

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Glen Eyrie (Boundary Increase and Amendment)

Other names/site number: 5EP.189

Name of related multiple property listing:  
N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 3820 North 30<sup>th</sup> Street

City or town: Colorado Springs State: CO County: El Paso

Not For Publication:  n/a Vicinity:  n/a

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

\_\_\_\_\_  
**Signature of certifying official/Title:** Deputy State Historic Preservation Officer **Date**

History Colorado

**State or Federal agency/bureau or Tribal Government**

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
**Signature of commenting official:**

**Date**

\_\_\_\_\_  
**Title :**

**State or Federal agency/bureau  
or Tribal Government**

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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>9</u>	<u>5</u>	buildings
<u>1</u>	<u>          </u>	sites
<u>7</u>	<u>4</u>	structures
<u>          </u>	<u>          </u>	objects
<u>17</u>	<u>9</u>	Total

Number of contributing resources previously listed in the National Register 3

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

AGRICULTURE/SUBSISTENCE/animal facility

AGRICULTURE/SUBSISTENCE/agricultural outbuilding

INDUSTRY/PROCESSING/EXTRACTION/energy facility

TRANSPORTATION/road-related (vehicular)

TRANSPORTATION/pedestrian-related

**Current Functions**

(Enter categories from instructions.)

RELIGION/religious facility

DOMESTIC/hotel

DOMESTIC/institutional housing

TRANSPORTATION/road-related (vehicular)

TRANSPORTATION/pedestrian-related

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Tudor Revival

OTHER/Rustic

No Style

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: STONE/Granite, STONE/Sandstone, BRICK, WOOD/log, WOOD/Shingle, STUCCO.

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

Glen Eyrie is the historic estate of William Jackson Palmer in northwestern Colorado Springs, Colorado. The property was originally listed in the National Register of Historic Places (NRHP) on April 21, 1975 (NRIS# 75000519); at that time the boundary encompassed twenty acres and only the main residence, carriage house, and schoolhouse were referenced in the nomination. This nomination amendment and boundary increase arises from consultation between Colorado's State Historic Preservation Officer and the Natural Resources Conservation Service regarding an emergency watershed rechanneling of Camp Creek, which flows through the district, which was considered to have an adverse effect on a portion of Glen Eyrie. This amendment to the 1975 nomination redefines the nomination boundary and expands the total number of resources in the property to better reflect Palmer's period of residency of 1871-1909, which is the period of significance. The entire district as amended is comprised of nearly fifty acres and seventeen contributing resources.

The district is in the foothills of the Rampart Range along Camp Creek within Queen's Canyon. Large sandstone geological formations are scattered throughout and dominate the visual setting

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of the district. The focal point is the main residence, which is a Tudor Revival-style stone building that has a castellated appearance. The district also has two other Tudor Revival-style secondary houses for staff. The remaining resources are related to storage, power generation, animal housing, and circulation through the estate by means of bridges over Camp Creek. The resources represent a collection of buildings, structures, and sites that exemplify Palmer's design for his personal estate that incorporated natural features into the district.

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### **Narrative Description**

The Glen Eyrie district is the historic residence of General William Jackson Palmer, the founder of the city of Colorado Springs, Colorado, and the Denver & Rio Grande Railroad (D&RG). The district encompasses an area of 49.88 acres on the northeastern edge of Colorado Springs, on private lands owned and managed by an organization called The Navigators. The surrounding setting encompasses a variety of topographic features, including small hills, flood plains, and canyons within the lower sides of the western, south-facing slopes of the Rampart Range. More specifically, Glen Eyrie is at the southern end of Queen's Canyon on the Camp Creek floodplain. The property is nestled within a narrow valley along the creek interwoven between numerous red rock formations forming the northern extent of the geological formation found in the Garden of the Gods. Along Camp Creek and throughout the valley, large rock pinnacles, hogbacks, and fins dominate the setting of the district. When Palmer developed Glen Eyrie, he utilized these natural features to focus the view from the Main House as well as to hide infrastructure and outbuildings, such as the Power Plant and the Garage. These formations consist of ancient sedimentary beds of deep red, pink, and white sandstones, conglomerates, and granites that tilted vertically and faulted by the immense mountain building forces caused by the uplift of Pikes Peak and the Rocky Mountains. Following the uplift, the Pleistocene Ice Age resulted in extensive erosion and glaciation of the rock, whereby creating the current rock formations. The Rampart Range is composed primarily of Precambrian Pikes Peak granite (Tweto 1979). Sediments within the nomination boundary are residual and alluvium silts overlying decomposing Pikes Peak granite.

The vegetation within the district includes a forest of ponderosa pine and spruce, with an understory of Gambel oak, wildrose, mixed grasses, and forbs. The ponderosa forest dominates most of the historic district, especially in the western third. Scattered throughout the district are manicured lawns of Kentucky blue grass and ornamental shrubs. This vegetation is especially prevalent along either side of Camp Creek near the Main House. Along the northern edge of Camp Creek, manicured lawns extend northward from the creek to the northern edge of the district. An additional manicured lawn is centrally located in the district along the southern bank of Camp Creek. The eastern third of the district, which narrows along Camp Creek, is dominated by riparian vegetation with willows, oaks, shrubs, mixed grasses, and forbs. Additional manicured lawns surround the Entrance Gates, the Gatekeeper's House, and in the far eastern end of the district. A photograph of the main building ca. 1905 shows natural vegetation, indicating that the property's original design incorporated the natural habitat (Figure 1). To accent the natural vegetation, Palmer hired the Scottish landscape architect John Blair in

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1881 to design the gardens and grounds of Glen Eyrie (McGilchrist 2009). Research to date has not yielded the details of Blair's design.

Although Palmer planted numerous non-native trees, grasses, and flowers, they were incorporated into the natural landscape to create aesthetically-pleasing, yet enhanced grounds. Manicured lawns were present during the Palmer period; however, these were limited to the area immediately surrounding the Main House, which largely remain. In the subsequent years following the Palmer period, the grounds have seen drastic changes. The subsequent owners of the property have constructed additional buildings (a gatehouse and two small dorm buildings) and have incorporated large expanses of manicured lawns into the grounds and have removed many of the planted gardens and trees from the Palmer period at unknown dates. The intricate water delivery system that Palmer had constructed, including irrigation ditches, ponds, and reservoirs, to irrigate the grounds have been infilled and are no longer extant. As these landscape alterations were completed over time, the dates of these modifications are not known. In 1947, Camp Creek flooded, which subsequently resulted in further modifications to the historic landscape.

A 20'-wide asphalt road enters the district from the far eastern end. The road diverts from 30<sup>th</sup> Street to the west, and then turns south for a short distance. The asphalt-paved road makes a gentle turn to the northwest, enters Glen Eyrie, and serves as the main thoroughfare through the district for approximately one mile in length. The road runs in a southeast–northwestward direction and was originally designed to capture views along the route of the natural formations within the Camp Creek Valley. Shortly after entering the district boundary, the road passes through the Entry Gate and continues northward. The road passes through a natural gate formed by the ends of two large, north-to-south trending, unnamed red sandstone fins that stand approximately 100' tall., after which the main road crosses Camp Creek and passes along the northern end of the rock formation known as Melrose Abbey, which is a 50–75' tall white sandstone hogback. According to an 1872 article, the formation bears "...some sort of semblance to a ruined Abbey, with broken pinnacles and falling buttresses" (*Out West*, June 27, 1872). . The road here provides views overlooking Camp Creek and the valley, as well as the sandstone formations that are focal points of the district: Organ Rock, Sisters, and Major Domo (Photographs 21-22). Shortly after passing Melrose Abby, the main road passes north of the Organ Rock formation, a large red sandstone hogback over 150' tall, which received its name due to the echoes it creates (*Out West*, June 27, 1872). Organ Rock hides the Power Plant and Garage from the Main House. After passing Organ Rock, the main road passes to the north of the Sisters and the Major Domo formations, just east of the Carriage House. Both formations are red sandstone pinnacles that are over 100' tall (Figure 5). The Major Domo formation is nearly 130' tall. The road then passes the Carriage House, crosses to the northern side of Camp Creek, and makes a slight turn to the west. At this point, the view to the north of the road is dominated by open expanses of manicured lawns mixed with spruces and ponderosa pines. To the south, an unimpeded view of the Main House, with the castellated central tower, is the main focus from the road. The road then turns south, crosses to the southern side of Camp Creek, and dead ends at the Main House.

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Figure 1. Historic photograph, ca. 1905, of Glen Eyrie with the Carriage House in the foreground and the Main House in the background. View is to the west. Courtesy of the Pikes Peak Library District.

A secondary asphalt road diverts from the main road just north of the natural rock gate, parallels the main road on the northern side of Camp Creek, and then rejoins the main road on the northern side of the Carriage House. This road also offers views of the valley and the natural formations along the creek. A number of drives divert from the main road to access associated buildings. Beginning from the southeast, immediately after the Entry Gate, an asphalt drive diverts southward past the northern side of the Gatekeeper's House, before turning southeast past a small parking area at the far eastern end of the district. Continuing north from the Entry Gate, a second drive diverts to the north to access the Gardener's House and associated buildings. After crossing Camp Creek, an asphalt drive diverts from the main road to the south and dead ends at a group of modern maintenance buildings outside of the district on the eastern side of the Melrose Abbey formation. Just prior to reaching the Organ Rock formation, a drive diverts to the southwest and accesses the Garage, before coming to a dead end at the southeastern side of the Power Plant. Just before the main road crosses Camp Creek over the Northern Main Road Bridge, an asphalt drive diverts to the north. This road continues northward and forms the western end of the district boundary and provides access to other buildings outside the district.

Other developments to the property include four non-historic parking lots and a hiking trail. Parking lots include one just southeast of the Power House, one northwest of the central manicured lawn, one to the northeast of the Carriage House, and one just northwest of the Main House. A 7'-wide hiking trail runs along the northern bank of Camp Creek between the Carriage

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House to the north and the central manicured lawn to the south. Two footbridges form the northern and southern ends of the hiking trail, and provide access over Camp Creek. The hiking trail and associated footbridges were first constructed during the 1960s by the current owner.

The main and secondary roads closely follow the historic layout of the property. The spur roads to the northern end of the district lead to Echo Rock Cottage and Eagles Nest Lodge and were built to access those buildings when they were built by later owners on the larger property in the 1920s. Both of these buildings are outside the district boundaries as they date to after the period of significance. The other spur roads follow the original layout as they access historic buildings or developments from the period of significance.

Historically, the main road would have traveled over the Entrance Bridge, but the realignment of the main road now bypasses this bridge. Between 2014 and 2015, the main road was realigned during the improvements and realignments of Camp Creek in response to the September 3, 2013 flood, itself exacerbated by the removal of upland vegetation following the Waldo Canyon Fire in the summer of 2012. Prior to this work, Camp Creek had a fairly deep and narrow channel through which to flow and was lined with rubble walls installed by the current owner in the 1950s-60s. Beginning in March 2014, the western end of the Camp Creek channel in the vicinity of the Main House was widened, and the creek bed and banks were undergirded with a layer of Armorflex, an interlocking block system designed to protect the Main House foundation from eroding in the event of a 100 year flood. In May 2014 through February 2015, Camp Creek was widened from the Main House to the northern edge of Garden of the Gods, beyond the district boundaries. Crews dug out debris that had filled in the creek bed during the floods of 2013 and 2014 and widened the channel. The creek was lined with 2' to 3'-sized boulders secured with grout. Approximately 1500' of the creek bed that originally had a tight bend just to the west of the former 1880 playhouse (which was removed in the construction process) was straightened to flow smoothly into the rest of the creek.

Resources that date to the period of significance consist of nine buildings, seven structures, and one site (Table 1). Five buildings and four structures are considered non-contributing due to their later construction dates or to a loss of integrity resulting from remodeling. A description of each building, structure, and site is presented below in geographical order, beginning at the southeastern end of the district and continuing northwestward through the property.

**Table 1. Summary of Resources in the Glen Eyrie District, 5EP.189**

Map Reference	Resource Name	Construction Date	Resource Type	Contributing/Non-contributing Status
2	Entry Gate	1904–1907	Structure	Contributing
2	Entry Gate Gazebo	1907	Structure	Contributing
3	Gatekeeper’s House	ca. 1896	Building	Contributing
2	Gatehouse	1968	Building	Non-contributing
1	Southeastern Footbridge	Unknown date	Structure	Contributing
1	Entrance Bridge	Unknown date	Structure	Contributing

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4	Gardener's House	1902	Building	Contributing
4	Gardener's Storage Building	1902	Building	Contributing
4	Hacienda	1960	Building	Non-contributing
4	Riviera	1960	Building	Non-contributing
1	Main Road Bridge	2014	Structure	Non-contributing
5	Power Plant	1904/1953 remodel	Building	Non-contributing
5	Garage	1905/1960s remodel	Building	Non-contributing
1	Northern Footbridge	2014	Structure	Non-contributing
6	Electric Power House	ca. 1882	Building	Contributing
7	Carriage House	ca. 1905	Building	Contributing
7	Carriage House Gate and Wall	ca. 1905	Structure	Contributing
1	Main Road Carriage House Bridge	2014	Structure	Non-contributing
8	Rose Garden	ca. 1900	Site	Contributing
8	Rose Garden Gazebo	ca. 1900	Structure	Contributing
9	Schoolhouse	1881	Building	Contributing
1	Northern Main Road Bridge	2014	Structure	Non-contributing
10	Main House Bridge	ca. 1904	Structure	Contributing
10	Main House	1904–1907	Building	Contributing
11	Dairy	1904	Building	Contributing
12	Dry Storage Building	1904	Building	Contributing

**Entry Gate; 1904–1907, contributing structure (Photographs 1-3, Map 2)**

The Entry Gate is a 78'-long low stone-masonry wall topped by wrought iron fencing, oriented north-south, that abuts the northeastern corner of the Gatekeeper's House at the far southeastern corner of the district. In the early 1900s, Palmer hired architect Thomas MacLaren to complete upgrades and additions to the property. The wall was constructed in 1907 from MacLaren's 1905 design of the main entry gate to the property, which replaced the original log fence and gate (see Figure 3). The principal difference between the 1905 drawing and the constructed wall was the absence of a pergola; landscape features such as the plantings and turning space have since been removed at an unknown date (see Figure 2). The wall consists of two square, stone pillars on either side of the main road and low masonry walls topped by iron fencing that flank it and extend from either side of the stone pillars. The 3'-x-3', 12'-tall stone pillars are constructed of uncoursed Pike Peak granite blocks ranging in size from 2" x 4" to 8" x 12". The construction of the pillars is similar to that of the exterior stone walls of the Main House. A 2'-tall, 1½'-wide electrical lantern is attached to the top of each pillar. The lanterns have glass-paneled sides, with three panels on each side. Each lantern is topped with a decorative flared cap. The main gate is set between the two pillars and is constructed of two 7½'-long, 6'-tall wrought iron gates with spear finials. The electrically-driven gates swing independently of each other. A 1½'-tall, 6'-wide stone wall topped by 3'-tall wrought iron fencing with spear finials extends north from the northern support pillar for approximately 10'. The wall then curves northwest in an arch for approximately 22' before straightening out for 8' and terminating at the southeastern corner of the Entry Gate Gazebo (Figure 2). A corresponding masonry wall with wrought iron fencing

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extends south from the southern entrance pillar for approximately 10', then bends southwest for 18' before straightening out for 7', and terminates just southeast of the northeastern corner of Gatekeeper's House.

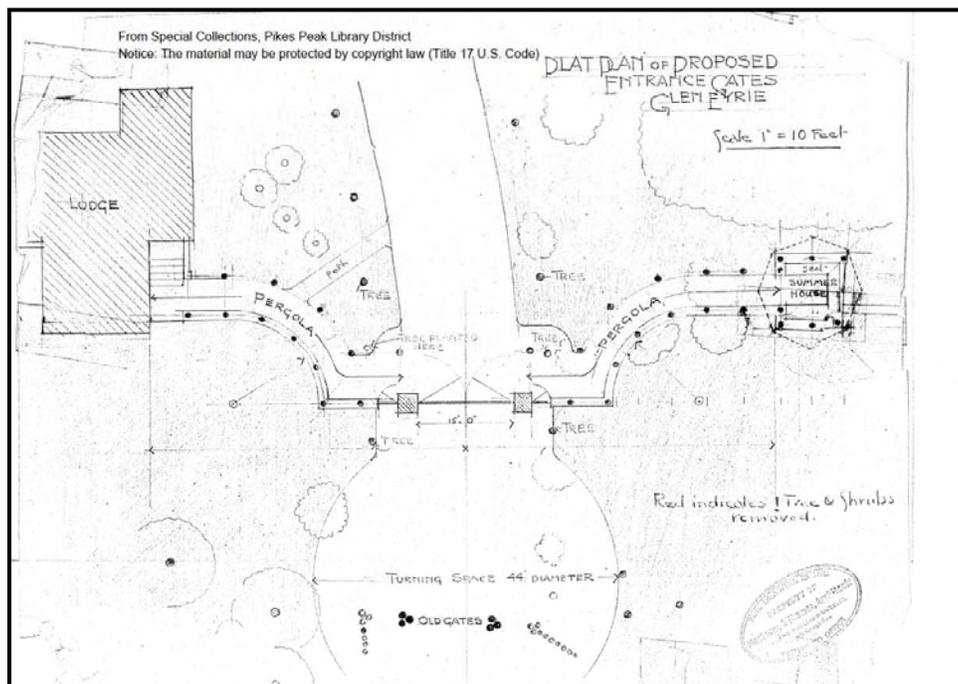


Figure 2. Historic drawing, ca. 1905, of the design and layout of the Entry Gate. The Entry Gate is depicted not as built, as the depicted pergola was not constructed. Reproduced with permission from the Special Collections department of the Pikes Peak Library District.

***Entry Gate Gazebo; 1907, contributing structure (Photograph 3, Map 2)***

The 9'-x-9' gazebo, or summerhouse, is at the northern end of the northern fence and is oriented northeast-southwest. The gazebo dates to MacLaren's 1907 redesign of the Entry Gate to the property. The summerhouse consists of a masonry stone foundation and walls similar to the entry gate walls that extend 3' above the ground surface and serve as the lower enclosure of the structure. An octagonal-shaped, pyramidal-hipped roof rises above the top of the walls 7' to 10' and is supported by eight 7" to 8" diameter vertical log posts. Each post is cross braced with a smaller 4"-diameter log that extends diagonally from the post to the bottom of the roof. The roof is covered in red slate shingles common to the rest of the buildings on the property.

***Gatekeeper's House; ca. 1896, contributing building (Photographs 4-9, Map 3)***

The Gatekeeper's House is a rectangular, stone-masonry and wood-frame building in the far southeastern corner of the district along the northeastern bank of Camp Creek, approximately 50' southwest of the main entrance gate to the property. The Tudor Revival-style building was constructed to provide housing for the gatekeeper. A photo from 1896 shows the house had been

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constructed near the original wood entry gates and that significant mature ornamental trees had grown around house, suggesting that the house was constructed earlier, perhaps in the late 1880s or early 1890s (Figure 3). The 62' x 37' building is oriented northeast to southwest and has two stories. In 1989, the current owners added a small 21'-x-17' addition on the southwestern side of the building. The addition is consistent with the Tudor Revival architectural style of the remainder of the building and neither detracts from the setting of the house nor impacts the historic integrity of the building as a whole. Otherwise the building is in the same configuration as when it was originally constructed and retains its original exterior features. The interior floorplan has been remodeled to accommodate offices for the current owners.



Figure 3. Historic photo, ca. 1896, showing the location of "The Lodge," or the gatekeeper's house, near the original gates to the property. Courtesy of the Denver Public Library, Western History Collection.

The building has a number of architectural features that are identifiable as Tudor Revival style, such as the stone walls, cross-gable roof, parapeted gables, and other characteristics (McAlester and McAlester 1988:354-355). The 1989 addition to the house is a single-story rectangular room with a semi-hexagonal end. Character-defining features of the house include two masonry chimneys, a large oriel window, and spindle work on the front entrance.

The building is constructed on a stone-masonry foundation that is an extension of the stone walls comprising the first story of the building. A water table course of gray granite encircles the lower half of the exterior walls, approximately 3' above the ground.<sup>1</sup> The lower half of the walls are constructed of cut Pikes Peak granite and Dakota sandstone blocks laid in a random ashlar-

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<sup>1</sup> A water table is a projecting stringcourse masonry element that deflects water from the lower portions of a wall and foundations.

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bond pattern. The blocks range in size between 2" x 6" and 8" x 12". The cut stone has a rough-faced surface on the majority of the wall with smoothed stone surfaces used as quoins. The second story of the building is covered with wood shingle siding that is painted white. A second water table is at the juncture between the masonry wall and the shingle siding. The second story is finished with brown-painted wood trim around the windows and at the roofline.

The 1989 addition is of similar appearance as the rest of the house. It is built on a low masonry foundation that rises approximately 1½' above the ground surface. The addition's siding is stucco with brown wood trim that gives a half-timber look, mimicking Tudor Revival architecture (McAlester and McAlester 1988:357).

The roof of the building is a cross gable on the main portion and a hip roof on the addition. The southeastern side has a stone parapeted gable with a simple step on the ends and a rounded point on the peak. The roof has boxed eaves with brown-painted crown molding covering the rafter ends. The roof is currently covered with red, interlocking composition shingles. A large oriel window on the northeastern side has a hipped roof, giving the northeastern side the appearance of a hip-on-gable style roof. A single gabled dormer is over a second oriel window on the northwestern side. Although the hipped roof on the addition is in a different style from the remainder of the house, it complements the large hipped roof on the oriel window on the opposite end of the house.

Two chimneys extend above the roof line. A massive chimney is centrally located on the southeastern side and consists of a patterned brick masonry base with multiple shafts that lead to a brick cap. Three chimney pots extend above the brick cap. This style of chimney is commonly found on Tudor Revival architecture (McAlester and McAlester 1988:357). A second chimney is just west of center on the northeastern side. The chimney is built of simple patterned brick masonry that does not have any chimney pots.

The building has twenty-one windows and three exterior doors. The main entrance is on the eastern side of the building. The entrance is accessed by set of stairs and by an ADA accessibility ramp. The doorway is within a small covered porch. Windows on the building are either double-hung, wood-sash with four-over-one (4/1), 6/1, or 10/1 multi-light panels or single-pane or multi-light, fixed wood windows. All three exterior doors are four-panel oak doors with brown wood trim.

The northwestern side has seven windows that include four windows on the first story and two windows and an oriel window on the second story. The four windows on the first story include one 10/1 multi-light, double-hung, wood-sash window on the northern corner, two side-by-side 6/1 multi-light double-hung wood-sash window just south of center, and one 6/1 multi-light, double-hung, wood-sash window west of the door. One door is present just south of center on the northwestern side and is on the northeastern side of a small covered entryway that extends from northwestern side of the house. A simple handrail is just northwest of the door. On the second story, one 3/1 multi-light, wood fixed window is on the northern corner, and one single-pane, fixed wood-sash window just north of center. The oriel window is centered and has two

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double-hung, wood-sash, 3/1, multi-light windows and one double-hung, wood-sash, 4/1, multi-light window.

The northeastern side has three windows, including two on the first story and one large oriel window on the second story. All three windows are on the eastern corner of the side. Both windows on the first story are 10/1 multi-light, double-hung, wood-sash windows. The oriel window on the second story is centered between the first-story windows and consists of three double-hung, wood-sash windows. Two are 4/2 multi-light windows and one is a 5/2 multi-light window.

