story Pueblo-style building housing the museum and gift shop and a Rustic-style residence. The Cliff Dwellings have national historic importance due to their association with the creation of regulations that now protect these types of archeological resources and are an important component of the early tourism industry in the area.

The Cliff Dwellings are located on the north side of the US Highway 24 Bypass and are not readily visible from the highway or Manitou Springs. Therefore, alterations and new construction should respect the architectural heritage of the existing development. Preservation of the Cliff Dwellings themselves is also imperative to the history of this property and the role tourism has played in the development of Manitou Springs.
Chapter 2: Historic Context

City of Manitou Springs Historic District Design Guidelines

SUBDISTRICTS

El Colorado Lodge
El Colorado Lodge Subdistrict

This subdistrict is located on Manitou Avenue at the easternmost City limits and is comprised of the El Colorado Lodge motel property (23 Manitou Avenue) and the City’s Eastern Gateway Arch over Manitou Avenue. A Historic Survey and Inventory of this area was completed in 1991 and contains more detailed and specific information regarding the history and features of this subdistrict. Copies of the individual Inventory Form for the El Colorado Lodge and the Final Report can be obtained through the Planning Department.

The Pueblo Revival cabins and main lodge building are the prevalent structures in this area, giving it its distinct identity. The defining characteristics of this area are:

- Single story cabins and the two-story main lodge building.
- Stucco with peeled log vigas, exclusively
- Flat roofs
- Siting and landscaping which blends with the setting
- Dominant Greenstone retaining wall along the Manitou Avenue frontage

The El Colorado Tourist Camp, built in 1926, originally included 24 cabins and the main lodge. The camp typifies early lodging facilities catering to the auto-tourist. A 1929 article in American City magazine spoke of the El Colorado as an example of the new beautiful and comfortable motor-travel camps that were beginning “to replace the unsightly and un-sanitary camps which dotted cities of the West.” El Colorado “was the pattern for others which are now to be found in San Antonio, Galveston, El Paso, Albuquerque, Phoenix, Los Angeles, Salt Lake City and Denver.” In 1952 and 1954 four cabins, the swimming pool, patio and barbeque were added.

The street layout and siting relationships also contribute to the character of the El Colorado property. Native vegetation, including yucca, scrub oak, and cedar, were originally the typical plant materials. These have given way to areas of grass and large, pine trees. The El Colorado is the primary resource within this subdistrict, and important to the context of the Historic District and history of the City overall.

The Historic Gateway Arch is one of two arches located over Manitou Avenue adjacent to Manitou Springs’ boundaries at either end of the City. The eastern archway has been in this location since approximately 1915 and was relocated from closer to Downtown (where it advertised the Cave of the Winds). The archway itself is over 100 years old and is constructed of steel, with open fretwork and exposed rivets that are both structural and decorative. Manitou Springs’ may be one of only two locations in the State with existing, historic arches over public streets. Definitive research is not complete, however efforts have been made to locate other, similar structures. Golden, CO, has the only other historic archway of which we are aware; Manitou Springs’ arches pre-date Golden’s. Both the Eastern Gateway Arch, and the Western Gateway Arch located in the West Manitou Subdistrict are unique and rare structures.

The Archway and National Register-eligible El Colorado Lodge are located in close proximity and the association of these two landmarks is important to the interpretation of this part of Manitou Avenue. The Arch, together with the El Colorado Lodge, exemplifies the advent of Auto Tourism - a nationwide shift in tourism that began as private vehicles became more available. Auto Tourism has had an important, historic role particularly in this area of Manitou Springs since cars started replacing trains and trolleys after the turn of the 20th century.
Chapter 2: Historic Context

City of Manitou Springs Historic District Design Guidelines

SUBDISTRICTS

El Paso Cottages
High Road
Lower Washington
Minnehaha/Pilot Knob
Peakview
El Paso Cottages Subdistrict, High Road Subdistrict, Lower Washington Subdistrict, Minnehaha/Pilot Knob Subdistrict and Peakview Subdistrict

The descriptions of these Subdistricts have been grouped together due to their similarities. They exhibit a wider variety of building sizes and scales. Much of these areas were developed post 1900.

The El Paso Cottages Subdistrict is a small area on the north side of El Paso Blvd., between 448 and 480, which extends to the south side of Pinon Lane adjacent to these properties. The name of this subdistrict reflects the dominant architectural style in the area. Some of the notable structures within this subdistrict are:
- Spanish Colonial Revival Residences at 454 and 460 El Paso Blvd.
- Uneeda Rest Cottage (466 El Paso Blvd.)