The southeastern side has eight windows, including seven on the first story and one on the second story, and two doors. On the first floor, two of the windows are set into the masonry wall on the northern corner. The window openings are framed by smoothed stones set in an alternating stretcher-and-header pattern on the lower square opening. The window opening is further embellished with an etched or carved stone molding window surround. The windows consist of two side-by-side 4/1 multi-light, double-hung, wood-sash windows. One 6/1 multi-light, double-hung, wood-sash window, in a similar stone window opening, is just north of center on a southwest-facing wall. One 6/1 multi-light, double-hung wood-sash window is centered, south of a door. The remaining windows are on the 1989 addition, just south of center. The windows consist of four side-by-side, 10/1 multi-light, double-hung, wood-sash windows. The upper story window is a circular fixed window with decorative muntins that is centered over the first-floor window on the northern corner. The window is framed with smoothed stone, but laid with four large keystones and smaller trapezoidal-shaped stone between the keystones. The southwestern side does not have any windows or doors. One door is within an enclosed porch on the northeastern end. The roof of the porch is under the main gable and is supported by solid corner brackets and simple spindle columns with simple spindlework between the columns. The final door is just southwest of center on the southeastern side. The door is in an open porch without the porch supports or spindlework found on the other entry.

***Gatehouse: 1968, non-contributing building (Photograph 10, Map 3)***

The Gatehouse is an irregular L-shaped, single-story, stone-masonry building in the southeastern corner of the district along the northeastern bank of Camp Creek. The 50' x 19' building is approximately 100' northwest of the Entry Gate. The first 25' of the building is oriented southeast–northwest, with the remaining 25' oriented east–west. The building was constructed by the current owners in 1968 as a contemporary gatehouse to control access to the property. The exterior walls are masonry composed of cut Pikes Peak granite and Dakota sandstone blocks laid in a random ashlar pattern. The roof is a pagoda style with wood shingles. Because the building post-dates the period of significance, it is considered non-contributing.

***Entrance Bridge; unknown date, contributing structure (Photograph 11, Map 1)***

The Entrance Bridge is just northwest of the entrance gate. It is a 44'-x-15' sandstone masonry-constructed bridge oriented northeast to southwest over Camp Creek. The creek passes beneath the bridge through two semicircular stone arches set 3' apart that are 8½' wide and 5' tall. The

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interior of the arches are regularly coursed, rough-cut, sandstone blocks set in mortar. The faces of the headwalls are uncut, uncoursed, sandstone rubble that created a rustic appearance. Irregular stones are set perpendicularly above the arched openings including irregular keystones and irregular stones are fit above and to the sides of the arches to form the remainder of the headwalls. The tops of the headwalls are slightly arched and reach a maximum of 10' above the base of the creek, 5' above the tops of the arches. These extend up to 3½' above the 11'-wide, asphalt road surface of the bridge deck. The tops of the walls are uncapped.

***Southeastern Footbridge; unknown date, contributing structure (Photograph 12, Map 3)***

The Southeastern Footbridge is 112' downstream from the Entrance Bridge. It is a 22'-x-6' stone-masonry footbridge oriented north to south over Camp Creek. The creek passes beneath the bridge through a semicircular stone arch that is 10' wide x 5' tall. The interior of the arch is regularly coursed, rough-cut, sandstone blocks set in mortar. The outermost stones above the arches are rough-cut sandstone blocks set perpendicular on end with a large keystone at the top of the arch. The remainder of the faces of the headwall is uncut, uncoursed, sandstone rubble with a rustic appearance. The tops of the headwalls are slightly arched and reach a maximum of 9' above the base of the creek, 4' above the tops of the arches. The headwalls are 1' thick and extend up to 3' above the 4'-wide earthen deck. The tops of the walls are capped by large, irregular, uncut, weathered granite rocks. The creek channel upstream and downstream of the bridge is lined with uncoursed, red Pikes Peak granite cobble walls set in mortar to a height of 4'. These walls are more modern, added by the current owners at an unknown date, and of a completely different style of construction than the bridge.

***Gardener's House; 1902, contributing building (Photographs 13–17, Map 4)***

The Gardener's House is a Tudor Revival, stone-masonry and wood-frame building on the eastern end of the Glen Eyrie district, upslope from Camp Creek, and approximately 550' northwest of the Gatekeeper's House. It was designed by Thomas MacLaren and constructed in 1902 as a house for the gardener (Figure 4). At the time of construction, two Lord & Burnham greenhouses were attached to the southern side of the house, which were subsequently removed in the 1960s.<sup>2</sup> The 35'-x-30' building is oriented east to west. The building is currently a private residence for the property's groundskeeper. Two pre-fabricated dorm buildings, referred to as the Hacienda and the Riviera, have been constructed by the current owners just to the south of the Gardener's House (see below). A modern board fence encloses a yard on the eastern side of the house. Despite the removal of the historic greenhouses and the close proximity of these later buildings, the integrity of the Gardener's House continues to convey its significance relating to its architectural style and association with Palmer's estate.

The house has a simple, rectangular floor plan with two and one-half stories (Figure 4). Elements that are consistent with the Tudor Revival style include the masonry walls, half-timbering in the gables, narrow windows, and a cross-gable roof (McAlester and McAlester

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<sup>2</sup> Lord & Burnham was a noted manufacturer of greenhouses first established in 1849 in New York State.

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1988:355). According to historic architectural drawings, the house is built on a stone-masonry foundation that sits on a concrete footing. The tops of the foundation walls are capped with large, 2'-long, 8"-tall, shaped sandstone blocks that serve as a water table.

The exterior walls of the house are of stone masonry that matches many of the buildings on the property. Dakota sandstone blocks that range in size between 2" x 3" and 8" x 16" are laid in a random ashlar pattern. The blocks are square cut, have rusticated fronts, and are closely fit and set in a thin layer of mortar. A second water table wraps around the western, northern, and eastern sides, approximately 11' above the ground surface demarcating the second-floor level. The water table is constructed of sandstone blocks that protrude approximately 6" beyond the lower walls. The upper exterior walls are flush with the water table. On the northern and southern sides, the upper reaches of the wall are stucco with half-timbering in the gables. Wall-length, coved cornices join the stucco and half-timber portion of the walls to the masonry walls. The base of the stucco wall has a decorative, exposed, wood support beam with a wood plaque coat of arms attached. The eastern side has a wood-frame extension protruding from the stone wall, which is original to the building. The entire extension is covered with stucco with half-timbering. The extension is supported on the first story by five plain wood corbels. The lower wall on the southern side is constructed of brick laid in a common-bond pattern. This area indicates where the main building originally joined the attached greenhouses. An external metal dog-leg staircase on the eastern side accesses the upper stories; the staircase does not date to the original construction of the house, however, the installation date is not known.<sup>3</sup>

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<sup>3</sup> A dog-leg staircase features a half landing between flights of stairs that run 180° from one another.



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The building has a composition shingle, cross-gable roof created by a side-gable roof on the central portion of the house and a front-gable roof on the eastern extension. The roof has open eaves with exposed rounded rafter ends that have been painted brown. Within the gable portions of the roof, the purlins are covered with brown-painted wood fascia. A single, large, shed-roof dormer on the western side of the house features a large bay window. A stone-masonry chimney that matches the masonry elsewhere on the house extends above the roofline on the southern side.

The building has twenty-one windows consisting of square and rectangular multi-light fixed wood windows, 6/1, 6/6, 9/1, and 12/1 multi-light, double-hung, wood-sash windows, and three external doors. Window openings on the masonry section have large sandstone sills and headers. The remainder of the windows are within wood surrounds. The western side has seven windows, with four windows grouped in a large dormer on the upper half story. This window bay differs from the architectural drawings, as it was either added during construction or as an addition at a later, unknown date.

The remainder of the western side consists of two 6/1 multi-light, double-hung, wood-sash windows centrally located on the second story, and one 12/1 multi-light, double-hung, wood-sash window on the first story just south of center. Underneath the northern window on the second story is a small wood balcony supported by five corbels that has a wood balustrade with spindlework ornamentation and is supported by five wood corbels. The main entry is on the northern end of the western side that has a large sandstone header. It is a nonhistoric wood flush panel door covered with a storm door. A simple wood shed-roof extension is above the main entry; it is supported by two corbels and covered with composition shingles.

The northern side has seven original windows—three windows are on the second story and four windows are on the first story. On the second story, one six-light, wood fixed window is centered in the gable-end, and one 6/1 multi-light, double-hung, wood-sash window is east of center on the second story. A 21-light, wood fixed rectangular window is centered on the northern side. The window spans both the first and second stories. On the first story, two of the windows are in the eastern corner and consist of 9/1 multi-light, double-hung, wood-sash windows. A square six-light, wood fixed window is centered on the first story, directly beneath the 21-pane rectangular window. The final window on the northern side is a 9/1 multi-light, double-hung, wood-sash window in the western corner.

There are three original windows on the eastern side with two windows centered on the first story and one window just off center on the second story. Two doors are centered on the upper level of the eastern side that is reached by the external metal staircase. The lower of the upper level doors is a nonhistoric wood flush panel door covered with a storm door. The uppermost door on the eastern side has a wood door with a single panel below and a nine-light window above. The southern side has four windows. One window is in the gable end, and three 6/1 multi-light, double-hung, wood-sash windows are spaced equally across the second story. The eastern window is a window bay consisting of three single-hung wood windows.

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***Gardener's Storage Building; 1902, contributing building (Photographs 18, Map 4)***

The Gardener's Storage Building is a 20'-x-8' stone-masonry storage building 15' north of the Gardener's House. The storage building is oriented east-west and is built in a fashion similar to the Gardener's House. It is built into the side of a gentle, south-facing slope and has a rustic, dry-laid retaining wall on the western side. The walls match those of the Gardener's House and extend into the ground where they likely rest on a concrete footing. The exterior walls are constructed of stone blocks ranging in size from 2" x 3" to 8" x 16" in a random ashlar pattern that are closely fit and set in a thin layer of mortar. The building has a side-gable roof covered with nonhistoric corrugated sheet metal. The roof has open eaves with exposed, rounded rafters and board fascia covering the purlins on the gable ends. Entry is through an historic wood-plank door that conforms to a semi-elliptical arched opening centered on the southern side. The building has no window openings.

***Hacienda: 1960, non-contributing building (Photograph 19 [left], Map 4)***

The Hacienda is a 1960 dorm building constructed by the current owners. The building is 34' long x 21' wide and is oriented east-west on its long axis. The building is a single-story wood-frame building built on a poured concrete, slab foundation. The building has exterior stucco-covered walls. The roof is a side-gable that is covered with red, interlocking composition shingles. Because the building was constructed after the period of significance for the property, it is considered a non-contributing building to the district.

***Riviera: 1960, non-contributing building (Photograph 19 [right], Map 4)***

The Riviera is a dorm building, similar to the Hacienda, which was constructed by the current owners in 1960. The building is 34' long x 21' wide and is oriented north-south on its long axis. The building is a single-story, wood-frame building built on a poured concrete, slab foundation. The building has exterior stucco-covered walls. The roof is a side-gable roof that is covered with brown, interlocking composition shingles. Because the building was constructed after the period of significance for the property, it is considered a non-contributing building to the district.

***Main Road Bridge: 2014, non-contributing structure (Photograph 20)***

The Main Road Bridge is 1,121' northwest of the Entry Gate and is a roughly 32' x 17' stone-masonry bridge oriented east to west over Camp Creek. The bridge is constructed of concrete with a veneer of rough-cut, uncoursed stone rubble set in mortar. The bridge's single shallow arch has a course of limestone blocks that mimic a masonry arch, replete with keystone. Six stone cobble pillars with wood railings in between act as a headwall on either side of the span. The creek banks upstream and downstream of the bridge are lined with retaining walls constructed of uncut, uncoursed, red Pikes Peak granite cobbles that are set in mortar. The Main Road Bridge replaces a ca. 1960 bridge constructed by the current owners, following the 2013 realignment and lining of Camp Creek.

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***Power Plant; 1904, remodeled 1953, non-contributing building (Photographs 24-25, Map 5)***

The Power Plant is an 80'-x-45' masonry building in the south-central portion of the district, approximately 426' southeast of the Electric Power House at the base of the Organ Rock formation. The building was originally built in 1904 as a power plant for the property, providing hot water and direct current (DC) electricity to the Main House and other buildings. It was built to provide additional power for the property and supplements the Electrical Power House originally built in 1882 (see below). According to historic architectural drawings, the Power Plant was a single-story building with a rectangular floor plan and an entrance on the western side. Originally the plant had Mailloux 10 and 15 horsepower engines and stands for up to 120 E9 cell batteries. Renovations to the building in 1953 added a second story for offices. At the time of the renovation, a rear entrance was added that directly accessed the second floor of the building from the higher grade behind. The building is constructed of brick masonry that is laid in a Flemish-bond pattern. The second-story addition is a wood-frame construction covered with stucco and wood trim on the eastern side and composite siding on the southern side. The remodel also included the installation of a large rectangular window on the western side that removed a large circular window. Additionally, the entrance to the building was moved to the eastern side, which required the addition of a glass door. These extensive alterations to the exterior of the building have compromised its historic integrity. As such, the building is considered a non-contributing resource to the district.

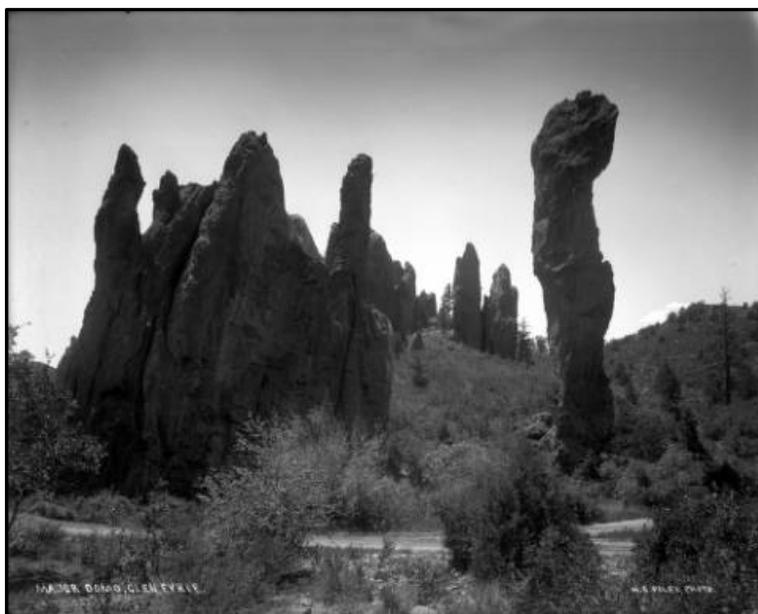


Figure 5. Historic photograph, ca. 1900, of the Major Domo (to the right) and the Sisters (to the left) formations. Organ Rock is in the background. Photography courtesy of the Denver Public Library, Western History Collection.

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***Garage; 1905, remodeled 1960s, non-contributing building (Photograph 26, Map 5)***

The Garage is a 33' x 25' frame building in the south-central portion of the district, approximately 64' southwest of the Power Plant. The building was originally built in 1905 as a garage for the property near the Organ Rock formation. In the 1960s, the building was remodeled to become a private residence. The remodel included the removal of a large garage door on the northern side and the installation of a porch overhang on the same side. The building is constructed of wood frame on a poured concrete foundation with exterior stucco walls. As the remodel has made significant alterations that prohibit understanding of the building's original function, it does not retain its historic integrity. As such, the building is considered a non-contributing resource to the district.

***Northern Footbridge: 2014, non-contributing structure (Photograph 27)***

The Northern Footbridge spans Camp Creek and is 0.28 miles upstream from the Main Road Bridge. The bridge is oriented northeast to southwest and constructed of a single arched span of iron rails with cross bracing. The creek banks upstream and downstream of the bridge are lined with retaining walls constructed of rough-cut, uncoursed, red Pikes Peak granite rubble that are set in mortar. The bridge replaces one originally constructed by the current owner around 1960, when Camp Creek was realigned in 2013–2014. Because of its later construction, the bridge does not contribute to the district.

***Electric Power House; ca. 1882, remodeled 1904, contributing building (Photographs 28–32, Map 6)***

The Electric Power House is a rectangular, stone and brick masonry building in the south-central portion of the district, approximately 16' southeast of the southeastern side of the Carriage House. The building was an electric generator house that originally provided power for the main residence. It was originally constructed in 1882 and contained direct current (DC) generators, which were powered by two coal-powered, 1,000 horsepower Babcock & Wilcox boilers. The plant was remodeled around 1904 by Thomas MacLaren (Figure 6) as a result of construction on the Main House and the determination that a larger power plant was needed. As such, Palmer had the Power Plant constructed in 1904, which would generate electricity and hot water (see above). The Electric Power House became secondary and served as a distribution point. The 62' x 35' building is oriented northeast to southwest. The building has not been altered since 1904.

The single-story building has a simple, rectangular floor plan with a small brick extension housing a metal smoke stack in the southwestern corner of the building. The building has been constructed into a north-facing slope and sits on a rubble masonry foundation. The granite stones range in size between 6" x 6" and 10" x 12". The foundation extends above the ground surface between 6" to 1½', depending on the ground slope.

The exterior of the building consists of masonry walls constructed of stone with brick used at the base of the smoke stack. All four walls taper inwards slightly. Cut stones, with a rusticated appearance, are used on the northwestern, northeastern, and southeastern sides. Uncut stones are used on the southwestern side, which faces the excavated hill slope. The northwestern side of

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the building has been incorporated into the enclosure wall surrounding the Carriage House. The masonry wall of the building matches the style of the Carriage House enclosure wall in both construction methods and design. The masonry walls are constructed of cut and uncut Pikes Peak granite and Dakota sandstone blocks that range in size between 2" x 3" to 8" x 12". The blocks are laid in a random ashlar pattern. The parapet is capped with red sandstone blocks, matching the style of the Carriage House enclosure wall. The building has a flat roof with a parapet wall, which extends approximately 1½' above the roof. The entire roof, including the internal sides of the parapet wall, is covered with rolled composite roofing.

The 5'-x-5' brick extension is on the western corner of the southwestern side of the building. The red brick is laid in a common-bond pattern and supports the smoke stack for the boilers. The brick extension rests on a poured concrete foundation. The smoke stack is constructed of seven 3'-long, 3'-diameter, sheet metal pipe sections that have been welded together. Four angle-iron support straps extend diagonally from the corners of the concrete pad up to the stack. Additional strap-iron supports provide horizontal bracing for the angle iron.

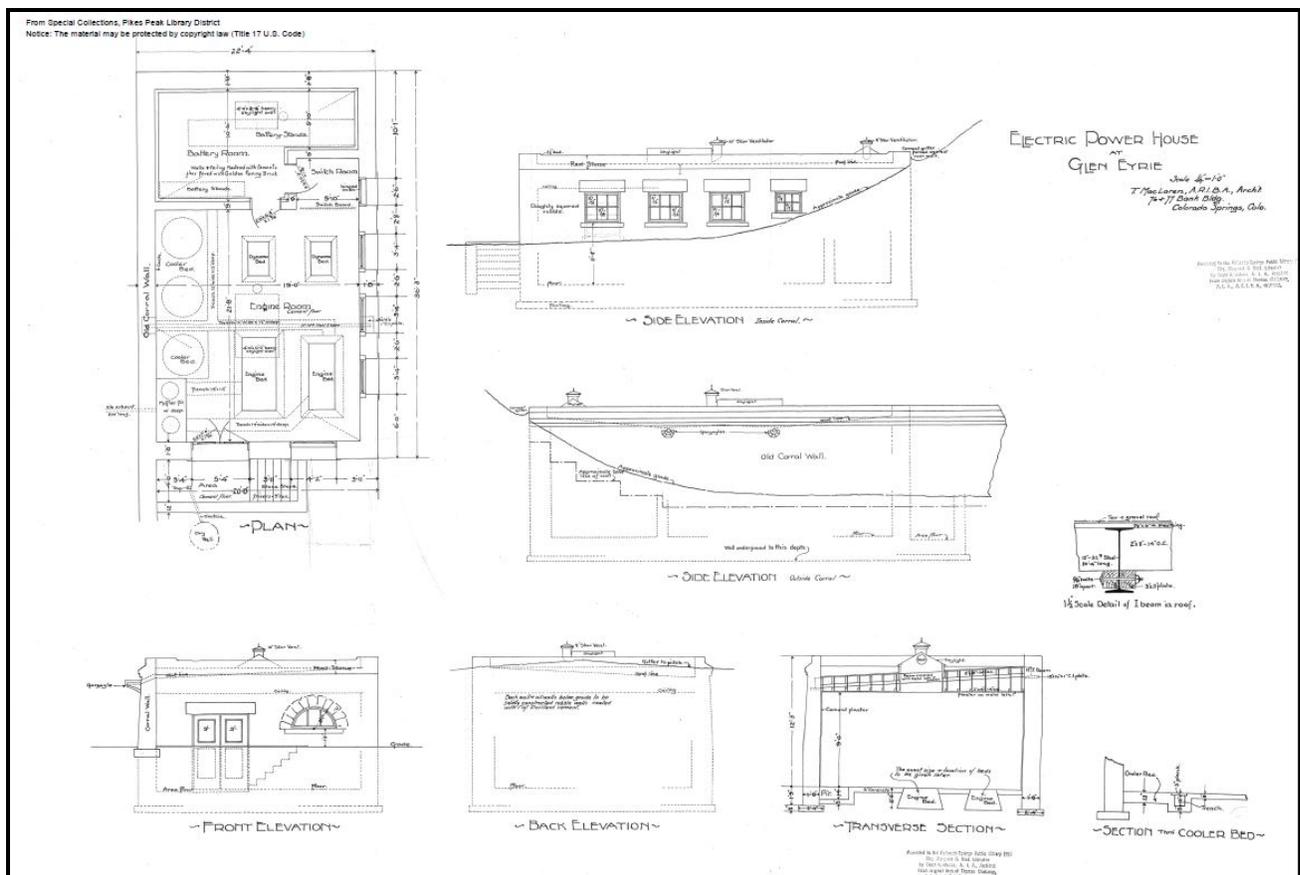


Figure 6. Architectural drawings by Thomas MacLaren of the Electric Power House, ca. 1904. The drawings depict the building not as built, as the semi-circular window on the front was not built. Reproduced with permission from the Special Collections Department of the Pikes Peak Library District.

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The building has six original windows and one door. All six windows are casement, wood-sash, multi-light windows. One square, casement, wood-sash, two-pane window is centered on the northeastern side at ground level. The window is set in a stone-masonry opening without any decorative surrounds. The other five windows are spaced equally on the southwestern side and are rectangular, casement, wood-sash, four-pane windows. The only door on the building is centrally located on the northwestern side approximately 6' below grade and is accessed by a descending flight of stairs. The stairs are constructed of brick risers and cut sandstone treads and have a pipe handrail and railings at grade. The door consists of double wood-paneled doors with multi-light windows in the upper portion of each.

***Carriage House; ca. 1905, contributing building (Photographs 33-42, Map 7)***

The Carriage House is an irregular, U-shaped, two-story stone-masonry building in the south-central portion of the Glen Eyrie district, approximately 100' east/southeast of the Main House. The 146' x 67' building is oriented northwest to southeast. The building has seen no additions to its original floorplan. The current owners have replaced eleven older windows with modern vinyl windows. The interior has been remodeled to accommodate offices and conference rooms for the current owners. These alterations are considered relatively minor and do not affect the exterior appearance of the building nor do they impede the building's contributing status.

The building was designed by Thomas MacLaren in 1900 and does not conform to a specific style of architecture (Figure 7). The building consists of a central portion (the long axis of the U-shape) and two wings that extend northeastward from the central portion with an extension to the southeast and an additional room attached to the northwest end. According to the historic architectural plans, the ground floor of the building housed numerous stalls for horses, carriages, and associated storage rooms. The upper story of the building contained additional storage rooms and a series of bedrooms for the carriage drivers and blacksmiths. The smooth stucco cladding and the open eaves on the building are reminiscent of Mission-style architecture; however, the building lacks other Mission-style elements, such as dormers, parapets, or red tile roof (McAlester and McAlester 1988:408).

The building is constructed on a stone-masonry foundation. The lower portion of the foundation is of coursed, irregularly shaped, stone rubble ranging in size from 2" x 2" to 6" x 8". Atop the rubble foundation is a single course of 3'-long, 6"-thick, rectangular, cut-sandstone blocks that serve as sills for the exterior walls.

Exterior walls are covered with smooth, salmon-colored stucco, the original finish. Rectangular cut sandstone blocks with a rounded interior surface are used to trim the door and window openings. A row of rusticated sandstone blocks form a stringcourse between the second story and the top of the first-story windows and doors on the northeastern side.

Four roof styles exist on the building. The main portion of the building (the long axis of the U-shape) is a combination of an irregular side gable and a hip-on-gable roof. The irregular-side

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gable is on the southern end of the northwestern side and consists of two adjoining gable peaks that form a flattened, M-shaped gable. The hip-on-gable roof is on southeastern side of the central portion of the building. Both wings that extend from the central portion have hip roofs. Finally, the northwestern extension has a shed roof. The roofs extend approximately 2–3' from the building's walls and have open eaves with rounded exposed rafter ends. The roof is covered with rolled composition roofing in a faux brick pattern. Three dormers extend from the roof: a gabled dormer is centrally located on the northeastern side of the extension of the central portion of the building (southeast of the southeastern wing); a hipped dormer is in the center of the northwestern side of the southeastern wing; and another hipped dormer is centered on the southeastern side of the northwestern wing.

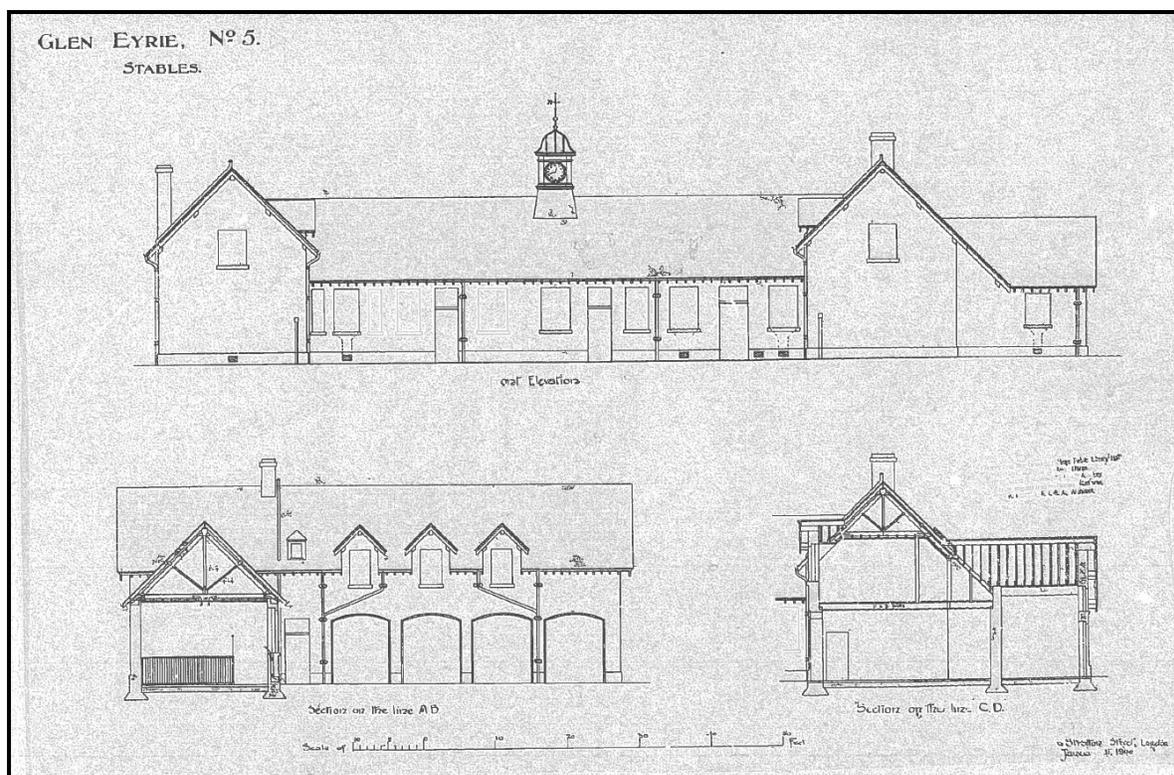


Figure 7. Original architectural drawing, ca. 1900, of the Carriage House (not as built). Note that characteristics of the constructed building, such as a hip roof and a substantial second floor, are not depicted on these drawings. Reproduced with permission from the Special Collections Department of the Pikes Peak Library District.

The building has fifty-eight (forty-seven original) windows and ten external doors. The windows are all wood except where noted and consist of a combination of small circular and square fixed windows, rectangular single- and double-hung windows, and square and rectangular casement windows. The number and configuration of lights in the windows are variable and include 6/6, 6/2, 3/3, and 3/2 configurations. The exterior doors are all wood with multiple panels, each with sandstone surrounds and with a multi-light transom window above. The door openings range in

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width between 5' and 9', which allowed for passage of horses and carriages. The original architectural drawings (see Figure 7), ca. 1900, depict the carriage bays on the western side of the northwestern wing. However, when constructed the carriage bays were located in the southern and northern corners on eastern side of the northwestern wing, the eastern corner of the northern side of the central portion, and the southern corner on the western side of the southeastern wing.

The central portion of the building has thirty-five windows and four doors. The northeastern side has fifteen windows and four doors. Beginning in the eastern corner on the first story west of the southeastern wing, there is a 9'-wide carriage-bay wood door with a twenty-four-light transom window. This is followed by two side-by-side 6/2 multi-light, single-hung, wood-sash windows, followed by a single, multi-panel wood door with a six-light transom window. West of this door are two 6/2 windows, a 4/1 multi-light, double-hung, wood-sash window, followed by a third door, and then a single 4/1 window. The windows on the second story consist of three single-light, wood fixed windows centered above each door. The remaining three windows and the fourth door are east of the southeastern wing. On the first story, the windows consist of two six-light, casement, wood-sash windows on either side of a multi-panel wood door with a four-light transom window. The final window is centered over the door on the second story and is a vinyl double-hung window that has replaced an older window.

The southeastern side of the central portion has four windows. One 6/1 multi-light, single-hung, wood-sash window is centered on the first story. A six-light, wood-sash, casement window is centered on the second story. On either side of this window is a circular, wood-sash, single-light fixed window.

There are eleven windows on the southwestern side of the central portion. Five windows are equally spaced on the first story. The windows are not uniform, but rather consist of mixed styles. Included is one 4/1 multi-light, wood-sash, single-hung window; one six-light, wood-sash, casement window; a single-light, wood fixed window, and two modern double-hung vinyl windows. The second story consists of six windows all of which are modern, single-hung vinyl windows. The windows are grouped in pairs, which are spaced across the western portion of the southwestern side.

The northwestern side of the central portion has five windows. Two windows are just south of center on the first story. Both windows are 6/2 multi-light, wood-sash, single-hung windows. Three windows are on the second story, with a pair of windows just north of center, and a single window centered between the first story windows. All three windows are modern, single-hung vinyl windows.

The northwestern wing has fourteen windows and three doors. The northeastern side of the northwestern wing has an eight-light, wood-sash, casement window near the eastern corner. A single multi-panel wood door with a four-light transom window is near the western corner. The southeastern side of the northwestern wing has six windows and two doors. On the first story, a multi-panel wood door with a four-light transom window is in the southern corner. Two 6/2

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multi-light, wood-sash, single-hung windows are north of this door. A 9'-wide carriage-bay door is north of the two windows. The door is a multi-panel wood door with single-light window at the top of each door and a 20-light transom window. One 6/2 window is just north of the carriage bay door, in the northern corner of the side. Windows on the second story consist of two side-by-side single-light, wood fixed windows centered above the door in the southern corner. The remaining window is centered above the carriage bay door and is a two-light, floor-to-ceiling, rectangular wood-sash, casement window. Seven windows are equally spaced on the southeastern side of the first story of the northwestern wing. Five are 3/2 multi-light, wood-sash, single-hung windows and the other two are 6/2 multi-light, wood-sash, single-hung windows.

The southeastern wing has nine windows and three doors. The northeastern side has a single multi-panel door with a three-light window in the top of the door and an eight-light transom window. The southeastern side has three windows, including two in the southern corner and one in the northern corner. Both windows in the southern corner are four-light, wood-sash, casement windows. The northern corner window is a 3/3 multi-light, wood-sash, single-hung window. The northwestern side has six windows and two doors. On the first story, two 4/1 multi-light, wood-sash, single-hung windows are centered on the side and flank one of the doors. The door is a multi-panel wood door with a three-light window in the top part of the door and six-light transom window. The second door is in the southern corner and is a 7'-wide carriage door with a five-light window in the top part of the door and a 16-light transom window. Just north of the door is a 6/2 multi-light, wood-sash, single-hung window. On the second story, a two-light, floor-to-ceiling rectangular wood-sash, casement window is centered above the 6/2 window on the first story. The final two windows are in the far southern corner of the second story and are side-by-side, single-light, wood fixed windows.

A small clock tower extends above the roof on the central portion of the building. The clock tower is 4'-square, wood-frame over 5' tall with an octagonal-hipped roof topped by a weather vane. Clocks are on each side of the tower. The roof and sides of the tower are covered in the same rolled composition roofing as the rest of the roof.

***Carriage House Gate and Wall; ca. 1905, contributing structure (Photographs 43-47, Map 7)***

The Carriage House is partly enclosed by a 1'-wide, U-shaped masonry wall that is approximately 16' from the northwestern and southeastern sides of the building and 43' from the northeastern side of the building. The wall consists of a 160'-long main wall that is oriented northwest-southeast and two 105'-long side walls that extend at 90 degree angles to the southwest from the northwestern and southeastern ends of the main wall. The wall is constructed of cut Pike Peak granite blocks with beveled edges that are laid in a random ashlar pattern. The blocks range in size from 2" x 3" to 8" x 12". The masonry resembles the stone work seen on the Main House. The top 1½' of the wall is a light red stone that contrasts with the tan and pink stone below.

At the northwestern and northeastern corners of the main wall are two 10' x 12' two-story masonry turrets. Similar to the masonry wall, the turrets have a light red stone along the upper

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floor and a tan and pink stone at the lower floor. The turrets are trapezoidal with the widest portions on the south. The roofs are pagoda style and covered with brown composition shingles. The turrets have seven original, narrow, rectangular, fixed eight-light wood windows—two windows on the eastern and western sides and three windows on the northern sides. A single, wood plank, below-grade door on the northern side of each turret accesses the lower level by means of a flight of stone stairs.

A large 17'-wide, 18'-tall stone gate opening is southeast of the northwestern corner on the northeastern side of the wall. The gate is framed with two 4'-x-4' sandstone pillars that match the rest of the wall. A pagoda-style roof spans between the tops of the pillars, and is covered with brown, interlocking composite shingles. Modern lighting sconces have been installed on the northeastern side of each pillar. The large wood brackets seen in the historic photograph (Figure 8) were removed at an unknown date, although their shaped sandstone springing points are still present. Modern signage has been installed underneath the gate's roof. A wood gate that is very similar in appearance to the historic gate, with diagonal planks and a scrolled finial as seen in Figure 8, has been installed at the north side of the gate opening, rather than at the south side as seen in the historic photograph.

Other doors and openings on the wall include one wood plank door, which is centered on the northwestern wall, and one wood plank door that is east of center on the northeastern wall. A second entrance into the Carriage House courtyard is provided by a 17'-wide opening that is north of center on the southeastern wall.

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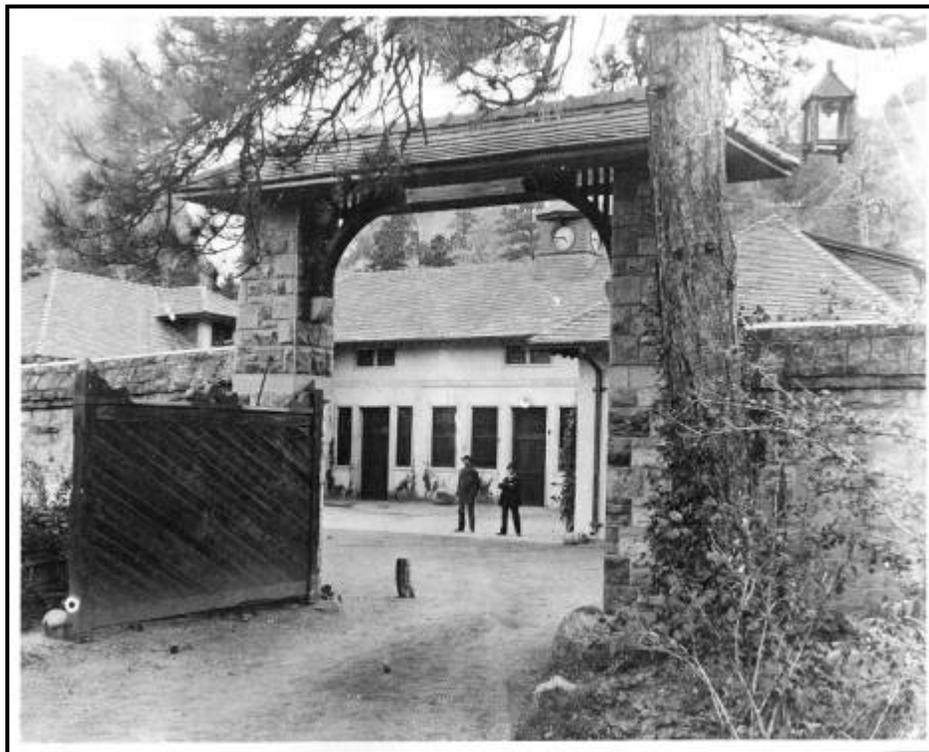


Figure 8. 1905 photograph of the entrance gate to the Carriage House.  
Courtesy of the Pikes Peak Library District.

A log and wood-frame open horse shelter is along the northeastern wall in the interior courtyard of the Carriage House. The shelter is 78'x10', and is oriented northwest to southeast on its long axis. The hip roof with composition shingles is supported by six evenly spaced, unfinished log posts on the southern side and the masonry of the Carriage House wall on the northern side. Elements of the structure, such as the shaped, sandstone brackets that support the roof trusses and the iron harness rings anchored to the masonry wall are original. However, the trusses, roof, and support posts have been reconstructed at an unknown date, but appear to match the historic materials and design.

***Main Road Carriage House Bridge: 2014, non-contributing structure (Photograph 48)***

The Main Road Carriage House Bridge is roughly 18'x 24½', oriented southeast to northwest over Camp Creek, and 250' upstream from the Northern Footbridge. The bridge is constructed of concrete with a veneer of rough-cut, uncoursed stone rubble set in mortar. The bridge's single shallow arch has a course of limestone blocks that mimic a masonry arch, replete with keystone. Stone cobble pillars with wood railings in between act as a headwall on either side of the span. The creek banks upstream and downstream of the bridge are lined with retaining walls constructed of uncut, uncoursed, red Pikes Peak granite cobbles that are set in mortar. The Main Road Bridge replaces a ca. 1960 bridge constructed by the current owners that was damaged by the 2013 flood.

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***Rose Garden: ca. 1900, contributing site (Photographs 49-52, Map 8)***

The Rose Garden is on the northern edge of the Camp Creek floodplain, across the grounds from the main residence, and is elevated just slightly above the plain. Echo Rock is visible to the north outside of the district boundary, looming over the garden. The garden area, measuring 84' x 42', was historically excavated and leveled between two low hills and enclosed by an extant U-shaped stone-masonry wall that is open on the southern side. This historic wall is topped with a recently placed, 8'-tall wrought-iron fence constructed of vertical rails topped with spear finials. The main entrance into the garden is through a nonhistoric wrought-iron double gate in the middle of the southern side. The gate is accessed by a set of three 10'-wide masonry stairs, each with a 6" rise. The stairs are made from three to four large, wet-laid, unshaped limestone slabs and are original to the garden. Low retaining walls built of basketball-size boulders have been constructed on each side of the stairs. A second set of original wet-laid stone-masonry stairs also accesses the garden area immediately west of the northeastern corner of the wall enclosure. The second stairway is 4' wide and consists of a set of five stairs climbing 2½' to the north and onto the original grade of the landscape. The treads of the stairs are constructed of two unshaped limestone slabs resting on a second course of stones. The stairwell is retained on each side by a limestone block masonry wall two courses tall.

The stone retaining walls are built of unshaped, rubble-coursed limestone with differentially weathered surfaces that are two courses thick (16"). The wall is capped with an additional course of unshaped, tabular limestone. A 5½' x 2'-wide inset is incorporated into the eastern and western walls. A nonhistoric wood slatted bench currently sits within each of these insets. In addition to the benches, a nonhistoric arbor has been built in front of the inset benches. The arbors are wood with an arched cover and two benches on each side opposite one another. The benches and the arbors are painted an earth-tone brown and each creates a three-bench seating area along both walls. The portions of the wall north of the bench insets stand at a height of 32" (four to five courses), whereas the portions of the wall south of the insets are 24" tall (three to four courses).

There is a nonhistoric fountain in the center of the interior area of the garden with four nonhistoric rectangular planting gardens to the south of it—one each along the eastern and western masonry walls and two spaced between these. The grass path leading from the front gate into the garden area is between the latter two planting gardens. Two additional planting gardens are north of the fountain and consist of small, nearly square plots. Most of the original planting beds were covered over during the 1947 flood; none of the current plantings in the garden are original. At the north end of the Rose Garden is a historic gazebo.

***Rose Garden Gazebo: ca. 1900, contributing structure (Photographs 53-54, Map 8)***

The historic gazebo is north of the fountain against the northern garden wall and is painted an earth-tone brown, the same color as the arbors and inset benches. The gazebo incorporates a portion of the northern wall. The gazebo consists of a 20' x 16', stepped hip roof covered with wood shingles and supported by eight, 6-to-8"-diameter juniper posts. The interior of the gazebo

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measures 14½' x 9'; the floor is covered with loosely fitted, dry-laid flagstone, and the ceiling is covered with rough-cut, half-round lumber. The use of support posts allow for the interior space to be open and for the structure to be entered from the southern, eastern, and western sides. Four posts support the southern side of the roof with two posts spaced 4' apart at both the eastern and western ends. A 6½' space between these posts on the southern side serves as the main entryway into the gazebo. A beam spans the 4' width between the posts, 20" above the interior surface of the gazebo. A vertical rail extends between the center point of the beam and the floor of the gazebo. Diagonal, 1" x 4" slats have been nailed between the support posts and the vertical rail of the gazebo. The northern end of the roof is also supported by four posts set on the top of the northern masonry wall. The north side of the gazebo between the masonry wall and the roof is enclosed by a wall constructed of diagonal slats in a herringbone pattern. Diagonal slats have also been used between the support posts on their upper portions. A 12½'- long, 2'-wide inset has been built into the northern masonry wall within the interior of the gazebo. Within the inset is a floor covered with 1" x 3" board slats with a ½" space between them. The slatted wood floor would have been used by the gardener to place potted plants. Two wood storage cabinets have also been constructed on the interior of the gazebo—one at each end of the wall inset. Both consist of wedge-shaped corner cabinets with simple, vertical slat doors mounted on iron butt hinges and opened with a wood-knob pull.

***Schoolhouse: 1881, contributing building (Photographs 55-59, Map 9)***

The Schoolhouse is a wood-framed building in the northwestern portion of the Glen Eyrie district along the northern banks of Camp Creek, approximately 90' northwest of the Main House. The Rustic-style building was constructed in 1881 as a schoolhouse for Palmer's daughters. The 32' x 24' building is oriented roughly north to south. The building is in excellent condition and has seen no additions or alterations to the exterior.

The building has a rectangular floor plan with a single room and one fireplace. A wrap-around covered porch extends 6–7' out from all sides of the building. The building sits on a masonry foundation built of three to four courses of rectangular granite blocks that range in size between 4" x 12" to 6" x 15". On the southern end of the eastern side, a dressed foundation stone is inscribed "MAY 1881." The exterior siding of the building is made up of alternating, diagonal split-log siding, laid in a herringbone pattern. The log siding is variable in width, ranging between 4" and 10". The building has an asphalt shingle, hip roof that extends to cover the wrap-around porch, the ceiling of which is finished with split logs. The roof above the porch is supported by 6–8"-diameter log posts. The porch is enclosed with a 3½'-tall log railing with alternating diagonal logs between horizontal log rails. Gable roof projections are centrally located on the northern, eastern, and southern sides with a projection on the western side offset to the northern end. The projections on the southern and western sides cover two step entryways onto the porch. A shed-roof dormer is above the gable projection on the eastern side.

The building has one door and six windows. All windows have alternating diagonal muntins that create a diamond pattern, except where noted below. Each window is framed with a simple, split-log trim. One large, rectangular, two-light, wood-sash, casement window is near the

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southern corner on the western side. The only door, a six-panel wood door, is at the northern corner of the western side and is surrounded with split log trim. The large window on the northern side is made up of two, side-by-side windows covered with a large storm pane. One large, rectangular, wood-sash, casement window of the same kind is also centered on the eastern side. A 4/3 multi-light, wood fixed window is in the dormer above the gable projection, which is centered above the window on the eastern side. Two windows are evenly spaced on the southern side. Both are wood-sash, casement windows.

***Northern Main Road Bridge: 2014, non-contributing structure (Photograph 60)***

The Northern Main Road Bridge is a 23'-long, 27½'-wide stone-masonry bridge oriented northeast to southwest over Camp Creek. The bridge is approximately 320' upstream of the Main Road Carriage House Bridge. The bridge is the northern-most bridge in the district and provides vehicular access to the Main House. Camp Creek passes beneath the bridge through a 10'-wide x 3½'-tall, rectangular stone culvert. The culvert and the faces of the headwalls are uncut, uncoursed, wet-laid quartzite rubble that gives the bridge a rustic appearance. The tops of the headwalls extend 7½' above the base of the creek and 2' above the top of the culvert. On both sides of the bridge, six stone pillars extend 1½' above the top of the headwalls. The pillars are 1½' wide and are capped with a dressed granite cap. The pillars are spaced 4½' apart, with two 2" x 4" oak board stringers spanning the pillars. These openings are spaced approximately every 6" to 8". The headwalls extend up to 2' above the 24½'-wide, asphalt bridge deck. The bridge was built in 2014 during the realignment of Camp Creek and is therefore considered non-contributing.

***Main House Bridge; ca. 1904, contributing structure (Photographs 61-62, Map 10)***

The Main House Bridge is a 36'-long, 7½'-wide stone-masonry footbridge oriented northwest to southeast over a small tributary of Camp Creek. The bridge provides access to the Main House, and leads from the entry driveway to the northern corner of the northwestern side of the building. The Camp Creek tributary passes beneath the bridge through three 5½'-wide by 4½'-tall, semicircular stone arches that are approximately 3' apart. The interior of the arches and the faces of the headwalls are uncut, uncoursed, quartzite rubble that gives the bridge a rustic appearance. The masonry of the bridge is wet laid with a dark, reddish mortar. Above the arches, a single course of flat, tabular stone forms a visual barrier between the top of the arches and the top of the headwalls. The tops of the headwalls are flat and extend 10' above the base of the creek and 5' above the tops of the arches. A series of 2–3"-diameter, irregularly shaped decorative openings extend the length of the top of the headwalls. These openings are spaced approximately every 6" to 8". The headwalls extend up to 2' above the 6½'-wide, nonhistoric red brick bridge deck that was installed at an unknown date. The tops of the walls are flush and not capped by additional stone.