The High Road Subdistrict is found along the southern border of the Historic District roughly between Pawnee Avenue and Uinta Road. This subdistrict contains parts of Midland Avenue, Shoshone Place, Chipeta Road, Fairmont, Garnet and Mica Avenues, and Edgewood Pathway. One of the notable structures within this subdistrict is:
- Kanagy House and WPA Wall (901 Midland Avenue)

The Lower Washington Subdistrict is found between 215 and 425 Washington Avenue and also contains Sunshine Trail, Burn and Cliff Roads. Some of the notable structures within this subdistrict are:
- The Alabama House (425 Washington Avenue)
- Historic Cabin (413 Washington Avenue)

The Minnehaha/Pilot Knob Subdistrict is located in the western part of the City. In addition to the streets for which it is named, it also contains areas of Pine Ridge, Michigan, Duncan, and Illinois Avenues, Ute Trail, Rock Hill and Iron Roads.

The Peakview Subdistrict is located along the eastern boundary of the Historic District, south of Manitou Avenue. This subdistrict contains South Path, Fountain Place, part of Elk Path, Peakview and Delaware Roads.

These Subdistricts represent a less consistent mixture of historic and non-historic residences characterized by the following features:

1. A mixture of building ages and scales
2. Siting on some of the most severe topography in the Historic District
3. Irregular setbacks
4. Cottages and vernacular style
5. Wood frame construction
6. Roof gables parallel to the street (side gables)
7. Retaining walls made from found stone (rubble) and dry-laid stone

The topography tends to be steeper, hence building siting may be irregular and buildings are fit to the varied topography. Some buildings are set immediately against the roadbed or sidewalks and many have a strong relationship to the street or the view. One of the most critical considerations for this area is to respect the natural topography and fit new construction into the topography, rather than using modern methods and equipment to alter it.

Although contemporary styles are generally more compatible in these subdistricts than in others, scale, massing and orientation, which echo the historic residences are recommended. Low, horizontal ranch-style houses are least appropriate. Blocky, vertical, steep-roofed residences, which have clearly-defined front entries, view orientations and down-played garage entries are more likely to complement the historic buildings that are present.

In keeping with the more informal characteristics of this neighborhood, stone walls, although common, are generally built from rubble and are frequently curvilinear.
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City of Manitou Springs Historic District Design Guidelines

El Paso Cottages
Subdistrict

Villas

El Paso Blvd

W HWY 24

PINON LN

CEDAR LN

EL PASO BLVD

WY Y24
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SUBDISTRICTS

Log Cabin
Log Cabin Subdistrict

The Log Cabin Subdistrict is a very unique area of the Historic District, and has its own set of Guidelines (See Chapter 8). This subdistrict incorporates an area of Crystal Park Road, Chelten, Spur and Short Roads, and Keithley Road and Place. Notable structures within this subdistrict are:

- McLaughlin Lodge (183 Crystal Park Road)
- Original Keithley Cabins on Keithley Road
- 10 Short Road

Log cabins are the prevalent structures giving this area its distinct identity. The defining characteristics of this area are as follows:

1. Horizontal single-story residences
2. Original log cabin construction
3. Peeled-bark, round logs with natural chinking; some “scab” and log siding
4. Low-sloped gabled roofs with shed extensions for porches
5. Siting and landscaping which blends with the setting
6. Split rail fences and rustic, rubble stone walls fit into the topography
7. Rustic, natural landscaping, pinons and native planting
8. Detailed with shingles and clapboard

Conscientious maintenance of the log cabins is the most important action to preserve the character of this neighborhood. Although the cabins in this area generally maintain a horizontal emphasis, there are some examples of two-story cabins built into the topography with walkout lower levels and roof dormers to create usable upper floor areas.

The street layout and siting relationships also contribute to the character of the area. Streets are unpaved and lack gutters or sidewalks, which adds to the “rustic” atmosphere. Buildings are sited back from the road. Fences, hedges, or low walls define large front lawns. Native vegetation, including yucca, scrub oak, and cedar, are typical plant materials. Infill that enhances the log cabin architecture and scale of the area is critical to the preservation of its character.
SUBDISTRICTS

Midland
Midland Subdistrict

The Midland Subdistrict is named for the Midland Railroad, which ran through the middle of this neighborhood until the late 1940s. This subdistrict runs parallel and south of the Commercial Core Subdistrict and incorporates Midland, part of Elk Path, South Path, and High Street, Pawnee Avenue, Duclo Avenue, Prospect Place, Manitou Place, Osage Avenue, and Mohawk Road. Some of the notable structures within this subdistrict are:

- Manitou Springs Elementary School (110 Pawnee Avenue)
- Bonnie Castle (717 Duclo Avenue)
- Rest-a-while (731 Duclo Avenue)
- 824 Duclo Avenue
- Graham House (15 Ruxton Avenue)
- Former Midland Railway Depot (705 Prospect Place)
- Community Congregational Church (103 Pawnee Avenue)
- Summit Hotel (935 Osage Avenue)
- Van Horne Cottages (928 Osage Avenue)

The following features characterize the Midland Subdistrict:

1. Building siting laid out in a grid pattern
2. Moderately scaled residences
3. Terracing of sites related to the historic railroad right of way
4. Bungalows and cottages
5. Wood frame construction
6. Cut stone walls
7. Unique detailing

Although the natural topography of this area is a north-facing slope and quite steep in places, the deep, flat cut of the old right-of-way contributes a “terraced” quality to the subdistrict. In addition, the streets and lots of this subdistrict were laid out in a “grid” pattern, rather than conforming to the natural topography.
SUBDISTRICTS

Ruxton
City of Manitou Springs Historic District Design Guidelines

Chapter 2: Historic Context

Ruxton Subdistrict

The Ruxton Subdistrict begins at 104 Ruxton Avenue on the north and 25 Ruxton Avenue on the south side of the street, and continues west to the boundary of the Historic District at 622 Ruxton Avenue. Winter Street, Fairview Avenue, Spring Street, the southern side of Bluff Avenue, Brook Street, Church Street, Maple Lane, part of Capitol Hill and Waltham Avenues are located within this subdistrict. A Historic Survey and Inventory of this area was completed in 1992 and contains much more detailed and specific information regarding the history and features of this subdistrict. Copies of the individual Inventory Forms and the Final Report can be obtained from the Planning Department. Some of the notable structures within the subdistrict are:

- Miramont Castle (9 Capital Hill Avenue)
- Manitou and Pikes Peak Cog Railway Depot (515 Ruxton Avenue)
- Iron Spring Chateau (444 Ruxton Avenue)
- 442 Winter Street
- Iron Spring Cottage (444 Winter Street)
- Iron Spring Pavilion (429 Ruxton Avenue)
- Penfield House (215 Ruxton Avenue)
- Our Lady of Perpetual Help Catholic Church (218 Ruxton Avenue)
- Brookside House/Ruxton House Annex (151 Ruxton Avenue)
- 349 Ruxton Avenue
- 622 Ruxton Avenue
- Collier’s Hotel (25 Ruxton Avenue)
- Colorado Springs Hydroelectric Plant (1 Hydro Street)
- Stone Bridges on Ruxton, Winter Street, Church Street, and Brook Street
- Gillis Bros. Home (104-106 Ruxton Avenue)
- Crawford House (104 Capitol Hill Avenue)
- 25 Waltham Avenue
- Ruxton Lodge (602 Ruxton)

The following features characterize the Ruxton Subdistrict:

1. Medium-scale residences on Ruxton, Fairview and Capital Hill Avenues
2. A higher level of building craftsmanship and detailing, including many high-style Victorian residences.
3. A greater mixture of eclectic and “resort” styles
4. Stone combined with wood shingles
5. Cut-stone retaining walls and bridge

This subdistrict is laid out along Ruxton Canyon and Ruxton Creek and building siting is oriented toward these features. Throughout the subdistrict, siting and construction must address the constraints of steep slope and terrain. Stone walls along the street and Ruxton Creek are common. Sidewalks are found along Ruxton Avenue, however are less common along the other streets in this subdistrict. Although sizes vary, there are a proportionately higher number of medium-scale residences. Most structures have street-facing gable roof, many with cross-gables, and porches oriented toward Ruxton Avenue. Many residences along Ruxton Avenue are set back and have front yards that are much larger in size than found in some of the other subdistricts.

On-street parking is common throughout the subdistrict; for the residences that have them, garages are generally aligned at the sidewalk. A significant number of buildings along Ruxton Avenue, now used residencially, were originally constructed as shops and small stands catering to foot traffic.

Craftsmanship and detailing is exemplary in both the variety of Queen Anne Victorian and Vernacular styles, as well as in the skillfully built stone retaining walls, which surround many yards. Queen Anne-style and Oriel windows are found on a number of houses in this subdistrict. Cut stone and “grapevined” mortar joints are common characteristics of the walls and bridges in this area. In addition, stone and wood shingles are often found in combination on the larger “high-style” residences.