***Main House: 1904–1907, contributing building (Photographs 63-82, Map reference 10)***

The Main House is in the western portion of the district along the southern banks of Camp Creek. The building was constructed in 1904 as a Tudor Revival-style residence, with some elements of the Queen Anne style, in the same location Palmer had built his original residence in

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1871. The residence was designed by Fredrick J. Sterner in 1904 and had interior and exterior modifications by Thomas MacLaren ca. 1906, which included a sun parlor on the southeastern side of the building, alteration to the layout of the second floorplan, and interior changes to the kitchen wing on the southwestern side of the building. The roughly 230 -x 165' irregular building is oriented southeast to northwest at 113 degrees to allow views to the southwest of Queens Canyon, the Camp Creek floodplain, and the sandstone formations on the property, including Major Domo and the Sisters, and the northern portions of the Garden of the Gods rock formations. Currently, the building is in excellent condition as it is maintained to serve as a retreat and conference center for the current owner.

The building has an irregular floor plan that is a complex of interconnected, irregular, rectangular units consisting of a central portion with a tower and two flanking wings to the southwest and southeast (Figure 9). The central portion of the manor is three stories high, and originally had twenty-one rooms, six bathrooms, and thirteen fireplaces. An octagonal tower with castellated parapet walls on the southeastern end of the northeastern side is the building's most prominent element. The southwestern wing is connected to the central portion by an enclosed walkway; it contains the kitchen and storage rooms for the manor. The southeastern wing is connected to the central portion by an enclosed walkway on the second story; it once contained a large reading room and fireplace.

Landscaping surrounding the building obscures the foundation, which is a wet-laid, shaped-granite masonry foundation. According to the *Rocky Mountain News* (October 22, 1871), the original house from 1871 had a foundation that was a "system of solid stone masonry, walls two feet in thickness, extending into the ground from three to four feet." Because the 1904 construction incorporated some of the 1871 residence's layout into the central portion, it is likely that some of the foundation walls were reused during the 1904 construction.

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Figure 9. Early 1900s aerial photograph of the Main House, camera facing northeast. Note the irregular floor plan of the building with the central portion to left and the two wings to the right. Photograph courtesy of the Pikes Peak Library District.

The exterior walls of the building are constructed of stone masonry, brick, and stucco-covered wood frame. The prominent construction material is a dressed stone that comprises the central portion of the house, the tower, and the southeastern wing. The dressed stone is Pikes Peak granite, which has a distinctive pinkish hue, and Dakota sandstone, both of which were selected for color and were quarried locally. The masonry walls are variable in their coursing and laid in a random ashlar pattern with a liberal layer of mortar. The stones are variable in size, ranging from smaller 2" x 6" stones to larger 12" x 18" stone blocks. The southwestern wing is constructed of both brick and wood-frame covered with stucco and featuring half-timbering. None of the half-timbered elements are on the front (northeastern and southeastern sides) of the house as it is approached from the east. Half-timbered elements are visible near the main entrance, on the northwestern side of the house. The brick portion of the southwestern wing is constructed of a dark red brick laid in a Flemish-bond pattern. Alternating quoin stretchers and headers of long rectangular and square stone blocks are at the corners where the brick and stone walls join on the southeastern and northeastern sides of the building.

A conservatory and a sun parlor were added off the southern corner of the southeastern side of the central portion of the house in ca. 1907. Both were designed by Thomas MacLaren. The conservatory is in the far southern corner of the southeastern side on the first story and consists of a 10' x 10' stone-masonry extension that projects off the building. The shed-roof on the southern half of the extension is with red slate shingles. The northern half of the extension's roof

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is tied into the floor of the sun parlor. The sun parlor is on the second story and is 14' x 7'. The extension consists of a steel frame that supports clear glass exterior walls. The sun parlor has a flat steel-frame glass roof.

A stone porch wraps around the second story of the northwestern and northeastern sides of the central portion of the house. A low, stone wall encloses the porch and is constructed from decorative gray granite. Five Tudor arches provide access to an area beneath the porch. These arches are trimmed in beveled, gray granite. Similar arches are present on the northern corner of the northwestern side, the western corner of northeastern side, the eastern corner of the northeastern side, and the northern corner of the southeastern side. The arches on the northwestern corner of the central portion access a covered stoop and the main entryway. The arches on the northeastern corner access the tower.

The roof of the house consists of a series of gabled and cross-gabled roofs covered with red slate shingles. More specifically, the central portion of the house has a cross-gabled roof, whereas the southwestern and southeastern wings each have gabled roofs. The roofs on the central portion and on both wings have stepped parapets giving the exterior roofline the appearance of a partially stepped, gabled roof. The central tower has a flat roof with a regularly spaced, crenulated parapet. The parapet feature, coupled with the masonry work of the tower and the remainder of the house, contributes to the castellated appearance of the northwestern, northeastern, and southeastern sides of the house.

Over 126 window groupings are on the central portion and the southeastern and southwestern wings. The windows conform to a general pattern in their placement on the building, which enhances the appearance of the house as it is approached from the east. The central portion and the southeastern wing have individual windows and window bays, both of which are trimmed with gray granite in a label molding that emphasize the castle-like appearance of the house. Individual windows include wood and steel casement, fixed, and Gothic arch multi-light windows. Window bays consist of semi-hexagonal, one- and two-story bays with one to three Gothic arch or fixed windows. Windows are equally spaced along each side and are centered on all three stories. Seven square, oriel windows are present with five on the central house and two on the southeastern wing, all of which are on the second story of the building. Two of the oriel windows are on the northwestern side, one is on the northeastern side, and two are in the southern corner of the southeastern side of the central portion. Both oriel windows on the southeastern wing are on the northeastern side. Six of the oriel windows are similar in construction and consist of two or three Gothic-arch 24-light, steel-sash, casement windows trimmed in gray granite with cornices and a flat roof. The seventh oriel window is immediately south of the conservatory. It differs from the other oriel windows in that it consists of two Gothic-arch, single-light, wood-sash, casement windows that are trimmed in wood and covered by a hip roof with red slate shingles. The windows on the southwestern side of the central portion differ from the remainder of the central portion in terms of construction. The windows are multi-light, wood, fixed or casement windows, and are set in wood-trimmed openings. The windows are equally spaced on the first and second story. Less than five modern, vinyl, single-hung windows have been installed by the current owners to replace older windows. The

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windows on the southwestern wing are set in plain brick openings with segmental arches and a stone sill. The exception is on the northwestern side of the wing, which has a gray granite trim with cornices. One octagonal-shaped oriel window with six eight-light casement windows is present on the northwestern corner of the southwestern wing. Windows are equally spaced along each story and are centered above each other. The windows are single-pane and multi-light, steel-sash fixed and casement windows.

Seventeen exterior doors are present on the house. The main entryway is on the western corner of the northeastern side of the central portion of the house within an enclosed stoop. The door is framed within an 8'-wide, 12'-tall, gray granite Tudor-arch door opening trimmed with label molding. Inscribed on the upper portion of the archway is a line from Homer's *The Odyssey*: "We should a guest love, While he loves to stay; And when he likes not, Give him loving way." Above the archway is a gray granite plaque inscribed with the dates "1871-1904" indicating the date of the original Palmer residence and its later reconstruction. The main door consists of two, 3½'-wide, 9'-tall, paneled oak doors that conform to the arch and open into the interior of the house. Each door is attached to the finished oak jamb with four wrought-iron strap hinges with a decorative plate that extends onto the face of the door.

The other exterior doors on the house consist primarily of two styles. The first is similar to the main entryway, and includes single oak doors with wrought-iron strap hinges that are framed in gray granite, Tudor-arch door openings and trimmed with label moldings. This style is on the central portion and southeastern wing of the house. The second door style, found on the southeastern and southwestern sides of the central portion and the southwestern side of the southwestern wing, is a single door and opening with a brick, segmental arch above. Some of the doors have been replaced with modern steel exterior doors, whereas a few are wood doors with single glass panels and wrought-iron strap hinges.

### *Interior*

The interior of the building has seen few modifications, and the majority of the interior is similar to the Palmer period of occupation. Elements such as the original fire suppression system, the central vacuum system, and the elevator are still intact and operational. The fire suppression systems were incorporated as a result of the 1898 fire that destroyed Palmer's Antlers Hotel in Colorado Springs. After Palmer was severely injured from a fall off his horse in 1906, he installed the elevator in the house.

The original pantry and storage in the southeastern corner of the central portion of the house has been remodeled at an unknown date into offices. The first story of the central portion of the house consists of four large, connected rooms built around a central chimney with each room having its own ornately designed fireplace. The central chimney is the only element within the 1904 construction that was retained from the original 1871 house. According to architectural drawings of the house from 1906, the four rooms were an entrance hall, a parlor, a library, and a dining room (Figure 10). The main entryway enters a large open hall in the southwestern corner with stairs to the upper stories (Figure 11). Attached to the southeastern corner of the library was an octagonal-shaped, glass-paneled sun parlor, or conservatory. A den was built off the southern

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corner of the southeastern side on the first story; it has a fireplace in the southeastern corner and a bathroom along the central portion of the northeastern wall. Attached to the southern wall of the dining room is a walk-in pantry and associated storage room. Leading off the southwestern corner of the storage room is an enclosed passageway that leads to the southeastern wing of the house.

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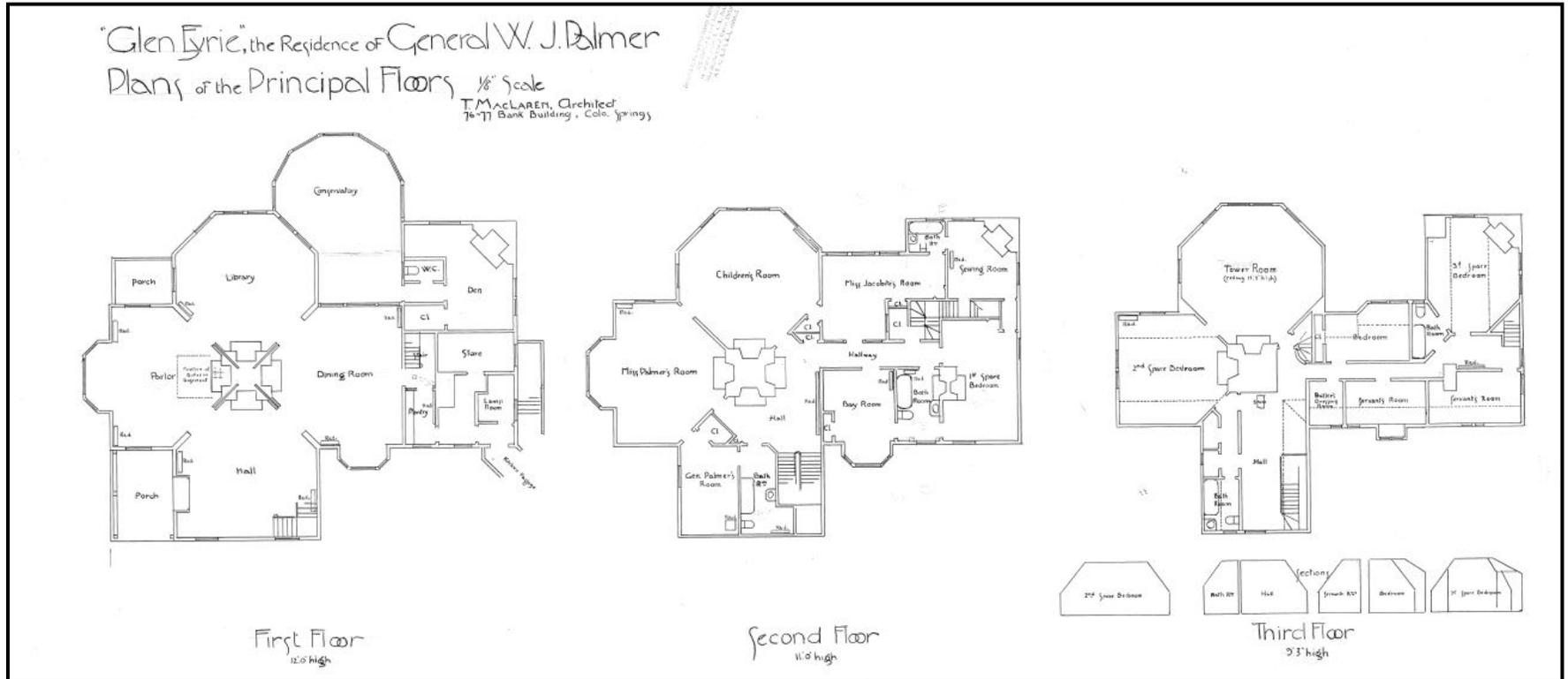


Figure 10. Architectural drawing by Thomas MacLaren of the central portion of the Main House, ca. 1906, showing modifications to the interior of the house. However, not all elements are as built, such as the conservatory (which was built as a square extension), and the second-story sun parlor is not depicted. Reproduced with permission from the Special Collections Department of the Pikes Peak Library District.

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Figure 11. Early photograph, ca. 1905, of the entrance hall to the Main House. Photograph courtesy of the Pikes Peak Library District.

The second story of the central portion of the house has seven bedrooms and three bathrooms. The main stairway opens into a small hall with a bathroom immediately to the northwest. Also accessed from the hall are a small bedroom, a large master bedroom, and a second large bedroom. A central hallway leads southeastward from the northeastern corner of the hall that accesses four bedrooms and one bathroom: two bedrooms on either side of the hall and one bathroom on the western side. The third bathroom is accessed through both eastern bedrooms. The southeastern end of the hallway connects to a corridor that accesses the southeastern wing of the house.

The third story of the central portion of the house has seven rooms and two bathrooms. The main stairway terminates in an open hall from which a bathroom, a secondary bedroom, and a large open area are accessed. A hallway extends southward from the eastern end of the hall to access two bedrooms and a bathroom on the eastern side of the hallway and three smaller rooms on the western side.

According to historic architectural drawings, the various levels of the house featured oak flooring. Although areas of the house still retain this flooring, many of the floors have been covered with carpeting. The interior walls throughout the house are the original floor to ceiling, seven-tiered oak paneling. The rows of panels shorten in height as they near the ceiling, which accentuates the high ceilings. The ceilings are finished in a white plaster with raised decorative

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elements. White crown molding join the oak paneling to the ceiling, further enhancing the sense of height in the rooms.

Two sets of stairways are present, both of which access all three stories of the central house. The main stairway begins in the main entrance hall. It is an open well stairway with two flights and a landing between the first and second stories. Between the second and third stories, the stairway is an open well, two-run stairway. The stairway has closed-string stairs and ornamental handrails, balusters, and newels made of finished oak. The second stairway begins in the northeastern corner of the pantry, immediately south of the opening between the dining room and the pantry. The stairway is an enclosed dog-leg with winders between the first and second stories.<sup>4</sup> At the second story, the stairway opens into a corridor that leads to the southeastern wing. The stairway continues to the third story as an enclosed, two-flight stairway with its upper landing opening into a hallway.

The central portion of the house contains fifteen fireplaces between the three stories. The massive central chimney within the main portion of the house serves four fireplaces on the first story, four fireplaces on the second story, and two fireplaces on the third story. A second chimney is in the far southeastern corner of the central portion of the house and serves one fireplace on each story. A third chimney is near the southeastern corner of the southern portion of the main portion of the house and serves two fireplaces on the second story. As the building is used as conference and retreat center, areas of the building were not accessible at the time of recordation; therefore, only the four fireplaces on the first story around the central chimney were examined to provide a sample of the design of the fireplaces throughout the house. Three of the fireplaces conform to a similar style and are approximately 5' wide (which includes the total width of the mantel, trims, and openings), are 4½' tall, and have a 3'-wide rectangular fireplace openings. The openings are framed with dark brown oak legs, headers, and mantel shelves, and have gray marble hearths. Slight variations exist on each of the fireplaces. The fireplace in the entrance hall has an oak overmantel with cornices supporting a second shelf that extends above the overmantel. The fireplace is decorated with ornate garland in low relief. The opening also includes a sheet metal hood with decorative iron straps that extends approximately 6" outward from the face. The fireplace in the dining room is decorated with ornately carved garlands in high relief on the mantel's legs and header. The fireplace in the library has a marble architrave and an oak mantel shelf extending well above the opening. The fireplace is ornately carved with a garland in low relief and carved figures on the cornices of the mantel shelf.

The fireplace in the parlor room is the only fireplace on the first story central chimney that does not conform to the standard description above. The fireplace is approximately 5' wide with a 3'-wide rectangular opening; however, it is only 3½' tall. Additionally, the fireplace is framed with a white plaster mantel decorated with a garland in low relief, fluted pilasters, and a simple mantel shelf.

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<sup>4</sup> A winder is a step on a staircase that is narrower on one end and is used to change the direction of the staircase.

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The southwestern wing of the house consists of two rectangular portions that join the Main House on the southwestern corner of the storage room on the first story of the central portion of the house. The first portion is connected to a storage room on the first story of the central house by a passageway. The second portion is accessed from the second story of the first unit. Each portion has two stories, with the lower stories serving as the kitchen in the first portion and a work area in the second portion with attached dining halls. The upper stories contain living quarters for staff.

The southeastern wing of the house is a long rectangular portion that was constructed at the same time as the central house. The wing is attached to the central house by a corridor on the second story. The eastern end of the wing housed a large open room that served as a library during the Palmer period, and was known as the Great Hall (Figure 12). Two smaller rooms are on either side of the corridor at the western end of the library on the first story. Near the southeastern end of the corridor are two smaller rooms. A viewing gallery overlooks the hall, with a secondary room attached, on the second story of the wing at the western end of the hall. The main portion of the wing is a large open hall with a vaulted ceiling and exposed oak purlins, rafters, and arch-braced trusses. The springing of each side of the arch-braced trusses is covered in a decorative granite bracket.<sup>5</sup> Large sash windows with Gothic-style arches are on the northeastern and southeastern sides of the hall and provide views of the sandstone formations and Camp Creek. The interior walls of the hall and the corridor leading between the house and the Great Hall are finished in a similar fashion as the rest of the house with seven-tiered oak paneling and white plaster ceilings. Six fireplaces are within the wing with one in each room. The centerpiece of the Great Hall is a large, ornate fireplace centrally placed on the southwestern wall (Figure 13). The fireplace is approximately 12' wide and 11' tall. It has a 4½'-wide, 5'-tall Tudor-arched opening, with a secondary Tudor-arch framing the opening. The opening has a sheet metal hood with decorative iron support straps. The fireplace has an oak mantel shelf and a marble hearth.

The Main House retains excellent historic integrity as the grand Tudor Revival style residence of Palmer. It retains its location and setting as it has not been moved, and natural features, including the sandstone rock formations, dominate the view surrounding the house. It retains its integrity of design by Frederick Sterner and Thomas MacLaren, as many of the defining elements of the house, including the central tower, the original chimney, the layout of the house, and the flanking wings, are readily apparent. The Main House retains its integrity of materials and workmanship as the stone and brick masonry on the exterior are original and the interior still consists of original materials. Additionally, the majority of windows in the Main House are original, with less than five modern vinyl windows having been installed. Finally, the house retains its integrity of association and feeling as the house reflects the vision of the house as set by Palmer.

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<sup>5</sup> In architectural terminology, a springing is the point where an arch joins the wall support.

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Figure 12. Photograph, ca. 1906, of the interior of the Great Hall of the Main House. Note viewing gallery in the upper half of the photograph. Courtesy of the Pikes Peak Library District.



Figure 13. Photograph, ca. 1905, of the Great Hall in the Main House with its ornate central fireplace to the left. Courtesy of the Denver Public Library, Western History Collection.

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***Dairy; 1904, contributing building (Photographs 83-85, Map 11)***

The Dairy is a single-story square, stone-masonry building in the northwestern corner of the district, approximately 12' west of the southwestern corner of the southwestern wing of the Main House. The simple masonry building was constructed at the same time as the Main House in 1904 as a pasteurization plant and storage facility for the milk products made from Palmer's cattle. The 33' x 28' building is oriented north to south. It has seen no additions or alterations to the exterior. The original interior floorplan, however, was remodeled in 1993 to accommodate offices for the current owners.

According to architectural drawings, the building's exterior stone walls extend approximately 12" below the ground and serve as its foundation (Figure 14). The exterior walls are built from Dakota sandstone and Pikes Peak granite stones that range in size between 6" x 8" to 12" x 15", which have been precisely dressed with straight joints and rusticated surface on the front. The stones are laid in a random ashlar pattern and are bonded with a thin layer of mortar creating a near flush joint. On the eastern corner of the northern side is an enclosed porch, which provides access to the main entryway. The porch is entered through an open, segmental arch with alternating, trapezoidal- and rectangular-shaped stones that form the arch. A semi-elliptical arch, constructed with the same alternating pattern, is on the northern corner of the western side and creates a large window opening into the porch. A half wall completes the base of the arched-window opening.

The building has a gable-on-hip roof with two gable vents at the apex of the roof on the northern and southern sides and a central stone chimney extending above the apex of the roof on the eastern side. The roof is covered with red slate shingles, extending approximately 4' out from the walls, with open eaves and exposed rafters. The rafter ends have been rounded and the entire eave is painted green.

There are six windows and three external doors on the building. Each window is framed with alternating square- and trapezoidal-shaped stones (similar to the arch construction) on the upper half of the window opening. The window sill consists of a longer rectangular stone. All windows have alternating diagonal muntins that create a diamond pattern. The northern side has two windows and one door. One window is in the eastern corner and is a rectangular, wood-sash, single-hung window. The other window is just west of center and is a square, wood-frame fixed window. The door on the northern side is at the southern end of the enclosed porch, at the western corner. The door is a multi-panel wood door with a single-light window in the upper portion of the door. The eastern side has a single square wood-sash casement window near the southern corner. The wood door on the eastern side is just north of center. The southern side has a single square wood-sash casement window just west of center. The western side has two windows and one door. One window is centered and is a square wood-sash casement window. The other window is near the northern corner within the enclosed porch. The window is a narrow rectangular wood-sash, single-hung window. The multi-panel wood door on the western side is within the enclosed porch in the northern corner, and is just north of the single-hung window.