Structures not located on Ruxton, Fairview or Capitol Hill Avenues are generally less formal, with smaller yards, yet retain the orientation toward Ruxton Canyon. There is an increased use of rubble stone retaining walls and vernacular building styles. Many buildings are single story with street-facing gables; dormers are less prevalent, and front porches are smaller.

There is significant infill in all areas of this subdistrict, which adds to its diversity. Much of the infill is recent, as new building techniques have made the constraints of steep slopes easier to overcome. Because of the diversity of the subdistrict, care must be given to compatibility within the smaller neighborhoods in the subdistrict, rather than just the subdistrict overall.
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City of Manitou Springs Historic District Design Guidelines

SUBDISTRICTS

Upper Washington
Upper Washington Subdistrict

The Upper Washington Subdistrict reflects the historic name of this neighborhood and begins at 7 Washington Avenue through the 100 block of Washington, and incorporates Floral Path, Lincoln Avenue and part of Lafayette Road. Some of the notable structures within this subdistrict are:

- Mellon Cottage (36 Washington Avenue)
- Creighton House (25 Washington Avenue)
- Young House (33 Washington Avenue)
- Mellon Carriage House or “The Rustic” (105 Washington Avenue)
- 11 Washington Avenue
- 15 Washington Avenue
- Shabouh House (131 Washington Avenue)
- WPA wall (Lafayette Road)

The following features characterize the Upper Washington Subdistrict:

1. Larger scale residences
2. A high level of building craftsmanship and detailing
3. A mixture of eclectic and “resort” styles
4. Stone combined with wood shingles
5. Cut-stone and rubble retaining walls

This residential neighborhood is laid out on south-facing slopes that overlook Manitou Avenue and the picturesque views across the valley and toward Engleman Canyon, Red Mountain, Cameron’s Cone, Pikes Peak, and Mount Manitou. Siting takes advantage of the full sun exposure, with large front yards contained by stone walls on the downhill-facing lots. Sidewalks are common on Washington Avenue. Sizes vary – there are a number of grandly-sited large-scale residences and a mixture of more modest homes within the subdistrict.

Craftsmanship and detailing are exemplary in both the variety of Craftsmen and Victorian styles, as well as in the skillfully-built stone retaining walls, which surround many yards. Cut stone and “grapevined” mortar joints are characteristics of some of the walls in this area. In addition, stone and wood shingled with wood shingles are often found in combination on the larger “high-style” residences.
SUBDISTRICTS

Villas
Villas Subdistrict

The Villas Subdistrict is a small neighborhood located on the east side of the City consisting primarily of a limited number of large-scale historic residences. This subdistrict incorporates areas of El Paso Blvd. and Manitou and Mayfair Avenues. Several of the properties in this subdistrict were included in a Historic Survey and Inventory of Manitou Avenue completed in 1991. This document may contain more detailed and specific information regarding the history and features of some of this subdistrict. Copies of the individual Inventory Forms and the Final Report can be obtained from the Planning Department. Some of the notable structures within this subdistrict are:

- Briarhurst Manor (404 Manitou Avenue)
- Red Crags (302 El Paso Blvd.)
- Rockledge (328 El Paso Blvd.)
- Onaleged (332 El Paso Blvd.)
- Craftwood Inn (404 El Paso Blvd.)
- Green Willow Motel (328 Manitou Avenue – see discussion of this property below)
- Feeney House (326 Manitou Avenue)
- Mayfair Bridge
- Dr. Bell’s Carriage House B&B

The Villas Subdistrict’s defining characteristics are as follows:

1. Very large-scale “villas” on large sites
2. Craftsman and Victorian style residences
3. Stone construction
4. Extensive lawns, terracing and gardens
5. Stone fences, gates and archways

The buildings in this subdistrict are located on extensive, well-defined sites that take advantage of the scenic vistas to the south. Landscaping features large lawns, terraces, gardens, and plantings, as well as extensive stone walls, gates, and archways, with some wrought iron fencing.

Large, English Craftsman and Victorian primary residences of stone construction create a strong formal presence. Smaller compatible secondary buildings (carriage houses and outbuildings) complement the main villas and do not compete with them. It is important to maintain and reinforce this sense of hierarchy, spaciousness and grand scale. Construction that fails to do this would threaten the character of the subdistrict.