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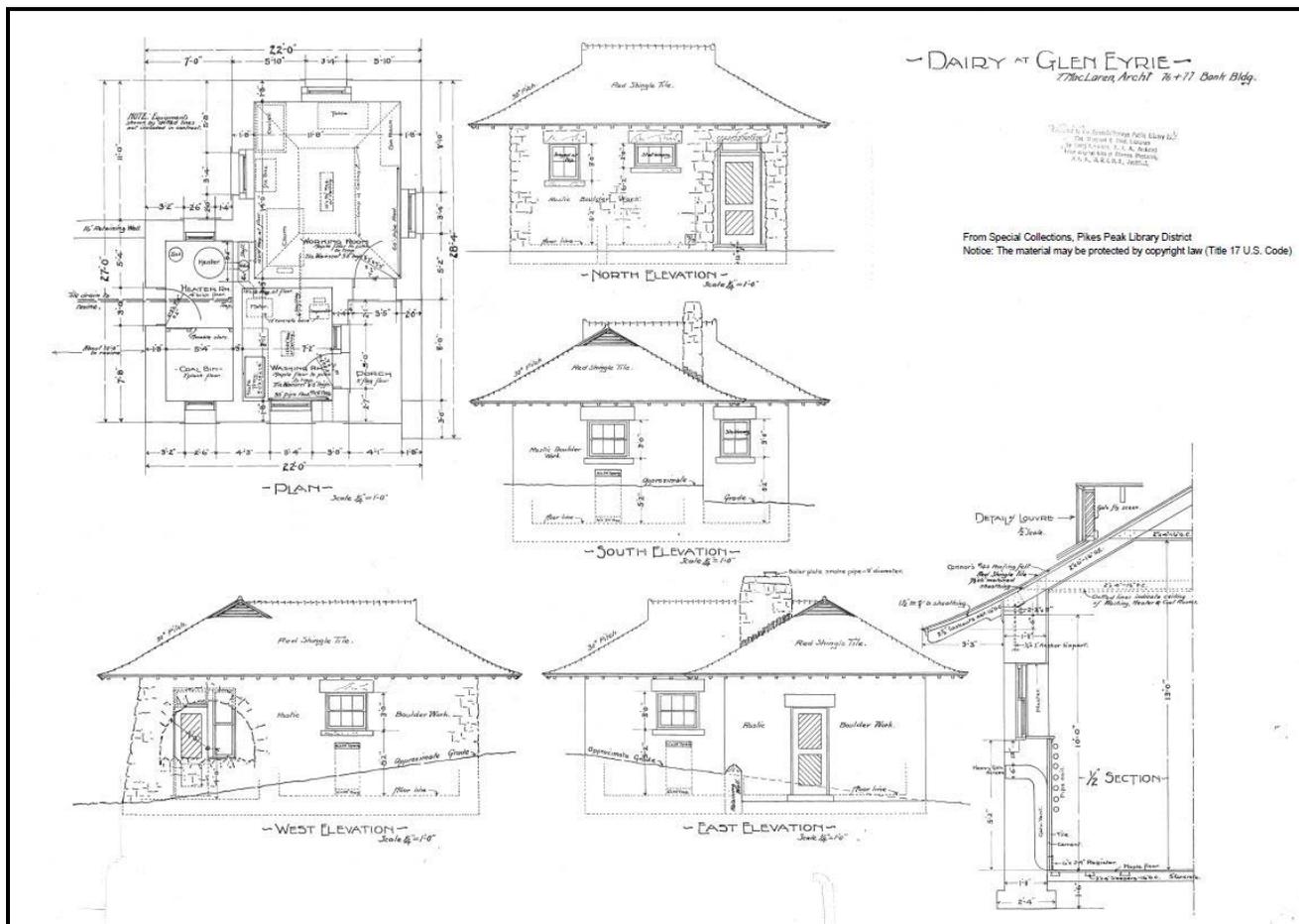


Figure 14. Architectural drawings, not as built, ca. 1903 of the Dairy. Reproduced with permission from the Special Collections Department of the Pikes Peak Library District.

### ***Dry Storage Building; 1904, contributing building (Photographs 86-88, Map 12)***

The Dry Storage Building is a rectangular brick building in the northwestern corner of the district, approximately 8' south of the southwestern side of the southwestern wing of the main residence. It was constructed at the same time as the Main House in 1904 as a storage facility for the processed cultivated crops that were grown in the southeastern end of the valley (Figure 15). The building is oriented northeast to southwest and is 31' x 19'. It is still used for dry storage for the kitchen.

The exterior of the building is constructed completely of brick laid in two patterns. The brick on the northeastern and southeastern sides, which face the main residence, are laid in a Flemish-bond pattern, matching the brickwork on the Main House. The southwestern and northwestern sides, which face away from the main residence, are laid in a common-bond pattern. The roof of the building is a low, sloping shed roof with a parapet that surrounds the northeastern, southeastern, and southwestern sides. The parapet is stepped along the northeastern and

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southeastern sides. The roof slopes to the northwest and is covered with rolled asphalt. No windows exist on the building; however, two skylights once existed on the roof but were covered when the asphalt roof was installed at an unknown date. The building is entered through an uncovered, 4'-wide x 8'-tall steel door just north of center on the southeastern side. Above the door is a segmental arch in brick.

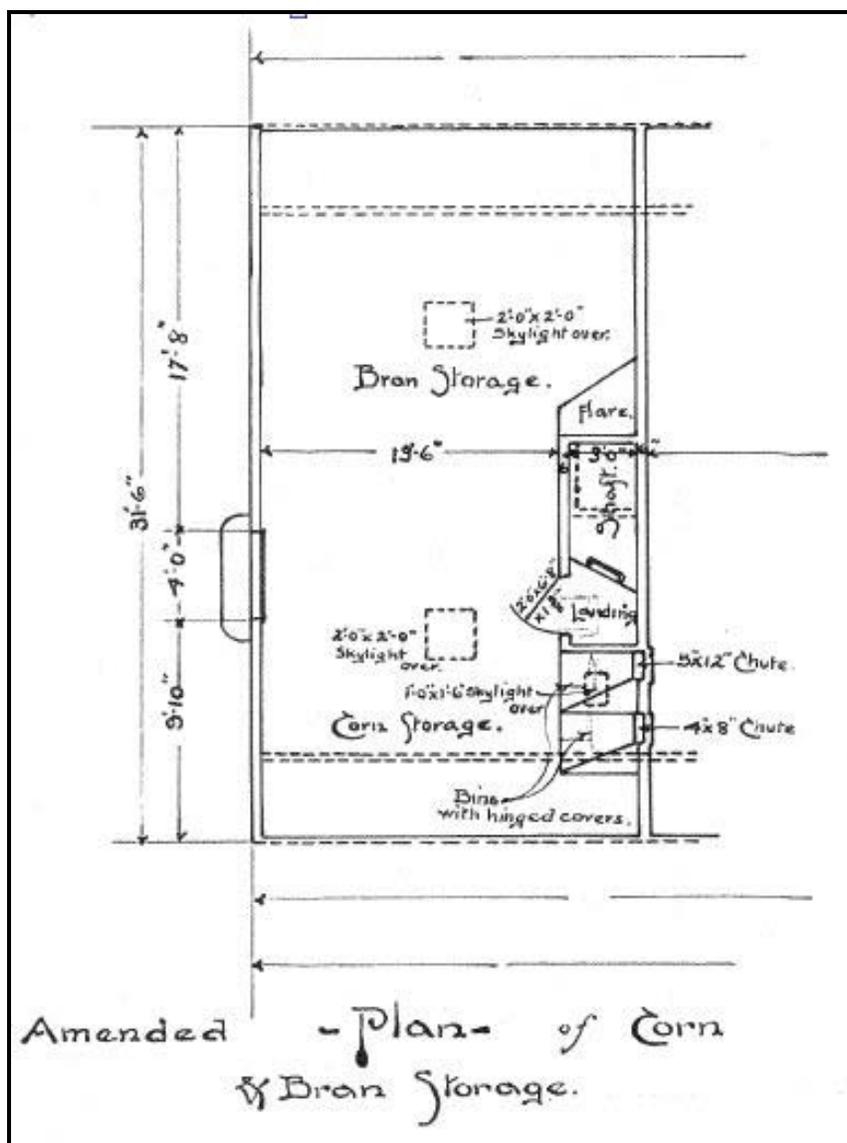


Figure 15. 1904 architectural drawing, as built, of the layout of the Dry Storage building. Note that the skylights have been covered. Reproduced with permission from the Special Collections Department of the Pikes Peak Library District.

On the southwestern side is a small below-grade porch. The porch is 12' x 4½' and is set approximately 8" below grade. The porch is made from poured concrete and has open sides. It

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is covered with a wood-frame, shed-style roof covered with sheet metal roofing. The porch is not original to the building and was added at an unknown date. The building is accessed by a poured concrete sidewalk along the southeastern side of the building that extends to the southeastern side of the Main House.

### **Integrity**

The Glen Eyrie district represents a private grand estate that has been continuously occupied since 1871. The district contains natural features and significant buildings and structures commissioned by William J. Palmer during his occupation of the property (1871–1909). Since Palmer's death, the property has changed owners a number of times until the current owners purchased the property in the 1950s. As a result of the transactions, as well as natural impacts (such as flooding), elements of the property have been removed over time. Within the district, an 1880 playhouse for Palmer's daughters was demolished in 2013 as a result of the realignment of Camp Creek. The playhouse was in the far southeastern corner of the district and had been significantly remodeled during the 1950s. An 1889 barn was demolished in the 1950s. Two greenhouses to the south of the Gardener's House were removed in the 1960s. Additionally, in the 1950s, the current owners removed and replaced four historic bridges across Camp Creek as they had been severely damaged in the flood of 1947. During the realignment along Camp Creek in 2014–2015 to control flooding, many of the 1950s-era bridges were replaced.

The removal of the playhouse did not significantly impact the overall integrity of the district, as it was located a far distance from the core of the estate and was relatively small. In addition, because the building was significantly remodeled during the 1950s, the building would not have been a contributing resource to the district. In addition, the loss of the greenhouses does not significantly affect the property's integrity. The loss of the Palmer-era bridges also does not appreciably impact the district's overall integrity, as they were not focal points of the estate, and their loss does not diminish the overall appearance of the district. Furthermore, three bridges from the period of significance are still present, and represent good examples of Palmer-era, rustic-style bridges which retain integrity of design, materials, and workmanship. Collectively, the aesthetic nature of the district continues to be defined by the natural surroundings and numerous remaining buildings and structures dating to Palmer's time.

Overall, the district retains its integrity of location, setting, design, materials, workmanship, feeling, and association. The Glen Eyrie district includes the built environment and significant resources commissioned by Palmer. These resources represent the central portion of Palmer's historic estate in their historic location. The isolated canyon within which the district is sited is defined by sandstone fins, hogbacks, and outcrops, which Palmer utilized in the design of the property by guiding views and hiding infrastructure and outbuildings. The few non-historic buildings that have been constructed within the district are relatively small in size and do not impede or alter the historic setting.

The district exhibits good integrity of design, materials, and workmanship. Few significant alterations have occurred and most of the buildings readily retain their architectural style and

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character-defining features, such as windows, doors, and exterior wall materials such as the locally quarried and harvested Dakota sandstone, Pikes Peak granite, and wood. Less than twenty modern windows have been installed district-wide. The district provides representative examples of stone and brick masonry work and wood-frame construction techniques from the late-nineteenth and early-twentieth centuries.

Although the district retains its integrity of design, materials, and workmanship, some alterations have impacted the buildings. Specifically, the Power Plant and Garage, both of which date to the period of significance, have had significant interior and exterior alterations. These alterations include changes to the design of the building and the use of current building materials and styles. Because these buildings do not retain integrity of design, materials, and workmanship, they are considered non-contributing resources.

The district retains excellent integrity of feeling. Because the rock formations (Organ Rock and Melrose Abbey) at the eastern end of the district conceal a group of modern maintenance buildings, the district retains a feeling of isolation. Each element within the district contributes to the overall aesthetic of the estate, which resembles an English manor. The multiple Tudor Revival-style buildings, including the castellated appearance of the Main House and the incorporation of natural features into the estate's design, contribute to the feeling of a secluded stone English manor. Overall, the architectural style of the Main House is readily interpretable and exemplifies that feeling. The property was developed to focus the attention of the viewer to the natural elements around the property. It was also specifically designed to seclude and hide outbuildings by using natural features. As a result, the view focused on the natural rock formations as well as the house.

The district has excellent integrity of association with William Jackson Palmer. The property served as the main residence and office for William Jackson Palmer and his family. Many of Palmer's ideals, such as self-reliance and conservation, are reflected in the design and construction of the estate. The construction of a Power Plant, the Electric Power House, the Dairy, and the Gardener's House reflect Palmer's sense of self-reliance. The importance of conservation to Palmer is reflected in the district's gardens and use of the existing natural landscape. Because these elements are readily visible around the district, the site retains its association with Palmer and his family. Accounting for all elements, the district retains its integrity of a significant historic property that exemplifies Palmer's vision of an English estate that is defined by its Tudor Revival architecture.

The district's landscape retains its integrity of location and setting as elements of the Palmer period, such as the Rose Garden, still exist and are identifiable. Additionally, the Main House retains views of natural rock features, which in turn helps to frame the viewshed of the property from the Main House. Conversely, the landscape no longer retains its integrity of design, materials, and workmanship. Palmer originally had a landscape that favored natural conservation. Although no longer present, Palmer installed primitive battery-powered gates throughout the property for ease of access. Other modern developments, including parking lots and the realignment of Camp Creek have also altered the overall appearance of the landscape,

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and have impacted the landscape's integrity of design, materials, and workmanship. Despite the modern changes to the landscape, the district's location along Camp Creek within Queen's Canyon, in addition to the focus of the viewshed on the rock formations, the landscape retains its integrity of feeling. Because the Palmer-era resources within the district incorporate the landscape in the way they were designed, and still retain those designs, the landscape retains its integrity of association.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION

EXPLORATION/SETTLEMENT

TRANSPORTATION

ARCHITECTURE

\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1871-1909

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1871

1881

1904

1906

**Significant Person**

(Complete only if Criterion B is marked above.)

William Jackson Palmer

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Fredrick J. Sterner

Thomas MacLaren

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Glen Eyrie is the estate of General William Jackson Palmer, the founder of the Denver & Rio Grande Railroad (D&RG) and the city of Colorado Springs. Its National Register (NRHP) nomination is being amended to expand the boundary of the district, describe its resources, and redefine the areas of significance for the property. The original nomination documented the Main House and contained a cursory mention of the Carriage House and Schoolhouse, listing a total of 20 acres with no other resources discussed. In expanding the boundary, the amended nomination provides an in-depth and adequate description of the district and accounts for all contributing resources that date to Palmer's period of residence, which serves as the period of significance (1871–1909). The amended nomination also corrects the areas of significance, removing the areas of Conservation, Education, Industry, Invention, Religion, and Social/Humanitarian, which are not considered relevant to the district's association with Palmer and his development and use of the property. The areas of Architecture and Transportation have been retained and more fully discussed and the areas of Entertainment/Recreation and Exploration/Settlement are added.

The property has been continually occupied since the construction of the original house in 1871 and satisfies Criteria A, B, and C at the local and state levels of significance. Under Criterion A, the district is locally significant under Entertainment/Recreation for its role in the expanding tourism industry of Colorado Springs, and as a local example of the use of the natural landscape as a mechanism for tourism in the late nineteenth century. Under Criterion B, the district is significant at the local and state level for its association with the productive life of Palmer under Transportation and Exploration/Settlement, as Palmer played an important role in the development of the railroad in Colorado and the establishment of the City of Colorado Springs, and Glen Eyrie is where he conducted much of his business for both. Under Criterion C, the district is locally significant as an exceptional example of Tudor Revival architecture.

The majority of the resources were constructed when William Jackson Palmer owned the property and resided there. The period of significance from 1871–1909 is based on when Palmer began to occupy the property in 1871 until his death there in 1909.

The district is currently owned by a religious organization and meets the burden of Criteria Consideration A because it derives its primary significance from its architectural distinction and historic importance.

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

**Criterion A**

The property is locally significant for Entertainment/Recreation as an example of local boosterism to attract visitors and new residents to the area. Beginning in the late 1860s, prior to Colorado achieving statehood, prominent members of the newly founded territory touted the tourism opportunities afforded by the natural settings of the southern Rocky Mountains. Railroad ventures out of Denver that accessed the gold fields of the central mountains, such as Idaho Springs, Georgetown, and Black Hawk, also promoted tourism to those areas (Mehls 1984). The resulting impacts for Colorado have been long lasting and widespread. Tourism has been a vital element of and driving force to the state's economy. When Palmer began construction of the Denver & Rio Grande Railroad in 1871, he noted the tourism opportunities that his railroad and his newly established town of Colorado Springs would bring. Settled at the base of the foothills, the city was designed to take advantage of the Rocky Mountains and was established as a tourist resort for wealthy Americans and Europeans. As a part of that tourism, Palmer promoted his own estate as an attraction for visitors as early as 1872. Early newspapers publicized the grandeur of Queen's Canyon and the sandstone formations that dominated the eastern end of the property. Although Glen Eyrie was a private residence, Palmer encouraged visitors and tourists to the area to enjoy the natural settings. This was seen in the layout of the property as the buildings did not obstruct views and the roads provided unique views of the canyon and natural setting.

In addition to the tourism opportunities, Glen Eyrie served as a cultural hub for the city of Colorado Springs. During the urban development of the Front Range, Denver quickly became the economic center of Colorado. Colorado Springs, on the other hand, became a cultural center for the state. Under the influence of Palmer, the city promoted the arts, appealed to the wealth of American capitalists and Europeans, and was known as a genteel town (Mehls 1984:116). Glen Eyrie was an extension of this appeal. Newspapers promoted theatrical performances at the estate as early as 1874 (*Colorado Springs Gazette*, November 28, 1874). The events were described as "unique entertainments that lend such charm to our social life" (*Colorado Springs Gazette*, August 5, 1876). Glen Eyrie is an example of a property that was an extension of trends that would define the city of Colorado Springs. The property utilized both its natural surroundings and the ideals of its owner to promote tourism for a region and helped shape the cultural impact that a newly formed city would bring to the state.

**Criterion B**

Glen Eyrie is significant at the state and local levels under Transportation and Exploration/Settlement for its direct association with William Jackson Palmer, the founder of the D&RG Railroad and the city of Colorado Springs. Palmer occupied the site from 1871 until his death in 1909, and facilitated all three renovations (1881, 1904, and 1906) to the property. Palmer was the founder of two major railroads that were significant in opening the vast southern Rocky Mountains for tourism and mineral extraction. In 1871, Palmer founded the D&RG

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Railroad, which used narrow gauge track, at Palmer's insistence, to access the rich mining fields of the Rocky Mountains, increasing the region's economic importance. In 1881, Palmer established the Rio Grande Western Railroad which provided a separate connection from the Union Pacific Railroad between Denver and Salt Lake City. Both railroads were influential in establishing towns throughout Colorado and Utah, further expanding settlement of the west. One of Palmer's lasting impacts was as a founder of the Colorado Springs Company in 1871, which was the precursor to the city of Colorado Springs. Palmer occupied the estate during all three ventures and conducted much of his business from there.

Glen Eyrie served as Palmer's and his family's permanent residence. After his wife suffered a heart attack in 1880, she and their three daughters eventually left Glen Eyrie to reside in England. Palmer, however, continued to live at Glen Eyrie. During his time as president of the D&RG, he conducted most of his work at Glen Eyrie. He occasionally conducted work at the Denver and Colorado Springs offices of the D&RG; however, neither of these buildings remains standing. Following his years after retiring from the D&RG, Palmer was influential in public works around the city of Colorado Springs. The majority of Palmer's business was conducted at Glen Eyrie. However, other buildings were constructed as temporary offices while projects were being completed. For example, the current Horticulture and Education Complex (5EP.613.2) a contributing resource within the Monument Valley Park district (5EP.613, NRHP listed January 25, 2007, NRIS.06001287) briefly served as an office for Palmer, who used it while he oversaw the construction of Monument Valley Park in 1907 (Norgren et al. 2003). Despite such examples stemming from specific projects, Glen Eyrie has a longer and more comprehensive association with Palmer.

Numerous abandoned and currently used sections of the D&RG and standing associated depots still exist throughout Colorado and have been listed in the National Register and Colorado State Register of Historic Properties. Although none are known to have a direct association with Palmer's productive life, all provide examples of the reach that the D&RG had within the state. The Cumbres and Toltec section (5AA.664/5CN.65) of the D&RG's San Juan Extension (1880–1881) was listed in the NRHP on January 16, 1973 (NRIS.73000462) and designated a National Historic Landmark on October 16, 2012. The 1875 Castle Rock D&RG Depot (5DA.216, October 11, 1974, NRIS. 74000575), 1883 Crested Butte D&RG Depot (5GN.3112, May 10, 2001, NRIS. 01000444), 1882 Creede Branch of the D&RG (5ML.273.8/5RN.515.1, November 27, 2002, NRIS. 02001408), 1881 Cimarron Trestle (5MN.1839, June 18, 1976, NRIS. 76000172), and 1880 Antonito D&RG Depot (5CN.499, August 31, 2006) have all been designated to the National and/or State Registers. These railroad structures and buildings represent transportation and exploration and settlement in the state of Colorado, but do not have direct associations with Palmer as an individual.

While other railroad entrepreneurs, such as David H. Moffat, were successful in bringing the railroad to Colorado prior to the D&RG, Palmer was the first to incorporate the narrow gauge (Mehls 1984:101–102). Narrow gauge allowed for tighter turns in steep mountain terrain, was cheaper to build with because of the lower price of its light 90-pound rail, and accommodated lightweight rolling stock, which was also cheaper to buy (either new or used). By utilizing the

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narrow gauge, the D&RG would become influential and set a precedent in accessing the rich mining districts of Colorado. Other railroad industrialists in the state began to follow suit. William A. H. Loveland constructed a narrow gauge railroad into the Idaho Springs and Georgetown areas by 1873. Moffat, along with John Evans, built a narrow gauge line, the Denver, South Park, & Pacific Railway, that eventually reached southwest from Denver to Gunnison in 1882. During this time, Palmer continued to expand the D&RG throughout Colorado, New Mexico, and Utah (under the Rio Grande Western [RGW]). Eventually, the D&RG reached into Mexico with the Mexican National Railway (Mehls 1984; Pierson 2008). In sum, Palmer set the trend for railroad construction within the mountains and drove competition between tycoons to expand the railroad throughout the state and the intermountain west.

In addition to the establishment of the D&RG, Palmer was influential in the establishment of the city of Colorado Springs. In 1871, as the D&RG began to be constructed, Palmer, along with William Bell and W.P. Mellen, formed the Colorado Springs Company to establish a new settlement at the foot of Pikes Peak (Pierson 2008:96). The D&RG reached the newly christened Colorado Springs in 1871, and by 1874 the city was growing at such a rate that the El Paso county seat was moved from Colorado City to Colorado Springs. The new city was viewed as a resort community that catered to a wealthy clientele. The high number of wealthy English residents, coupled with the increasing number of Victorian-style homes being built, led to the town being nicknamed "Little London" (Pierson 2008:82). Palmer's influence on the city was seen in the growth and maturation of the town. Colorado Springs became known for the healing qualities of the mountain air, and thus a popular spot for sanatoriums. With the increasing number of wealthy individuals flocking to Colorado Springs, Palmer donated land to construct the Antlers Hotel in 1883 (lost to fire in 1898) to provide first-class accommodations. Additionally, Palmer would donate land for the construction of the Cragmor Sanatorium (5EP.2706, NRHP listed May 29, 1998, delisted September 16, 2002 due to loss of integrity). Furthermore, numerous parks, including Antler's Park (5EP.619) and Monument Valley Park, were donated by Palmer. In all, Palmer provided the original land for the town and continued to be invested in the growth of Colorado Springs throughout his life.

### **Criterion C**

Glen Eyrie is locally significant for Architecture as it exemplifies the Tudor Revival architectural style and has excellent examples of the work of master architects Frederick J. Sterner and Thomas MacLaren throughout the estate. The Main House was designed in 1904 by Fredrick J. Sterner (1862-1931), an influential architect in Denver, Colorado Springs, and New York City. Sterner was known for his work in the Queen Anne style, but was also versatile in other design elements. As Palmer was heavily influenced by English culture due to a year spent traveling there, Sterner designed a home that was reminiscent of an English estate. Tudor Revival character-defining features on the Main House include the stone window surrounds, the Tudor archways found throughout the house, the stucco and half-timbering found on the southwestern wing, and the ornate fireplaces and woodwork on the interior (McAlester and McAlester 1988:358). These elements, coupled with the central tower, give the house a castellated appearance and further the aesthetic qualities of an English estate.

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Sterner designed a number of other homes within Colorado Springs, including the Lennox House (see table below), a 1900 Queen Anne-style home, and the second iteration of the Antlers Hotel in 1901 (demolished in 1963). Numerous Late Victorian-style buildings by Sterner are located southwest of Glen Eyrie in Manitou Springs. By contrast, the Glen Eyrie Main House is a highly elaborate Tudor Revival residence utilizing local Pikes Peak granite and Dakota sandstone as the primary building material. The complexity of the design of the house is evident in the multiple wings, the defining details, including the castellated central tower, and the layout of the house that focuses the view from the house along Camp Creek and framed by the natural sandstone formations. In all, the house incorporated local materials in its construction and highlighted its natural setting. Sterner and Palmer also incorporated a number of unique features, such as DC power, an early central vacuum system, and an in-house fire suppression system.