Included within this subdistrict because of its physical proximity, but not consistent with the surrounding large-scale residence development, is the Green Willow Motel property – a complex of cottages dating from 1909 and one of the last remaining examples of the early history of auto-tourism development in Manitou Springs. This property features informal stonework along Fountain Creek, primarily single story buildings with clapboard siding, and simple detailing. With small scale buildings and park-like setting and character, the Green Willow is a distinctive resource within this Subdistrict and for the interpretation of the Historic District as a whole.
Chapter 2: Historic Context

City of Manitou Springs Historic District Design Guidelines

SUBDISTRICTS

Commercial Core
Commercial Core Subdistrict

The Commercial Core Subdistrict is the business core of the City and features buildings along Manitou Avenue from approximately Memorial Park in the 500 block to 1007 Manitou Avenue. This subdistrict also incorporates areas of El Paso, Park and Canon Avenues and the first block of Ruxton Avenue up to #25. A Historic Survey and Inventory of this area was completed in 1991 and contains much more detailed and specific information regarding the history and features of this subdistrict. Copies of the individual Inventory Forms and the Final Report can be obtained from the Planning Department. Notable historic structures within this subdistrict are:

- City Hall (606 Manitou Avenue)
- Bridges at El Paso and Old Man’s Trail
- Wheeler Town Clock (802 Manitou Avenue)
- Wheeler Bank Building (717 Manitou Avenue)
- Carnegie Library (701 Manitou Avenue)
- St. Andrews Episcopal Church (808 Manitou Avenue)
- Cliff House Hotel (306 Canon Avenue)
- Wheeler House (36 Park Avenue)
- Wheeler Carriage House (42 Park Avenue)
- Manitou Place Steps (900 Block Manitou Avenue)
- Arcade (924 Manitou Avenue)
- Spa Building (934 Manitou Avenue)
- Spa Building Bridges
- James House (723 Manitou Avenue)
- Davis Block (102 Canon Avenue)
- Smith Block (106 Canon Avenue)
- Ogilbee House (202 Canon Avenue)
- Soda Springs Pavilion (1016 Manitou Avenue)
- Post Office (307 Canon Avenue)
- Canon and Park Avenue Bridges
- Cheyenne Spring House (932 Manitou Avenue)
- Shoshone Spring House (902 Manitou Avenue)
- The Loop (953-963 Manitou Avenue)
- Art Deco Gas Station (1007 Manitou Avenue)

The defining characteristics of this area are as follows:

1. A mixture of one to three story buildings with storefronts on the ground floors and primarily residences in the upper floors.
2. Stone, brick, clapboard, and stucco
3. Mainly flat roofs with decorative parapets, with some notable exceptions
4. Most buildings cover 100% of the lot area
5. Broad, pedestrian-friendly sidewalks
6. Commercial street lighting and amenities (park benches, lighting, etc.)

Buildings are oriented toward the street and generally aligned at the sidewalk edge. Sidewalks and streetscape improvements are standard. Areas of vegetation and open space are found around the Cliff House, the Public Library, Memorial Park, Seven Minute Spring Park, Mansions Park, Wheeler Town Clock, Shoshone Spring Park, Cheyenne Spring Park, Wheeler Spring Park, and in Soda Springs Park.
SUBDISTRICTS

West Manitou
West Manitou Subdistrict

The West Manitou Subdistrict starts at 1013 Manitou Avenue and extends to the western edge of the historic district. A Historic Survey and Inventory of this area was completed in 1991 and contains more detailed and specific information regarding the history and features of this subdistrict. Copies of the individual Inventory Forms and the Final Report can be obtained from the Planning Department. Notable historic structures within this subdistrict are:

• Ute Chief Bottling Plant (1310 Manitou Avenue)
• Schueler House (1228 Manitou Avenue)
• Colorado House (1143 Manitou Avenue)
• 1124 Manitou Avenue
• Commercial Building (1107-1109 Manitou Avenue)
• Western Gateway Arch
• Ute Chief Gusher Spring (1300 block Manitou Avenue)

The defining characteristics of the West Manitou Subdistrict are as follows:

1. A mixture of commercial and residential structures.
2. Clapboards, shingles and stucco
3. Siting and landscaping which blends with the setting
4. Stone walls on the “uphill” side of the street primarily associated with residential style buildings.
5. Building Heights and roof lines vary between the commercial and residential style buildings.

This area provides for a continuation of the City’s business core with a mixture of residential buildings. There are more opportunities for development/redevelopment within this subdistrict than the Commercial Core Subdistrict to the east, and new construction should enhance the mixture of commercial and residential character in this area.

The street layout and siting relationships contribute to the character of the area. Sidewalks are common. In general, residential buildings are sited back from the road; commercial buildings are located against the sidewalk edge. Extension of the streetscape improvements found in the Commercial Core is encouraged. Additional information regarding the archway is located in the El Colorado Subdistrict.


Architectural Styles: Introduction
The Historic District includes diverse building types and architectural styles that reflect settlement and development patterns. Many structures throughout the District have significant historic significance. When viewed individually, most buildings exhibiting a specific architectural style do not contain each and every architectural feature listed in the style descriptions, which leads to the eclectic diversity of subdistricts and neighborhoods.

The following brief overview represents several of the most frequently recognized styles in Manitou Springs. Additional information may be obtained from the Planning Department. *A Field Guide to American Houses, by Virginia and Lee McCalaster (1984)* is a good reference for information regarding specific styles.

Pioneer (1820-1940)
The Log Cabin/Rustic style is primarily found in the Keithley Log Cabin National Register Historic District (Log Cabin Subdistrict). These structures were generally constructed of round logs, hewn logs or log slabs in alternating tiers as a basic shelter by early Manitou pioneers. The typical chinking material consisted of a mixture of animal hair, clay, straw or other natural materials. It includes the following characteristics:

- Rough-sawn wood trim
- Log construction with some shingle or clapboard typically in gable ends
- Small paned windows
- Overhanging roof
- Stone chimney
- Low-sloped gable roof

Gothic Revival (1840-1880)
The Gothic Revival style in America was built between 1840 and 1880. The surviving Gothic Revival homes were made popular by fashionable architects following the lead of an American Architect named Alexander Jackson Davis. Davis published the first house plan book in this country. The High Victoria Gothic or Revival phase was principally applied to public and religious buildings. This style includes the following features:

- Steep pitched roof
- Steep cross and multiple gables
- Side gabled
- Decorated barge boards at gables
- Windows extend into gables with pointed arch shape
- One-story wide porches supported by flattened Gothic arches
Italianate (1840-1885)
The Italianate style began in England along with the Gothic Revival as part of the Picturesque movement. These Old World classical prototypes were modified and adapted in America to include:

- Two to three stories (rarely one story)
- Low-pitched roof with wide overhang eaves and decorative brackets beneath
- Tall, narrow windows with arched or curved elaborate crowns (inverted U shape)
- Mansard or low pitched hipped roof on square shaped towers or cupolas
- Rusticated basement or first floor
- Pedimented window details, arched or triangular
- Belt course with quoins
- One or two-story bay window
- Paired entry doors

Victorian: Second Empire (1855-1885)
The Victorian Second Empire style imitated the latest French building fashions and was considered very modern. The distinctive roof was named for the 17th century French architect Francois Mansart. The square roof line was considered to be a functional aspect which allowed full use of the upper story as floor space or attic storage. It includes the following characteristics:

- Mansard dual pitched hipped roof
- Dormer windows on steep lower roof slope
- Molded cornices at roof
- Decorative brackets beneath eaves
- Cresting along roof line
- Cupola with round windows
- Patterned roof tiles
- Paired entry doors
- Belt course and quoins
- Hooded and bracketed windows
- One-story porch
- One or two story bay windows
- Projecting central pavilion
Victorian Stick (1860-1890)
The Victorian Stick style links the preceding Gothic Revival with the subsequent Queen Anne period. The three principle subtypes for Stick are:

1. Gabled Roof – side or front gabled, cross gables
2. Towered – square or rectangular tower
3. Town House – flat roofed, square bay windows

Attention is drawn to details on the exterior wall surface with decorative elements applied to doors, windows or cornices. The Stick style is considered to be simply the wooden version of the High Victorian Gothic Style. The patterned wood walls are further developed in the Queen Anne Style. The identifying features include:

- Steep gabled roof with cross gables
- Wide overhang eave, sometimes with a flare
- Embellished truss
- Exposed rafter tails or brackets
- Wooden wall cladding with horizontal, diagonal or vertical raised boards
- Porches with decorative diagonal or curved braces
- Asymmetrical

In Townhouses:

- Squared bay window with cornice or brackets
- Vertical detailing at windows or corners
- Wide band of trim under cornice, paneled with brackets
- False gable
Folk Victorian (1870-1910)
The Folk Victorian structures found their decorative detailing presence and spindle work porch detailing due to the large woodworking machinery that could be easily conveyed to more distant and remote destinations by the railroad. Many builders crafted this decorative trim on traditional structure forms familiar to local carpenters. This style has principle forms and is characterized by the following features:

- Front gabled roof on simple house form
- Side-gabled roof, one and two story
- Pyramidal roof
- Porches with spindle work and lace-like spandrels
- Flat or jigsaw cut trim
- Symmetrical façade
- Cornice-line brackets under eaves

False Front Storefront (1870-1900 Commercial)
The False-Front Storefront is a western vernacular style wood framed structure concealing a sloped or gabled roof. The façade typically consists of parapet and cornice wood details with a full glazed storefront window system and a recessed door.