Sterner was born in 1862 in England, and moved to the United States in 1878. By 1882, he was working as a draftsman in Denver and would open his own firm two years later (Office of Archaeology and Historic Preservation [OAHP] 2007). Along with his partner, Phillip Varian, the firm designed a number of buildings throughout Denver, Colorado, primarily focusing on Victorian styles, such as Romanesque and Queen Anne. In 1900, his partnership with Varian dissolved, and Sterner began taking contracts throughout the Front Range. Sterner favored working in stone for larger buildings and wood and brick for smaller buildings. It was during this time that Sterner designed Glen Eyrie. Sterner also accepted commissions from other Palmer associates, including Dr. William A. Bell and prominent figures in Colorado Springs (OAHP 2007). By 1905, Sterner shifted his focus to New York City, New York, remodeling old brownstones. Sterner retired to London in 1924 and died in 1931 in Rome, Italy (OAHP 2007).

**Table 2. Examples of NRHP-listed Sterner Designs**

<b>Name</b>	<b>Date</b>	<b>Location</b>	<b>Site No.</b>	<b>NRHP Listing Information</b>
Tears-McFarland House	1898	Denver	5DV.180	January 11, 1976; NRIS.76000557
Pearce-McAllister House	1898	Denver	5DV.126	June 20, 1972; NRIS.72000271
Denver Athletic Club	1899	Denver	5DV.149	November 14, 1979; NRIS.79000580
Lennox House	1900	Colorado Springs	5EP.3359	October 21, 1999; NRIS. 99001266
Minnequa Steel Works Office Building and Dispensory	1901-02	Pueblo	5PE.4179	
La Hacienda/Jerome Summer Estate	1902	Buffalo Creek	5JF.190	July 20, 1973; NRIS.73000477
St. Elizabeth's Retreat Chapel	1903	Denver	5DV.129	May 24, 1976; NRIS.76000556
Daniels and Fisher Tower	1911	Denver	5DV.118	December 3, 1969; NRIS.69000040

In 1906, Palmer hired architect Thomas MacLaren (1863-1928) to remodel some interior areas and design minimal exterior additions to the Main House, design a new Entry Gate, as well as design several outbuildings such as the Carriage House, Gardener's House, and Dairy. Thomas MacLaren was born in 1863 in Scotland. He immigrated to Colorado Springs in 1894 and began taking commissions from around the city (OAHP 2002). MacLaren was known for being a master in European styles, including Classical, Gothic, and Italian Renaissance, and incorporated elements of Mission architecture. MacLaren primarily designed homes around Colorado Springs

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and Manitou Springs, Colorado; several of his designs have been listed in the National Register across the state, including several homes within Colorado Springs' Old North End Historic District.

**Table 3. Examples of NRHP-listed MacLaren Designs**

Name	Date	Location	Site No.	NRHP Listing Information
Christ Episcopal Church	1902	Cañon City	5FN.1194	August 19, 1994; NRIS.94001011
Claremont/The Trianon	1906	Colorado Springs	5EP.186	April 13, 1977; NRIS.77000374
Carnegie Library	1906	Boulder	5BL.365	February 16, 1979; NRIS.79000573
Orchard House	1907	Colorado Springs	5EP.188	Chambers Ranch; November 29, 1979; NRIS.79000599
Manitou Springs Public Library	1910	Manitou Springs	5EP.530.29	Manitou Springs Historic District; October 7, 1983; NRIS.83003516
Cragmor Sanatorium	1914		5EP.2706	May 29, 1998; NRIS.98000586; delisted September 16, 2002
El Pomar: Chauffeur's Cottage, Gardener's Cottage, Gate Lodge	1916-17	Colorado Springs	5EP.377	El Pomar Estate; November 22, 1995; NRIS.95001328
Pauline Chapel	1918	Colorado Springs	5EP.3182	February 26, 2001; NRIS.00001370
Inez Johnson Lewis School	1920	Monument	5EP.1106	November 3, 1988; NRIS.88002306
Colorado Springs City Auditorium	1922	Colorado Springs	5EP.628	November 7, 1995; NRIS.95001244

### Historical Background

Along with his wife, Mary Lincoln, or "Queen," Palmer first built a house on the property in 1871 which was remodeled in 1881. In 1904 Palmer largely demolished the first house and employed Sterner to design the building that exists today. Around 1906, Palmer hired architect Thomas MacLaren to complete upgrades and small additions to the Main House, as well as the design of several outbuildings across the estate. Palmer utilized the surrounding landscape to create the sense of an English country life. The estate represents Palmer's vision of self-sufficiency and the centrality of nature to life in Colorado.

### *William Jackson Palmer*

William Jackson Palmer was born on September 17, 1836 in Delaware to John and Matilda Palmer, who operated a small farm in the central portion of the state. By 1842, the family had relocated to Philadelphia where Palmer attended a Quaker Friends School. This education instilled in Palmer ideals of peace, tolerance, and compassion which would continue with him throughout his life (Pierson 2008:84). Palmer would remain in the Philadelphia region during his adolescence, apprenticing and working for the engineer Charles Ellet and for the Hempfield Railroad Engineer Corps as a rodman (Page and Page 1908; Pierson 2008:84). During this time, he would also gain experience in mining through his maternal uncle (Pierson 2008:85). In 1856, Palmer spent a year traveling through the industrial regions of England, where he furthered his knowledge in railroad and mining engineering (Page and Page 1908). Upon his return to Pennsylvania, Palmer began working for the Pennsylvania Railroad Company as President J. Edgar Thomson's personal secretary (Page and Page 1908; Pierson 2008:85).

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Palmer continued working for the Pennsylvania Railroad Company until the beginning of the Civil War in 1861, when he was appointed Captain of a cavalry unit attached to the Army of the Ohio (Pierson 2008:87). The unit grew until it was large enough to be considered a separate regiment, renamed the Pennsylvania 15<sup>th</sup> Cavalry. After a number of successful engagements against the Confederacy, Palmer was promoted to a brevet brigadier general. At the end of the war in 1865, Palmer left to explore opportunities in the western United States. Working his way to St. Louis, Missouri, he began working for the Union Pacific Eastern Division, which would later be known as the Kansas Pacific Railroad (Pierson 2008:89; Mehls 1984:100–101). It was through his survey work with the Kansas Pacific Railway that Palmer first came to Colorado and fostered professional relationships, such as with the photographer and entrepreneur Dr. William A. Bell, which would prove to be significant in the founding of the D&RG. In 1869, while working for the Kansas Pacific Railway, Palmer met Mary Lincoln “Queen” Mellen. The two were married in New York the following year. In a letter to Queen in 1869, Palmer described areas around the foot of Pikes Peak (that would eventually become the city of Colorado Springs), and the potential for a grand home in a side canyon which he named Queen’s Canyon (Pierson 2008:92–93). The Palmers would have three daughters, Elsie (born 1872), Dorothy (1880), and Marjorie (1881).

It was during this time that Palmer, along with his friends and colleagues, including Bell, William P. Mellen (Queen’s father), Alexander Cameron Hunt, William S. Jackson, Colonel W. H. Greenwood, among others, incorporated the D&RG.<sup>6</sup> Palmer had decided to build his railroad on a narrow gauge track, rather than a standard gauge, believing that the narrow track would provide both logistical and financial advantages (Mehls 1984:101).<sup>7</sup> Construction on the D&RG began south of Denver in 1870, and by the following year, the railroad had reached the newly formed city of Colorado Springs (Mehls 1984:102). The Colorado Springs Company planned a resort-like community in the shadow of Pikes Peak at the confluence of Monument

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<sup>6</sup> Alexander Cameron Hunt served as the witness for Palmer’s final proof on his homestead for Glen Eyrie. Hunt was appointed by President Andrew Johnson as the fourth Governor of the Territory of Colorado between 1867 and 1869.

<sup>7</sup> Narrow-gauge track is 3’ wide, whereas standard-gauge is 4’, 8½” wide. A narrow track allowed for the D&RG to build in mountainous areas that were once thought to be out of reach for a railroad. Narrow gauge had two primary advantages over standard gauge: first, it was cost effective, as the cost of material and construction were less than standard gauge by a third. The rails were lighter than standard rails, and locomotives and rolling stock were smaller and lighter, decreasing the cost of materials. Secondly, narrow-gauge rail provided better traction through steep mountains grades (Fraser and Strand 1997:17). Prior to Palmer’s use of narrow gauge in the region, backers lobbied for the transcontinental railroad to come through Denver as early as 1859, but a route through the Rocky Mountains proved to be too much of a challenge and a route through Wyoming selected (Mehls 1984:100). With the establishment of the D&RG, Palmer’s narrow-gauge railroad was able to bring rail traffic to the rich mining districts in the mountains. The railroad would eventually provide access throughout the west, including Utah and New Mexico.

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and Fountain creeks (Pierson 2008:95; Mehls 1984:114). Palmer, along with Bell and Mellen, saw the potential of a community that catered to American and European wealth and designed the town to appeal to refined ideals (Mehls 1984:116). The new community soon became known as “Little London” due to its resemblance to an English town and its promotion of the arts (Mehls 1984:116). In line with Palmer’s vision, the layout of the town was purposefully designed to take advantage of the vistas created by Pikes Peak and the foothills of the Rocky Mountains. This same approach was evident in the construction of Palmer’s estate in Queen’s Canyon.

Palmer’s railroad and other businesses continued to grow throughout the 1870s. By 1872, the D&RG had extended to Pueblo along the banks of the Arkansas River. It was here that Palmer’s next endeavor took shape, the Colorado Coal & Iron Company. The cost of steel from eastern mills for the D&RG was becoming increasingly steep during the 1870s. Palmer knew of the great wealth that could be made from the coal fields and iron ore throughout Colorado, especially in the southeastern part of the state (Pierson 2008). His railroad helped consolidate those resources and lower the cost of the steel rails needed to expand the railroad. In 1881, the Colorado Coal & Iron Company began producing steel, but was not as successful as Palmer had envisioned due to fierce competition from eastern mills. By 1892, Palmer’s company had merged with the Colorado Fuel Company to become the Colorado Fuel and Iron Company (CF&I) under John Osgood’s control (Carter and Melhs 1984). CF&I would become a successful steel mill that would have a lasting impact on Pueblo and southeastern Colorado.<sup>8</sup>

In 1880, Queen Palmer suffered a mild heart attack and by 1883, had moved with her daughters to the east coast, and eventually to England.<sup>9</sup> It was during this time that Palmer was forced to resign as president of the D&RG due to inflated operating costs from rapid expansion (Pierson 2008:256). Palmer remained the president of the RGW, which was incorporated in 1881. The RGW was an associated railroad of the D&RG that connected to Salt Lake City. Palmer held this position until he retired in 1901. In 1894, Queen died in England and Palmer brought his three daughters back to Colorado Springs. He continued to work for the next seven years, promoting his railroad and expanding it. Both the D&RG and RGW were influential not only in stimulating mining and steel production in the region, but also by opening the mountains to tourists who wished to visit the Rocky Mountains (Pierson 2008:257). In 1901, Palmer sold the RGW to George Gould for \$6 million, and through an intermediary, the D&RG. The two railroads were consolidated to form the Denver & Rio Grande Western Railroad (D&RGW). Upon the completion of the transaction, Palmer rode the D&RGW handing out bonuses to employees totaling \$1 million (Pierson 2008:264). This type of philanthropy would define the remaining years of Palmer’s life (Figure 16). Palmer would eventually donate money and land across Colorado Springs. His philanthropy would manifest itself in construction of Palmer Hall

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<sup>8</sup> In 1903, Osgood sold the controlling interest to John D. Rockefeller Jr. and George Gould (son of Jay Gould). Between 1913 and 1914, violent labor strikes occurred around southeastern Colorado, culminating with the Ludlow Massacre in 1914, all under the watch of Rockefeller and Gould (Carter and Mehls 1984).

<sup>9</sup> Queen’s last visit to Colorado Springs and Glen Eyrie would be in 1885.

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(5EP.3953, NRHP-listed July 3, 1986, NRIS.86001412) on the Colorado College campus (of which he donated the original land in 1874), Palmer Park in the Austin Bluffs region of the city, Antlers and Monument Valley parks in the city, the Colorado Springs Public Library (5EP.646, NRHP-listed November 1, 1996, NRIS.96001238), the Colorado School for the Deaf and Blind (5EP.2740, Colorado State Register-listed March 11, 1998), and the Cragmor Sanatorium (5EP.2706) (which would later become Main Hall at the University of Colorado at Colorado Springs) (Pierson 2008:265). Palmer died in March 1909, leaving a lasting impact not only on the city of Colorado Springs, but throughout the region.

### ***Glen Eyrie***

Palmer first constructed his home in the foothills northwest of Colorado Springs in 1871. The home would be renovated in 1881, constructed anew in 1904, and renovated in 1906. The origin of the name Glen Eyrie came from the extant large eagle's nest in the southern end of the district. Glen Eyrie, meaning "valley of the eagle's nest" in Scots, was conceived by the Scottish landscape architect, John Blair, following his work at the property in the late 1870s (McGilchrist 2009: 215). The original house was a large frame building in Queen's Canyon along the southern banks of Camp Creek, in the same location as the current house (Figure 17). According to an 1871 description from the *Rocky Mountain News*, Glen Eyrie was "a wild, romantic spot, and nothing but a romantic turn of mind would have prompted any human creature to build a costly habitation in such a place" (*Rocky Mountain News*, October 11, 1871). According to the article, the house was Gothic-inspired and laid in a Latin-cross pattern. It notes that the house was "76½ X 55½, three and a half stories including basement, which extends the full size of the building" (*Rocky Mountain News*, October 11, 1871). The description of the house included a general layout of 27 rooms, numerous bay windows, a massive central chimney, and nine fireplaces that would "heat the building and thaw the spirits of its hermit dwellers" (*Rocky Mountain News*, October 11, 1871). The article describes that water would be pulled from Camp Creek and distributed throughout the house, including in water hoses or pipes as a fire suppression system. The article notes that the house was designed by J. L. White of Greeley, Colorado and that the house resembled "an ancient ducal palace" (*Rocky Mountain News*, October 11, 1871). The house was finished with stucco and was painted bronze green.

This first house was remodeled in 1881. The remodel kept the majority of the house intact, but expanded the tower on the northeastern corner of the building (Figure 18). An historic photograph from 1885 shows the tower had an octagonal cupola covering a roof deck. The gabled-roof house had half-timbering within at least one gable. The central chimney was left intact, but it appears that chimney pots were added to both the second and third chimneys. In 1880, Palmer constructed the playhouse for his daughters (no longer extant), and in 1881 the Schoolhouse. By 1882, the Electric Power House was constructed on the property to generate electricity for the house. Widespread distribution of electricity in Colorado would take another ten years to fully develop (Drew 2014).

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Figure 16. General William J. Palmer ca. 1900. Courtesy of the Pikes Peak Library District.



Figure 17. Historic photograph, ca. 1875, of the first Palmer residence in Glen Eyrie. Courtesy of the Denver Public Library, Western History Collection.

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Figure 18. Historic photograph of the remodeled wood-frame house, ca. 1885. Courtesy of the Pikes Peak Library District.

In 1904, Palmer razed the 1871-81 house, except for the chimney and the foundation, and began constructing the central portion of the current house by incorporating the 1881 floor plan, but expanding it to include the southwestern and southeastern wings. Palmer hired Fredrick Sterner to design the Tudor Revival stone house. In 1906, Palmer hired Thomas MacLaren to complete interior renovations and minor exterior alterations as well as several outbuildings. Between 1898 and 1905, a number of buildings were either constructed or remodeled, including a barn (1889, no longer extant), the Gardener's House (1902), Main House (1904), Dairy (1904), Dry Storage Building (1904), Electric Power House (1882), Power Plant (1904), Carriage House (1905), Garage (1905), and the Entry Gate and Gazebo (1904-07).

Palmer recognized the value of the tourism that the Rocky Mountains could harbor and promoted this in both his professional and personal life. The marketing effort for the D&RG lauded the healing air of the mountains and encouraged tourists to visit, using the railroad to reach them. Nature was a featured attraction for many visiting Palmer's resort town. Ads for hotels listed local attractions including Pikes Peak, Cheyenne Cañon, Monument Park, Garden of the Gods, and Glen Eyrie (*Colorado Springs Gazette*, May 17, 1873). Just as Palmer had promoted the vacation destination Colorado Springs, he also saw the potential of his own estate. Glen Eyrie, "with its marvelous masses and pinnacles of many-colored rock, and its beautiful and romantic Queen's Cañon," was described as "high among the points of attraction...at the foot of Pike's Peak" (*Colorado Springs Gazette*, July 18, 1874). The beauty of the canyon was complemented by the sandstone formations. A description of the "curious rocks" from 1872 listed formations

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on the property including Sister, Organ Rock, Melrose Abby, and Major Domo: a “lofty pillar of bright red sandstone...as curious in its stability as the leaning tower of Pisa” (*Out West*, June 27, 1872).

In the late 1870s, Palmer hired John Blair to design the grounds and gardens of the estate (McGilchrist 2009).<sup>10</sup> Blair would eventually have six ponds built (all of which have since been infilled at an unknown date). Blair designed and constructed at least five rustic bridges over Camp Creek (two of these bridges would be destroyed during flooding or were replaced by the current owners in the 1960s). To irrigate the grounds, Palmer utilized two irrigation ditches (Camp Creek Ditch 1 and Camp Creek Ditch 2, constructed in 1864 and 1874 respectively) in the southern portion of the estate. A reservoir was constructed at the head of Queen’s Canyon (House Reservoir 1) that supplied water to the Main House through a 6” pipe (McGilchrist 2009: 221). In 1898, Palmer hired Herbert Reid to expand the irrigation and water supply system on the grounds to accommodate the growing gardens and developed grounds. The expanded system would eventually consist of 18 storage reservoirs, a 12” pipeline, and a number of irrigation ditches. All of these water-delivery structures have been infilled at unknown dates and no longer exist within the district boundary. Palmer had forty acres irrigated for crops (including alfalfa, peas, beans, onions, among others) and orchards (including peaches, nectarines, apricots, and others); none of which are now extant (McGilchrist 2009:222). The irrigation systems also provided water for the plethora of cultivated flowers throughout the estate. The northern part of the estate was used for pastures for Palmer’s horses and dairy cattle. In the late 1890s a vegetable house was built in the far eastern end of the estate (outside the district boundary, demolished ca. 1960s).

Palmer valued the benefits that landscaping provided, which included the layout of the property and its vegetation, both natural and ornamental (such as the Rose Garden). Palmer allowed tourists to pass through his property to enjoy Queen’s Canyon (*Colorado Springs Gazette*, July 18, 1874). In an 1876 description, a visitor notes that the canyon is on private grounds and that they were requested not to “damage shrubbery, etc., and must shut the gate” and that a “mountain stream [Camp Creek] flows through the grounds, which are charmingly enclosed in a nook in the mountains, wonderful, beautiful, and unique” (*Colorado Springs Gazette*, January 29, 1876). Palmer laid out his property to take advantage of the views and natural surroundings. The house is not oriented north–south, but rather northeast–southwest to provide vistas along Camp Creek, and roads were built to wind through the property to provide unique views of the canyon and sandstone formations. The author of the 1876 *Colorado Springs Gazette* article describes “crossing and re-crossing” the stream seeing different views of the sandstone

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<sup>10</sup> John Blair was born in Scotland and emigrated to Canada, then to Illinois by 1853. Towards the end of the Civil War, Blair relocated to Chicago and was instrumental in designing parks throughout city as its Superintendent of Parks. In the early 1870s, Blair relocated once again to the new city of Colorado Springs, and began designing parks, cemeteries, gardens, roads, and trails in Colorado Springs and Manitou Springs (McGilchrist 2009, The Cultural Landscape Foundation 2016).

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formations and the canyon before driving past “the tasteful residence and out-buildings and through the grounds of the owner of Glen Eyrie” (*Colorado Springs Gazette*, January 29, 1876).

### *Legal History of the Property*

Through a number of transactions between 1871 and 1880, Palmer acquired the 1,000-acre parcel on which he built his estate. Palmer acquired the initial 160-acre homestead patent on August 6, 1878 (El Paso County Courthouse, County Clerk’s Office, Book 25, Page 265). According to the homestead records from the National Archives, Palmer began occupying the property in January 1872. When the patent was filed in 1878, the property consisted of a three-story wood and adobe building that measured approximately 40’ x 50’. The adobe reference is likely a misidentification of the exterior of the original house finished with stucco. The homestead records also indicate that a stable and a number of other outbuildings were extant. Prior to receiving the patent, Palmer acquired a 160-acre parcel that abutted the southern and eastern edges of the Palmer patent from Benjamin J. Holloway on August 22, 1872 (El Paso County Courthouse, County Clerk’s Office, Book D, Page 190). On May 1, 1879, Palmer acquired a 160-acre parcel that neighbored the southeastern corner of his property from Charles Stockbridge (El Paso County Courthouse, County Clerk’s Office, Book 25, Page 484). During March 1880, Palmer added 360 acres from three transactions. On March 13, 1880, he acquired an 80-acre parcel from George Hanson that abutted the southwestern corner (El Paso County Courthouse, County Clerk’s Office, Book 30, Page 518). Also on March 13, 1880, he acquired a 160-acre parcel from Thomas H. Pearce that adjoined the western edge (El Paso County Courthouse, County Clerk’s Office, Book 30, Page 517). The transaction for the 120-acre parcel that bordered the northwestern corner, Palmer acquired on March 30, 1880 from Fredrick W. Jordan (El Paso County Courthouse, County Clerk’s Office, Book 30, Page 516). Palmer acquired a final 160-acre parcel to the north on November 24, 1880 from Charles W. Torrey (El Paso County Courthouse, County Clerk’s Office, Book 30, Page 307). After Palmer’s death in 1909, the property was transferred to his daughters, who sold it in 1916. After a number of successive owners, the current owners purchased a large tract of the historic property in 1953 and have held it since.

Palmer had the buildings of the estate constructed on the original 160-acre patent. The remaining acreage was used for a variety of purposes, including conservation, construction of storage reservoirs, growing crops, raising cattle and other stock, and general recreation. The current owners own the majority of the extent of Palmer’s built estate, with the exception of storage reservoirs to the west and east of the property. The district boundary encompasses the property that retains integrity to the Palmer period between 1871 and 1909.

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1903 Architectural Drawing: Dairy. Reproduction available at the Pikes Peak Library District, Special Collections.

1904 Architectural Drawing: Dry Storage Building. Reproduction available at the Pikes Peak Library District, Special Collections.