- Shed or gable roof behind false-front
- Corniced parapet with wood brackets
- Wood siding
- Full height glazed storefront
- Recessed entry
- Kick plate or wainscot at base
Victorian: Shingle (1880-1900)
Victorian Shingle style is an American adaptation to the Stick and Spindle work Queen Anne characteristics. This style is identified by free-form, complex shapes unified by shingle cladding for a smooth appearance rather than decorative details at doors, windows, cornices, porches or wall surfaces. Some of the identifying features of the Shingle style are:

- Roof and wall cladding of continuous wood shingles
- Irregular steep pitched roof lines
- Intersecting cross gables
- Extensive porches
- Multi-level eaves
- Wood shingle wall cladding with trim boards at corners

Richardsonian Romanesque (1880-1900)
Designed by an innovative Boston architect, Henry Hobson Richardson, the Richardsonian Romanesque structure was modeled after Trinity Church of Boston (1879-1880). This style was predominately used for public buildings during the 1880s but was adapted to residential homes in the 1890s after Richardson’s death. The dominant feature of the Richardsonian Romanesque style is rough surface masonry and squared stonework. Approximately 75% of these structures have round, polygon or square towers with arched windows. Some of the identifying features include:

- Round, polygon or squared towers with conical roofs
- Round arched windows in towers
- Porch supports with arches
- Rough masonry or stone walls with squared stonework
- Asymmetrical façade
- Parapeted gabled wall dormer
- Recessed windows with arched or rectangular shape
Victorian: Queen Anne (1880-1910)
Victorian Queen Anne was borrowed from the late medieval architecture that came from the Elizabethan and Jacobean eras. The half-timbered and patterned masonry are the identifying features accompanied by decorative spindle work. The features of these buildings are various and include:

- Steep pitched roofs of irregular shape
- Dominant front facing gable roof
- Simple, single large pane windows, sometimes surrounded by small or rectangular panes
- Patterned textured shingles
- One-story partial or full porches on one or both sides
- Decorative spindle work on porches
- Patterned masonry
- Decorative finials
- Gable ornaments
- Decorative half timbered walls
- Asymmetrical
- Cutaway bay windows
- Towers: wood and stone

It should be noted that there are several examples of Victorian-style architecture that are constructed purely of stone. This is primarily a result of Gothic influences during the transition and evolution of architectural styles from one period to the next.

Italian Renaissance (1880-1935)
Vernacular interpretations of the Italian Renaissance style are primarily identified by masonry veneering techniques mimicked from original Italian prototypes. Common characteristics include:

- Simple hipped, low tiled roof
- Wide, eave overhang with supporting decorative brackets
- Arches above doors and first story windows
- Recessed entry identified with classical columns
- Upper story windows rectangular, less elaborate
- Symmetrical façade
- Quoins with belt course
- Stone rusticated first story
- Sometimes parapet roof with balustrade
Colonial Revival (1880-1955)
Colonial Revival style refers to the rebirth of the earlier English and Dutch style structures of the Atlantic coastline. After the Economic depression and World War II there was a movement toward simplification in the 1940s and 1950s. The examples were side gabled, simple door surrounds, cornices and colonial details that mirrored the earlier renditions. These identifying features include:

- Accentuated or extended front door with decorative crown supported by pilasters
- Symmetrical façade with windows or centered door
- Double-hung windows usually in pairs
- Multi-pane glazing in one or both sash
- Usually side gabled
- Gambrel roof

Mission (1890-1920)
California was the birthplace of the Mission Style based on its Hispanic heritage for inspiration. The most typical design elements are shaped parapets, arches & quatrefoil windows to adorn traditional shapes. The distinguishing features are:

- Red tile roof
- Wide roof eaves with exposed rafters
- Shaped Mission dormer or roof parapet
- Arcade porch roof with large square columns and arches above
- Smooth stucco wall surface
- Sometimes with Islamic ornamentation at windows
American Foursquare (1895-1930)
The American Foursquare, or the Prairie Box, was a post-Victorian style that shared many features with the Prairie architecture pioneered by Frank Lloyd Wright. The boxy foursquare shape provided roomy interiors for homes on small city lots. The simple, square shape also made the Foursquare style especially practical for mail order house kits from Sears and other catalog companies. Creative builders often dressed up the basic foursquare form. Although foursquare houses are always the same square shape, they can have features borrowed from any of these styles:

- Queen Anne - bay windows, small towers, or “gingerbread” trim
- Mission - stucco siding and roof parapets
- Colonial Revival - pediments or porticos
- Craftsman - exposed roof rafters, beamed ceilings, built-in cabinetry, and carefully crafted woodwork

American Foursquare houses usually have these features:

- Simple box shape
- Two-and-a-half stories high
- Four-room floor plan
- Low-hipped roof with deep overhang
- Large central dormer
- Full-width porch with wide stairs
- Brick, stone, stucco, concrete block, or wood siding
Craftsman (1905-1930)
The Craftsman Style is recognized by the work of two California brothers, Charles Sumner Greene and Henry Mather Greene, who practiced together. Pattern books became available offering complete pre-cut packages of lumber and detailing to be assembled by the local contractor. Influenced by the English arts and crafts movement and oriental wooden architecture, the following features are seen as the result of extensive publicity:

- Low-pitched gabled roof
- Exposed roof rafters
- Full or partial width porches with square columns
- Decorative false beams under roof gables
- Columns often continue to ground level
- Triangular knee brace
- Stone exterior chimneys
- Gable or shed dormers
- Sometimes stickwork in gables or porches

Pueblo Revival (1910-Present)
Similar to the Mission Style, the pueblo Revival borrows on local historical precedent for inspiration as identified primarily with parapeted, flat roofs and projecting wooden roof beams. Some of the features include:

- Flat roof with parapeted wall
- Earth colored stucco walls
- Projecting wood roof beams or vigas
- Irregular, rounded edges on walls and parapets
- Canales or rainwater gutters
- Sometimes battered sloping inward walls
- Stepped parapets
Manitou Summer Cottage (1910 - 1940)
The Manitou Summer Cottage style was made popular early in the 20th century as Manitou Springs became a haven for summer tourists escaping the relentless heat of the Kansas and Nebraska plains. It is small and simple, originally being intended only for summer vacation use. It includes the following characteristics:

- Dormers
- Cut out, full width porches
- Simplified Doric columns
- Belt course (horizontal divider between stories)
- Clapboard or shingle wood siding with corner trim
- Use of stone (foundation)
- The cottage-type foundation is usually raised above the ground a few feet on supporting piers. These are screened with lattice or clapboards, usually as inset panels. Each creates patterns that add interest to a building.
- Wood siding, either clapboard or shingle is the only surfacing material for cottages. The typical dimension of the clapboard reveal is four inches. The siding creates a pattern, which, when seen alongside windows and doors, helps establish the scale of the buildings.
- Porches are an important element of the cottage house. Typically, they are supported on square posts or simple turned columns. The railing balustrades also are comprised of simple pieces. The overall effect is one that is light and open.
- Ornamentation is very simple on cottages. Fancy gingerbread was not in fashion for these buildings, and only a few plain brackets were applied under eaves. The basic form of the buildings, rather than their ornamentation, remains dominant.
Spanish Eclectic (1915-1940)
The Spanish Eclectic style borrows decorative details from the history of Spanish architecture. The primary two typical roof tile types are: Mission-shaped half cylinders, and Spanish-S-curve shape. Due to its free adaptation to the Mission style and the broad roots base, Spanish Eclectic has the following identifying characteristics:

- Low-pitched tiled roof
- Mission or Spanish red roof tiles
- Eaves with little or no overhang
- Arches above doors and windows
- Stucco wall surface
- Asymmetrical façade
- Elaborate chimney tops
- Balconies with wood or iron railings
- Partially enclosed gardens

International (1925-1960)
The International Style was considered an avant-garde and primarily architect-designed structural system that often suggests a non-structural skin. Commercial buildings typically include asymmetrical façade and ornamentation is minimized. The defining characteristics are:

- Flat roof
- No decorative detailing at doors and windows
- Smooth, unadorned wall surface
- Flush set metal casement windows
- Floor to ceiling windows
- Front door may be obscured
- Multiple roof levels
- Cantilevered roof or balconies
Modern (1935-1950)
In the mid-1930s, all structures based on historical precedence were largely abandoned and a new style emerged as Modern. With minimal and simplified forms, including minimal traditional Ranch, Split-level, Contemporary and Shed styles developed. Their features are identified as:

- Wide overhang eaves
- Flat roofs or low-pitched roofs
- One or more shed roof elements
- Low, front-facing gables
- Exposed supporting beams or other structural members
- Contrasting wall materials and textures
- Unusual window shapes and placement

This building exhibits characteristics representative of Modern style architecture. Canon Avenue, Manitou Springs, CO