1905 Architectural Drawing: Entry Gate. Reproduction available at the Pikes Peak Library District, Special Collections.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: History Colorado

**Historic Resources Survey Number (if assigned):** 5EP.189

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### 10. Geographical Data

**Acreage of Property** 49.88

Use either the UTM system or latitude/longitude coordinates

#### UTM References (bounding polygon)

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone:	13	Easting:	509584	Northing:	4304748
2. Zone:	13	Easting:	509888	Northing:	4304876
3. Zone:	13	Easting:	510051	Northing:	4304959
4. Zone:	13	Easting :	510197	Northing:	4304898
5. Zone:	13	Easting :	510197	Northing:	4304898
6. Zone:	13	Easting :	510456	Northing:	4304590
7. Zone:	13	Easting :	510583	Northing:	4304553
8. Zone:	13	Easting :	510714	Northing:	4304419
9. Zone:	13	Easting :	510643	Northing:	4304346
10. Zone:	13	Easting :	510444	Northing:	4304413
11. Zone:	13	Easting :	510293	Northing:	4304526
12. Zone:	13	Easting :	510087	Northing:	4304541

#### Verbal Boundary Description (Describe the boundaries of the property.)

The Glen Eyrie District National Register nomination (NR) boundary is an irregularly shaped, contiguous polygon comprising 49.88 acres of the 1,000-acre historic property originally acquired and used by William Jackson Palmer as his residence by 1880. The NRHP boundary for Glen Eyrie encompasses the landscape and resources that contribute to the Palmer period of significance. The boundary is shown as a solid line on the

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accompanying maps. It encompasses the historic built environment, including the significant resources and natural features along the Camp Creek floodplain by Palmer between 1871 and 1909. The boundary begins in the southeastern end of the Camp Creek floodplain, approximately 1,800' south-southeast of the intersection of the main road with 30<sup>th</sup> Street. The southern edge of the boundary follows the southern bank of Camp Creek. The northern boundary edge expands to the north to encapsulate the Gardener's House. Both the northern and southern boundaries narrow through a natural gate formed by two sandstone fins approximately 938' from the southeastern boundary edge. Approximately 1,000' after the passing through the sandstone fins, both boundary edges expand to encompass the width of the Camp Creek floodplain. The boundary continues for approximately 1,500' before terminating at the eastern end of Queen's Canyon. The boundary represents a corridor through the valley that spans the viewshed of the property as seen from the main road. It begins at the Entry Gate and continues 0.7 miles northwestward to Palmer's Glen Eyrie residence where Queen's Canyon constricts significantly on Camp Creek. In the northwestern corner of the district, the boundary extends north from the floodplain to encompass a garden built by Palmer.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary of the Glen Eyrie property was drawn to include the extent of all existing historic resources with integrity. Although Palmer originally acquired 1,000 acres surrounding Glen Eyrie, only a small portion of that acreage was historically developed, and is ultimately included within the NRHP district boundary. The current owners own a small amount of the original 1,000 acres, which includes the historically developed Glen Eyrie estate. The current owners have developed other portions of their parcel; however, because these areas were not historically developed by Palmer or have been significantly altered, and post-date the period significance, they were excluded from the district boundary. The boundary was also drawn to reflect the original concept and layout of the estate which Palmer designed to create viewsheds dominated by Camp Creek and the natural rock formations.

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### 11. Form Prepared By

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date: March 30, 2016

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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## PHOTOGRAPH LOG

The following information pertains to all photographs, except where noted in parentheses:

Name of Property: Glen Eyrie  
City or Vicinity: Colorado Springs  
County: El Paso State: CO  
Photographer: Michael J. Prouty, Jack E. Pfertsh  
Date of Photographs: July 29-July 31, 2014; March 20, 2016  
Digital TIF files on file with History Colorado Office of Archaeology and Historic Preservation

<u>Photo No.</u>	<u>Photographic Information</u>
01	Masonry stone support pillars of the Entry Gate, looking northwest.
02	Detail of construction of the stone support pillars, looking northwest.
03	Looking north at the Entry Gate Gazebo on the northern end of the Entry Gate fence.
04	Looking southwest at the northeastern side of the Gatekeeper's House. Note the stone-masonry walls on the first story and the wood shingle siding on the second story of the building.
05	Looking west at the northeastern and southeastern sides of the Gatekeeper's House. Note the cross-gable roof with a parapeted gable on the left, and the spindlework on the entryway.
06	Example of the hipped dormer on the large oriel window on the northeastern side of the Gatekeeper's House, giving the appearance of a hip-on-gable roof. The central chimney with three chimney pots is above the parapeted gable.
07	The 1989 addition on the Gatekeeper's House, looking north. Note hip-roof style adjoining the original gable roof, and the half timbering on the side of the addition.
08	Large oriel window with hip dormer on the northeastern side of the Gatekeeper's House. View is to the southwest.
09	Circular window and rectangular single-hung window on the southeastern side of the Gatekeeper's House, looking northwest. Note the masonry work around the window openings.
10	Looking north at the southern side of the Gatehouse showing irregular footprint, wall

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construction, and roof style.

- 11 Looking west-northwest at Entrance Bridge.
- 12 Looking northwest at Southeastern Footbridge leading to the Gatekeeper's House.
- 13 Looking east at the western side of the Gardener's House. Note modern building to the right and the storage structure to the left.
- 14 Northern side of the Gardener's House, showing stone-masonry walls and stucco and half-timbering in the gables. View is to the southeast.
- 15 Eastern side extension showing stucco cladding and half-timbering on the Gardener's House, looking southwest. Note the plain wooden corbels supporting the extension.
- 16 Western side of the Gardener's House showing the bay window with a flat dormer, the balcony on the second story, and a hood over the door. View is to the southeast.
- 17 Looking northwest at the eastern and southern sides of the Gardener's House. Note the bay window on the second story on the southern side and the modern building and fence.
- 18 The southern and western sides of the Gardener's Storage Building showing general construction and appearance. View is to the northeast. Note the retaining wall on western sides and the semi-elliptical plank door.
- 19 Looking northeast at the southern side of Rivera (right) and the western and southern side of Hacienda (left) 1960 dorm buildings.
- 20 Looking south at Main Road Bridge constructed in 2014 for the Camp Creek lining project.
- 21 Looking northeast at Major Domo (center) and Organ Rock (right).
- 22 Looking southeast from the Carriage House courtyard at Major Domo (left) and Three Sisters (right).
- 23 Looking northeast from hill south of the main residence showing view of Glen Eyrie district grounds.
- 24 View of southwest corner of Power Plant. Camera facing northeast. (E. Warzel, May 2015)
- 25 Southeast side of the Power Plant, looking northwest at the base of Organ Rock. Note the new entrance from the 1953 remodeling.

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- 26 Looking southeast at the northern side of the Garage. Note the remodeled front without the original garage door.
- 27 Northern footbridge built in 2014 to replace the ca. 1960 masonry foot bridge as a result of the Camp Creek lining project.
- 28 Looking southwest at the northeastern side of the Electric Power House, showing general construction and setting. The southeastern end of the Carriage House is in view at the back right.
- 29 Looking west at the southeastern side of the Electric Power House, showing the construction of the rubble foundation and the masonry walls.
- 30 Looking south along the southwestern side of the Electric Power House, showing general construction and the brick extension at the rear of the building.
- 31 The flat roof with a parapet on the Electric Power House, looking east. Note the entire roof is covered with rolled composite roofing.
- 32 The smoke stack in the southwestern corner of the Electric Power House. View is to the southeast.
- 33 Looking southeast at the central area of northeastern side of the Carriage House. Note the sandstone formation in background to the left.
- 34 Detail of foundation on the Carriage House. Note rubble foundation on bottom and shaped sandstone sill on top.
- 35 Double gable peaks on the southwestern side of the central portion of the Carriage House. View is to the southeast.
- 36 Hip-on-gable roof, to the left, on the southeastern side of the central portion of the Carriage House, looking south. Note gable dormer in the center of the photograph.
- 37 Looking west at the southeastern side of the southeastern wing on the Carriage House. Note hip roof and red brick patterned rolled composite roofing.
- 38 Flat roof style on northwestern extension of the Carriage House. View is to the east. Note the series of single-hung, 3/2, multi-light windows.

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- 39 Example of multi-panel doors flanked by single-hung, 6/2, multi-light windows on the northeastern side of the central portion of the Carriage House. View is to the west. Note the transom and the fixed windows above the doors.
- 40 Example of small rectangular and square fixed, multi-light windows on the second story of the northeastern side on the Carriage House, looking southeast.
- 41 Central clock tower on the main section of the Carriage House, looking south.
- 42 Example of a carriage bay door on the Carriage House. View is to the southeast of the door in the eastern corner on the northeastern side of the central portion of the building.
- 43 Looking north at the northeastern corner of the Carriage House Gate and Wall. Note shift in stone color at the top of the fence and how it matches the southwestern side of the northeastern turret structure.
- 44 Looking south at the northwestern turret structure on the Carriage House Gate and Wall. Note general construction and the pagoda-style roof.
- 45 Looking south at the entry gate into the courtyard around the Carriage House.
- 46 Looking northwest showing the horse shelter structure built onto the northern wall of the Carriage House courtyard.
- 47 Looking west at roof support post construction on the Carriage House Horse Shelter.
- 48 Looking southwest at the 2014 Main Road Carriage House bridge installed during the Camp Creek lining project.
- 49 Looking northeast at the fenced enclosure around the Rose Garden showing steps leading to the main gate on the southern side.
- 50 Looking southeast showing set of five stairs accessing the Rose Garden near the northeastern corner of the masonry wall enclosure.
- 51 Looking northwest at the northwestern corner of the masonry wall enclosure around the Rose Garden. Photographs shows rubble course wall construction and single course tabular rock wall cap.
- 52 Looking west-northwest at bench inset built into the western wall and arch covered arbor with double benches.
- 53 Looking northwest at the Rose Garden Gazebo showing roof construction and roof support posts and decorative, diagonal slats.

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- 54 Looking northwest at the interior of the Rose Garden Gazebo showing northern support posts on top of the masonry wall, slatted wall inset, corner storage cabinet, and slatted, herringbone back wall.
- 55 Looking south at the northeastern side of the Schoolhouse, with the Main House in the background.
- 56 Example of masonry foundation on the Schoolhouse, looking north.
- 57 Alternating diagonal split log siding on the Schoolhouse, with false gable dormer and extending brick chimney, looking north.
- 58 Looking west at the eastern side of the Schoolhouse showing hip roof, false gable dormer, and flat roof dormer.
- 59 Example of casement windows on the southern side of the Schoolhouse, looking north. Note plain white window framing, split log trim around framing, and diamond pattern muntins.
- 60 Looking east showing Northern Main Road Bridge built 2014 as a result of Camp Creek lining project.
- 61 The Main House Bridge, showing construction method, looking east-southeast. Note tabular stone course separating the bottom of the headwall and the top of the arches.
- 62 Brick bridge decking on the Main House Bridge, looking southeast with the Main House in background.
- 63 Looking south at the northeastern side of the Main House with the central portion and eastern wing. Note castellated appearance of the house.
- 64 Detail of stone masonry on northwestern corner of the Main House, looking east. Note Tudor arch beneath porch.
- 65 Looking southeast at wrap-around porch on the northeastern side. Note the series of Tudor arches beneath the porch.
- 66 Detail of stone masonry and half-timbering on northwestern side of the Main House.
- 67 Flemish bond brick and half-timbering on the southwestern side of the Main House. Note partial stepped gable roof.
- 68 Castellated appearance of the central tower on the northeastern corner of the Main House,

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looking west.

- 69 Looking west at the conservatory and sun parlor on the southeastern side of the Main House.
- 70 Example of the Gothic arch windows found throughout the Main House. View is of the northwestern side of the central house, looking southeast.
- 71 Example of oriel windows with limestone trim and cornices and multi-light Gothic arch windows found on the Main House. View is of the northeastern side of the eastern wing, looking southwest.
- 72 Example of the different window treatments on the Main House. Note the brown trimmed, fixed windows on the left, the octagonal-shaped Oriel window in the center of the photograph, and the casement windows to the right. View is of the northwestern side of the central house and the western wing, looking southeast.
- 73 Detail of the Main House main entry inscription and plaque, looking southwest.
- 74 Main entryway on the Main House with Tudor arch door opening and oak door, looking south.
- 75 Corridor connecting the eastern wing to the main house, showing oak paneling and plaster ceiling finish found throughout the house.
- 76 Detail of entrance hall fireplace on the first floor of the Main House. Note ornate oak overmantel with second mantel shelf and woodworking.
- 77 Detail of fireplace in the dining room on the first floor of the Main House. Note garland in high relief on the legs and header.
- 78 Detail of fireplace in the library room of the first floor of the Main House. Note marble architrave and ornately carved details on the legs, headers, and cornices of the mantel shelf.
- 79 Detail of fireplace in the parlor room on the first floor of the Main House. Note simpler fireplace design with plaster framing and pilasters.
- 80 Detail of ornamental woodwork on the newels, handrails, and balusters on the main staircase on the second floor of the Main House.
- 81 Detail of the vaulted ceiling in the Great Hall of the Main House. Note exposed arch-braced trusses, rafters, and purlins.

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- 82 Central fireplace in the Great Hall of the Main House. Note series of Tudor arch openings and sheet metal hood in the fireplace.
- 83 Northern side of the Dairy looking southwest. Note entryway arch to right, the general masonry work of the walls, and the open eaves and exposed rafters.
- 84 Segmental archway on the western corner of the northern side of the Dairy.
- 85 Hip roof with cross gable dormers and masonry chimney on the Dairy. View is to the northwest of the southern and eastern sides.
- 86 Looking northeast at the northwestern side of the Dry Storage Building. Note common-bond pattern of the brick and roof with parapets.
- 87 Stepped parapet on the roof line of southeastern side on the Dry Storage Building, looking north-northeast.
- 88 Flemish-bond pattern on brickwork on the southeastern side of the Dry Storage Building. View is to the southwest.

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## LIST OF MAPS

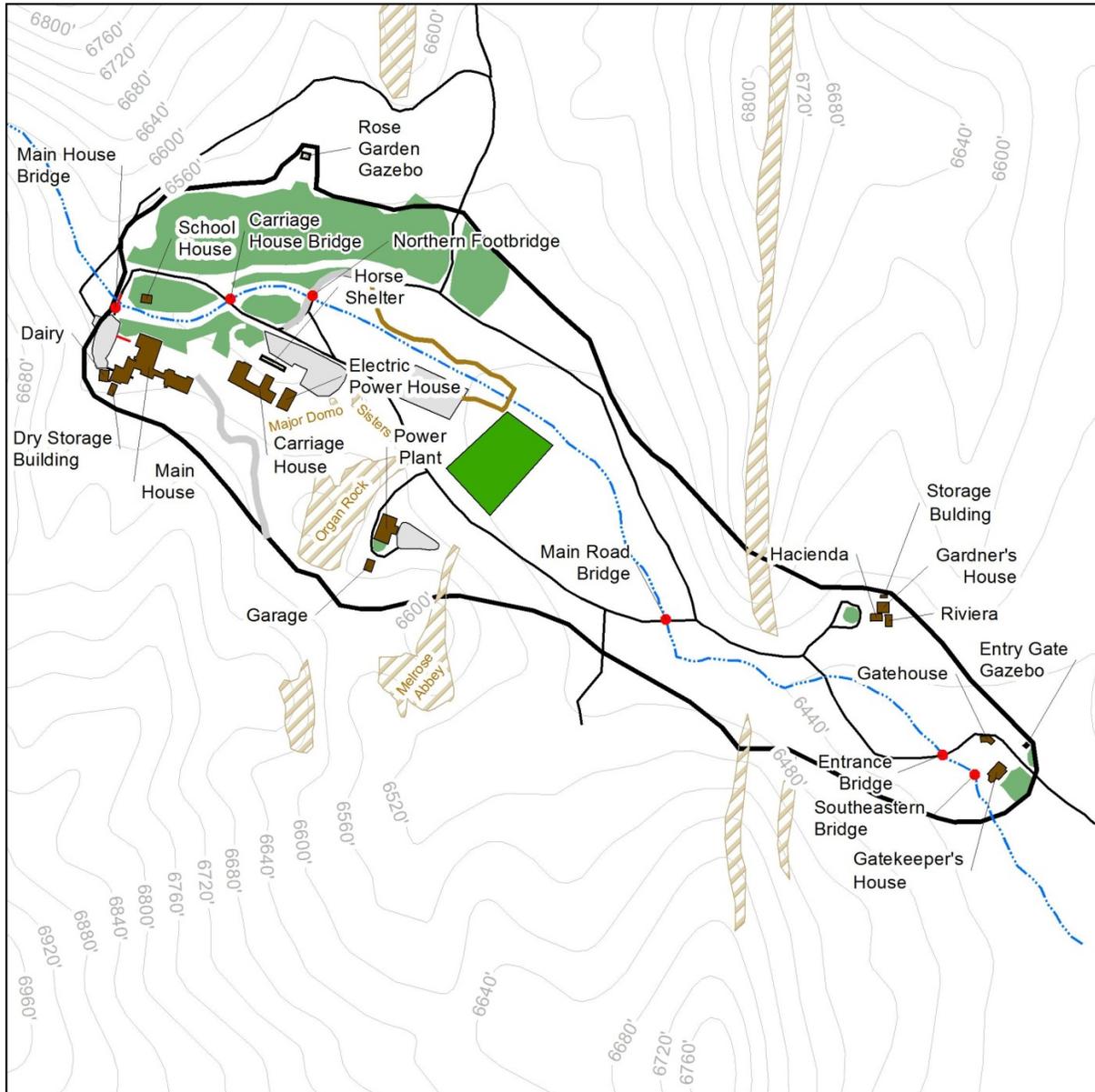
<u>Map No.</u>	<u>Map Information</u>
01	Plan map of site 5EP189 – Glen Eyrie
02	Plan Map of the Entry Gate and Entry Gate Gazebo
03	Plan map of the Gatekeeper’s House and Gatehouse
04	Plan map of the Gardener’s House, Gardener’s Storage Building, Hacienda, and Riviera
05	Plan map of the Power Plant and Garage
06	Plan map of the Electric Power House.
07	Plan map of the Carriage House, Carriage House Gate and Wall, and Carriage House Horse Shelter.
08	Plan map of the Rose Garden and Rose Garden Gazebo
09	Plan map of the Schoolhouse.
10	Plan map of the Main House and the Main House Bridge, showing photo points.
11	Plan map of the Dairy.
12	Plan map of the Dry Storage Building.
13	Map depicting the historical property boundaries during the Palmer era, 1871–1909.
14	Map depicting 5EP.189 district boundary within the vicinity of downtown Colorado Springs on the Cascade, CO 7.5’ (1986) topographic map
15	Map depicting a closer view of the 5EP.189 district boundary on the Cascade, CO 7.5’ (1986) topographic map

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**Site 5EP189 - Glen Eyrie**

	Bridge		Gravel Road		Rock Outcrop		Parking Lot
	Road		Hiking Path		Structure		Manicured Lawn
	Camp Creek		Building		District Boundary		Sport Green
	Contour Line		Sport Green				

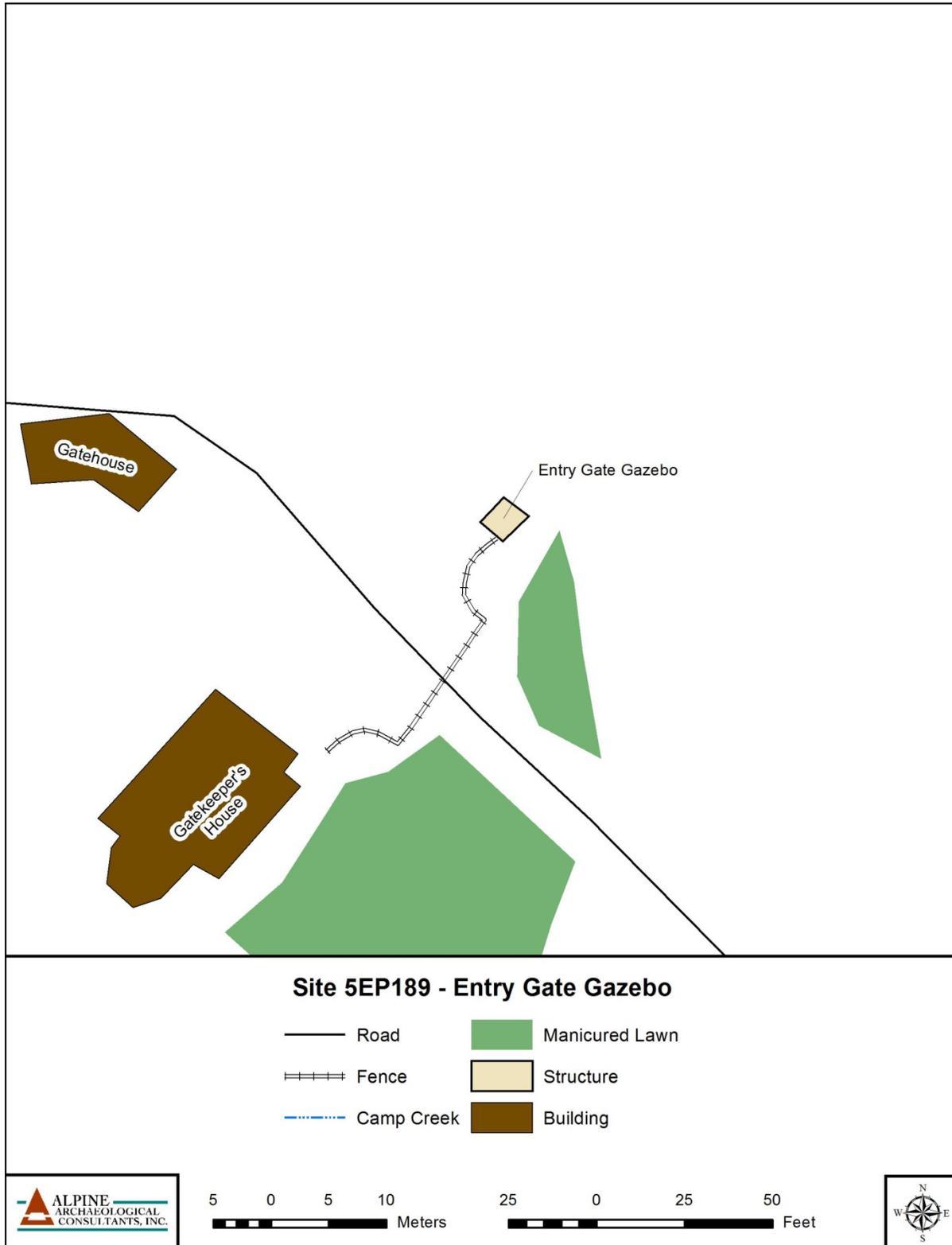
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Feet                      Meters

Map 1

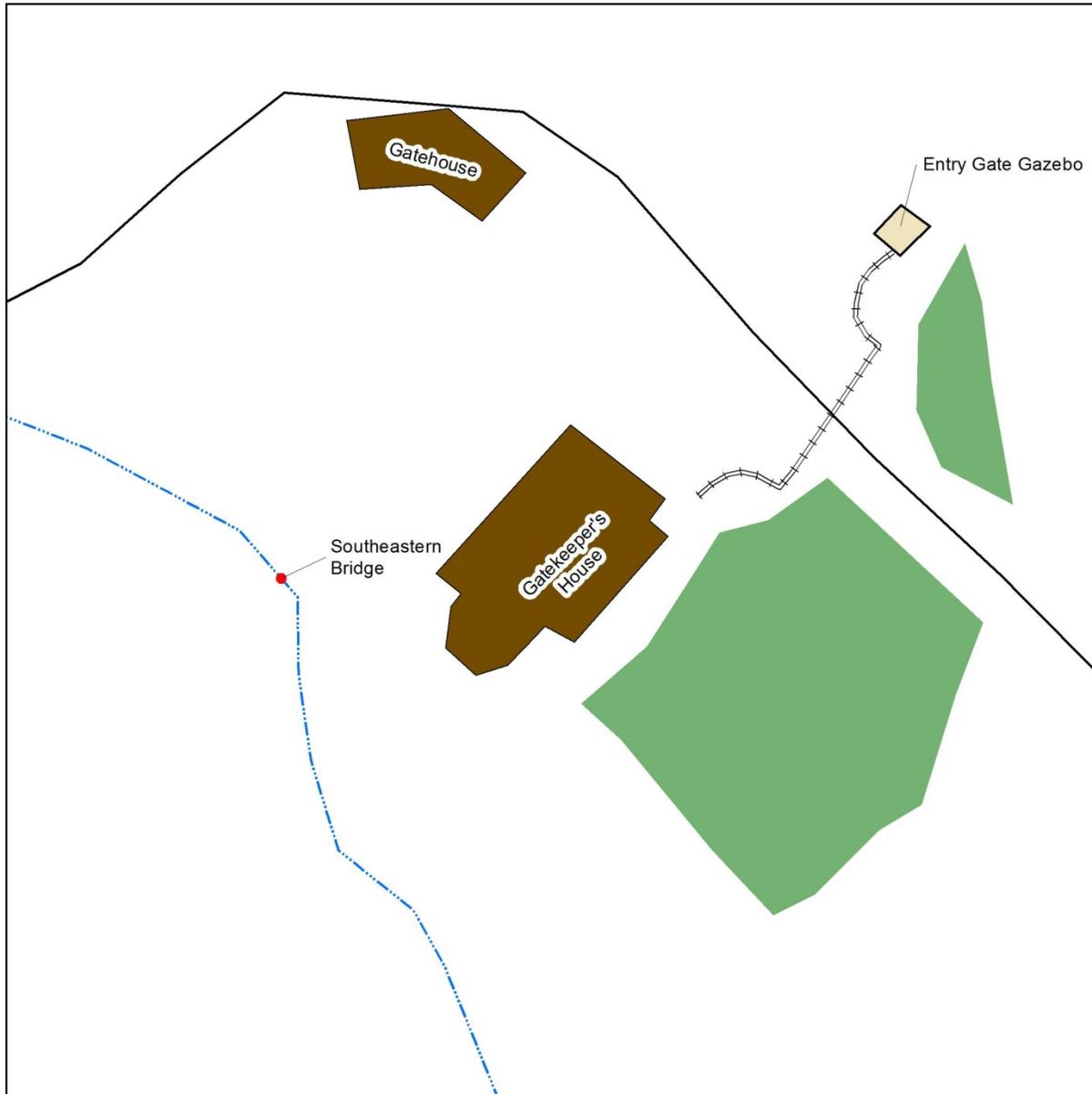
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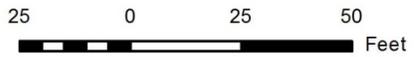
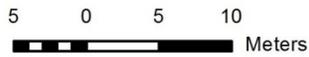
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**Site 5EP189 - Gatekeeper's House**

- Bridge
- Road
- Manicured Lawn
- Fence
- Structure
- ⋯ Camp Creek
- Building



Map 3

Glen Eyrie (Boundary Increase and Amendment)  
Name of Property

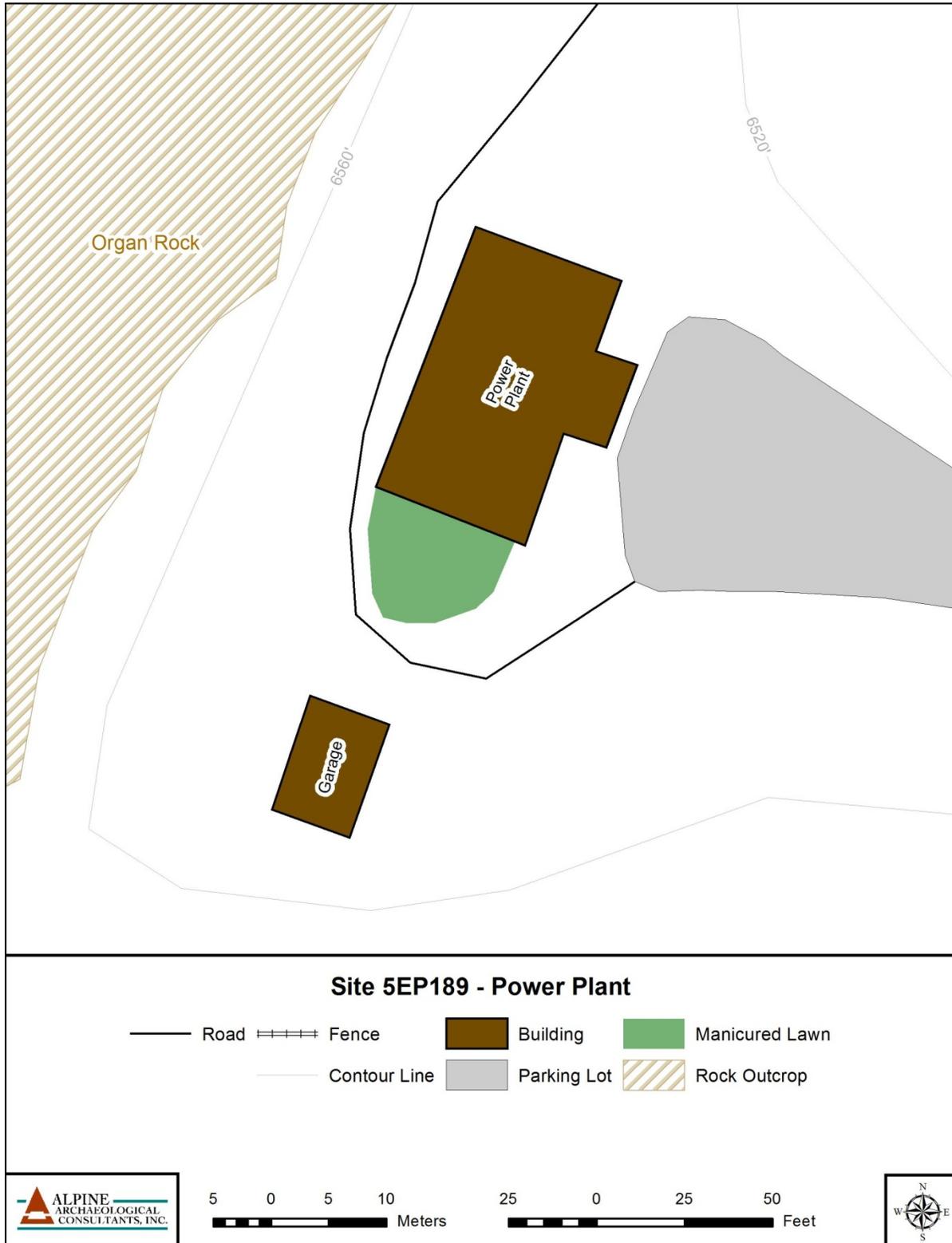
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Map 4

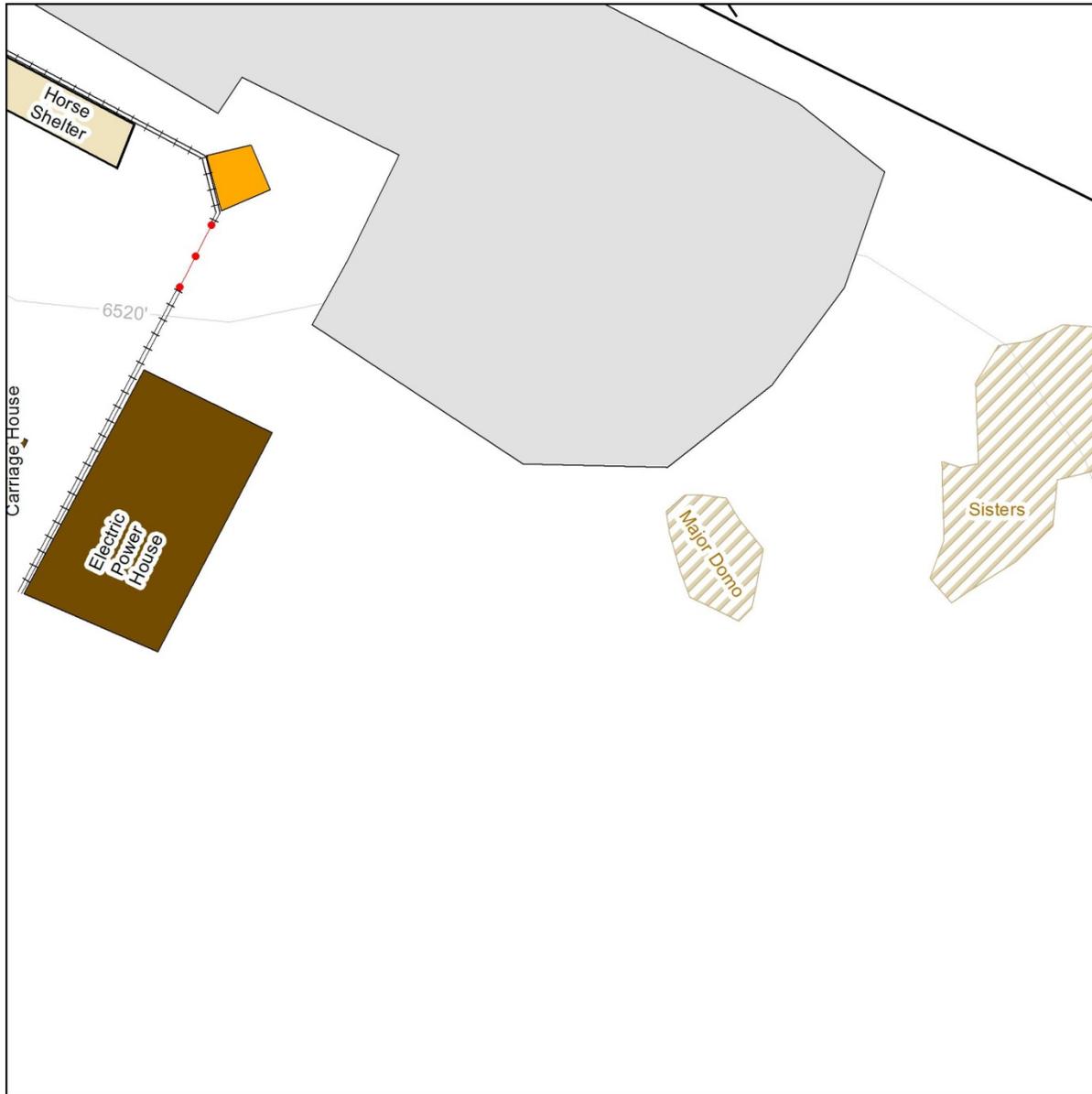
Glen Eyrie (Boundary Increase and Amendment)  
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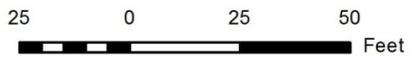
Glen Eyrie (Boundary Increase and Amendment)  
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**Site 5EP189 - Electric Power House**

- |         |                |               |                |
|---------|----------------|---------------|----------------|
| — Road  | ••• Gate       | ■ Turret      | ▨ Rock Outcrop |
| ⊥ Fence | — Contour Line | ■ Parking Lot | ■ Structure    |
|         |                | ■ Building    |                |



Map 6

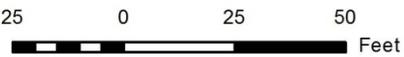
Glen Eyrie (Boundary Increase and Amendment)  
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**Site 5EP189 - Carriage House**

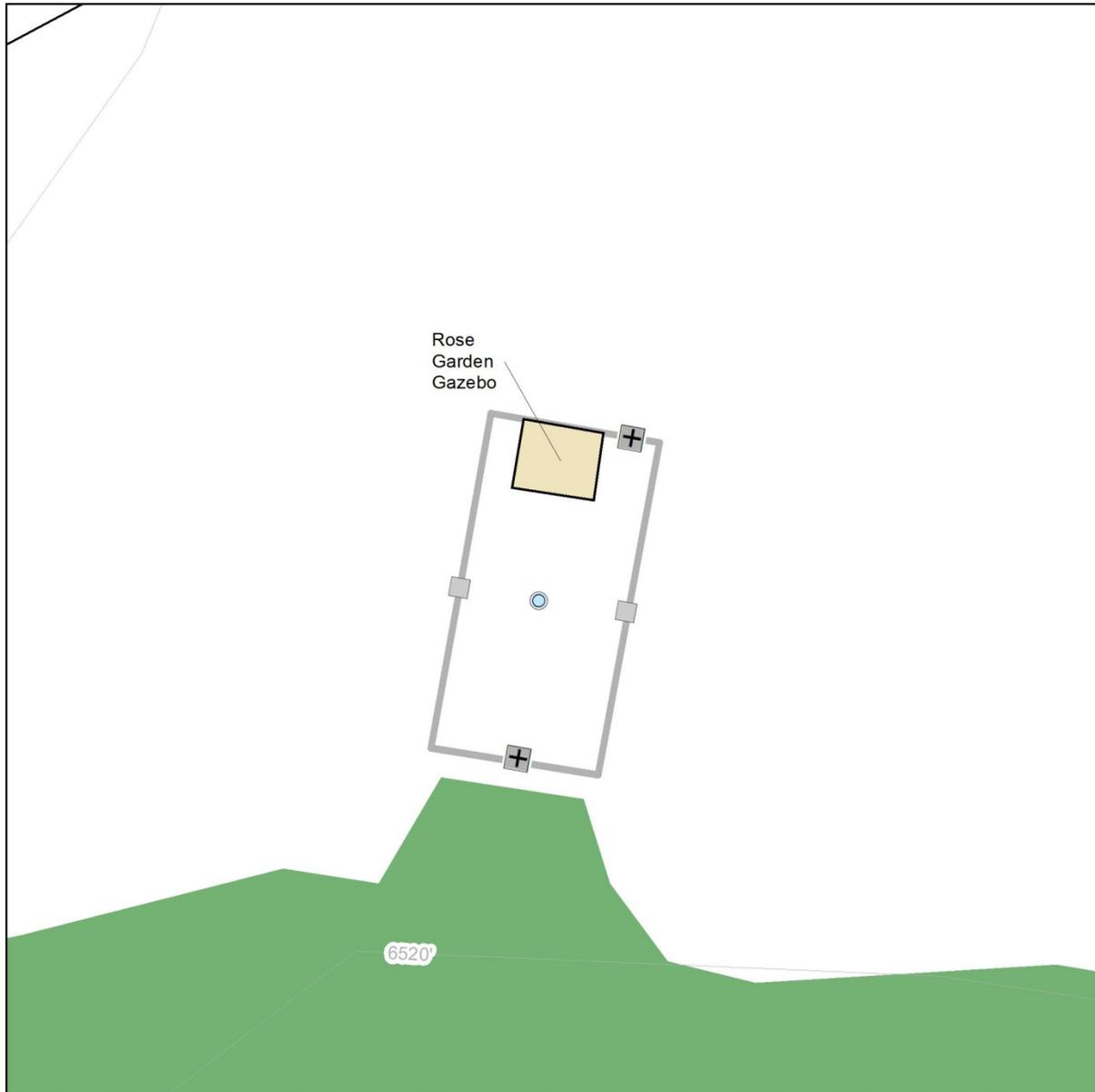
- |           |                |                  |             |
|-----------|----------------|------------------|-------------|
| — Road    | •• Gate        | □ Parking Lot    | □ Turret    |
| ≡≡≡ Fence | — Contour Line | □ Manicured Lawn | □ Structure |
|           |                | □ Building       |             |



Map 7

Glen Eyrie (Boundary Increase and Amendment)  
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**Site 5EP189 - Rose Garden Gazebo**

- |   |  |   |
|---|--|---|
|  Stairs        |  Road         |  Manicured Lawn |
|  Arbor & Bench |  Masonry Wall |  Structure      |
|  Fountain      |  Contour Line |   |



Map 8

Glen Eyrie (Boundary Increase and Amendment)  
Name of Property

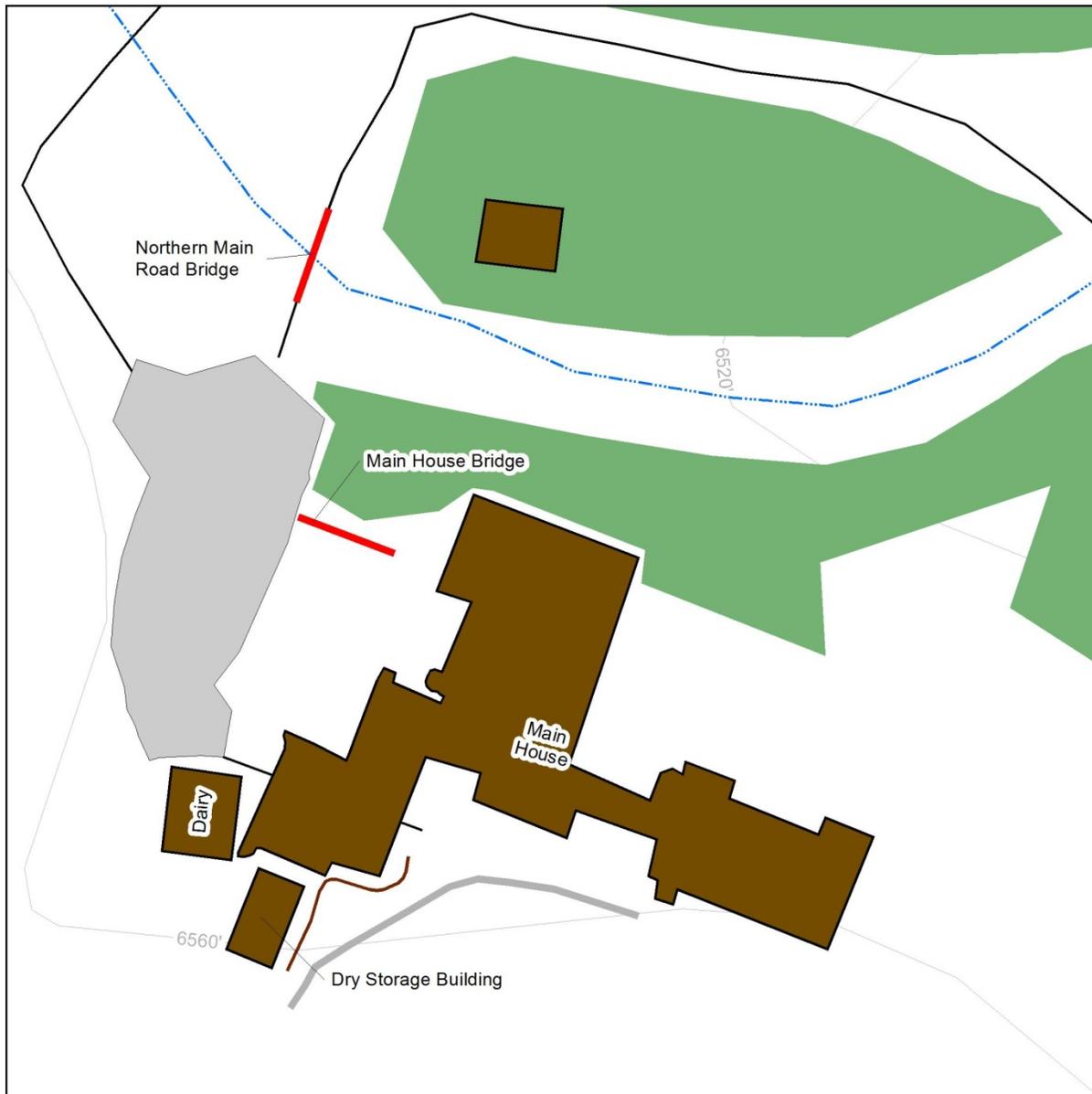
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Map 9

Glen Eyrie (Boundary Increase and Amendment)  
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**Site 5EP189 - Main House**

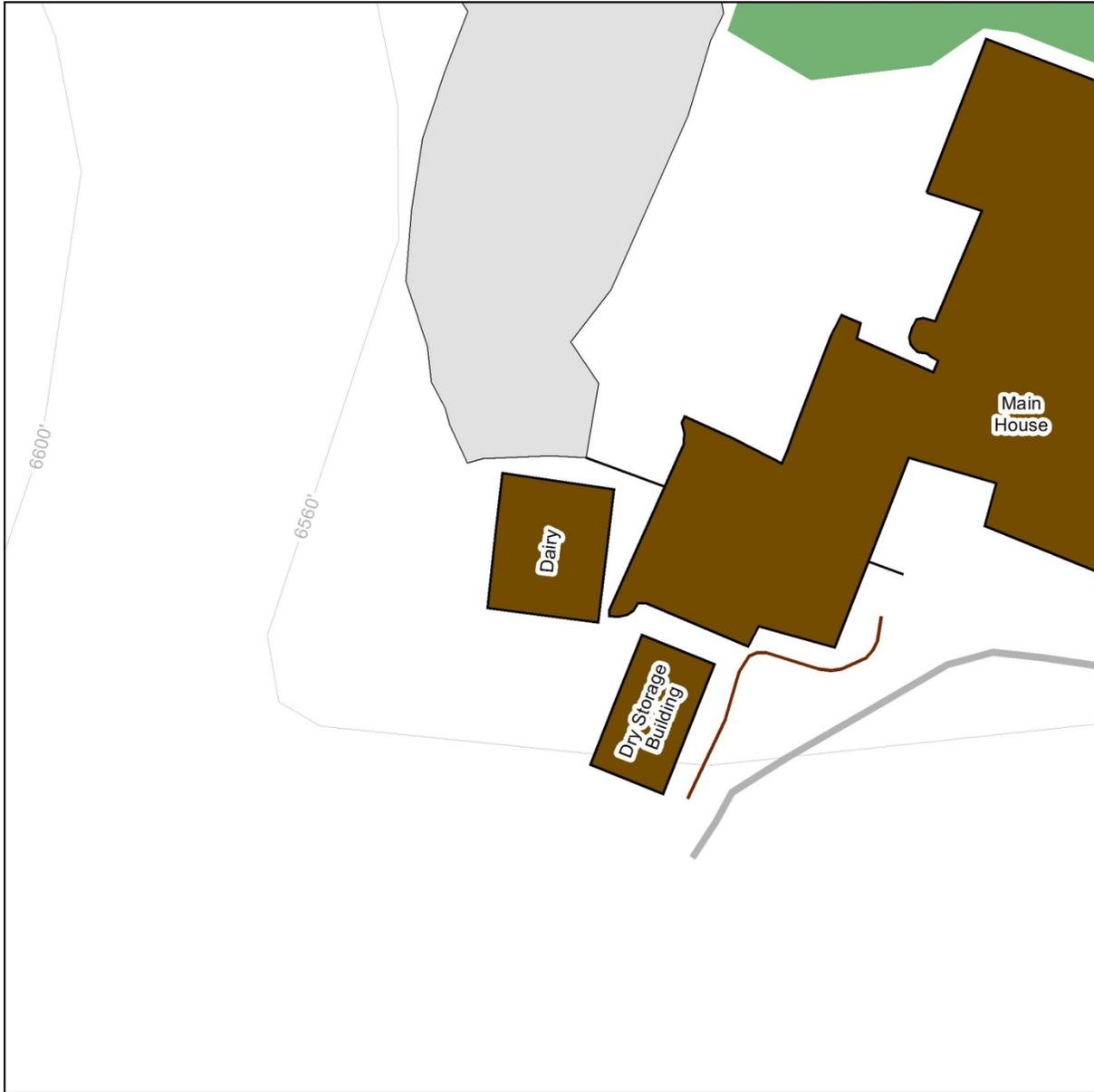
- |           |                  |                |                  |
|-----------|------------------|----------------|------------------|
| — Road    | — Sidewalk       | — Camp Creek   | ■ Parking Lot    |
| — Feature | — Retaining Wall | — Contour Line | ■ Manicured Lawn |
|           |                  |                | ■ Building       |



Map 10

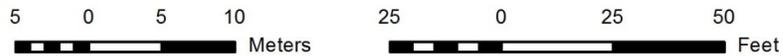
Glen Eyrie (Boundary Increase and Amendment)  
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**Site 5EP189 - Dairy**

- Road
- Retaining Wall
- Parking Lot
- Building
- Sidewalk
- Contour Line
- Manicured Lawn



Map 11

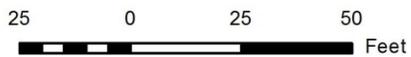
Glen Eyrie (Boundary Increase and Amendment)  
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**Site 5EP189 - Dry Storage Structure**

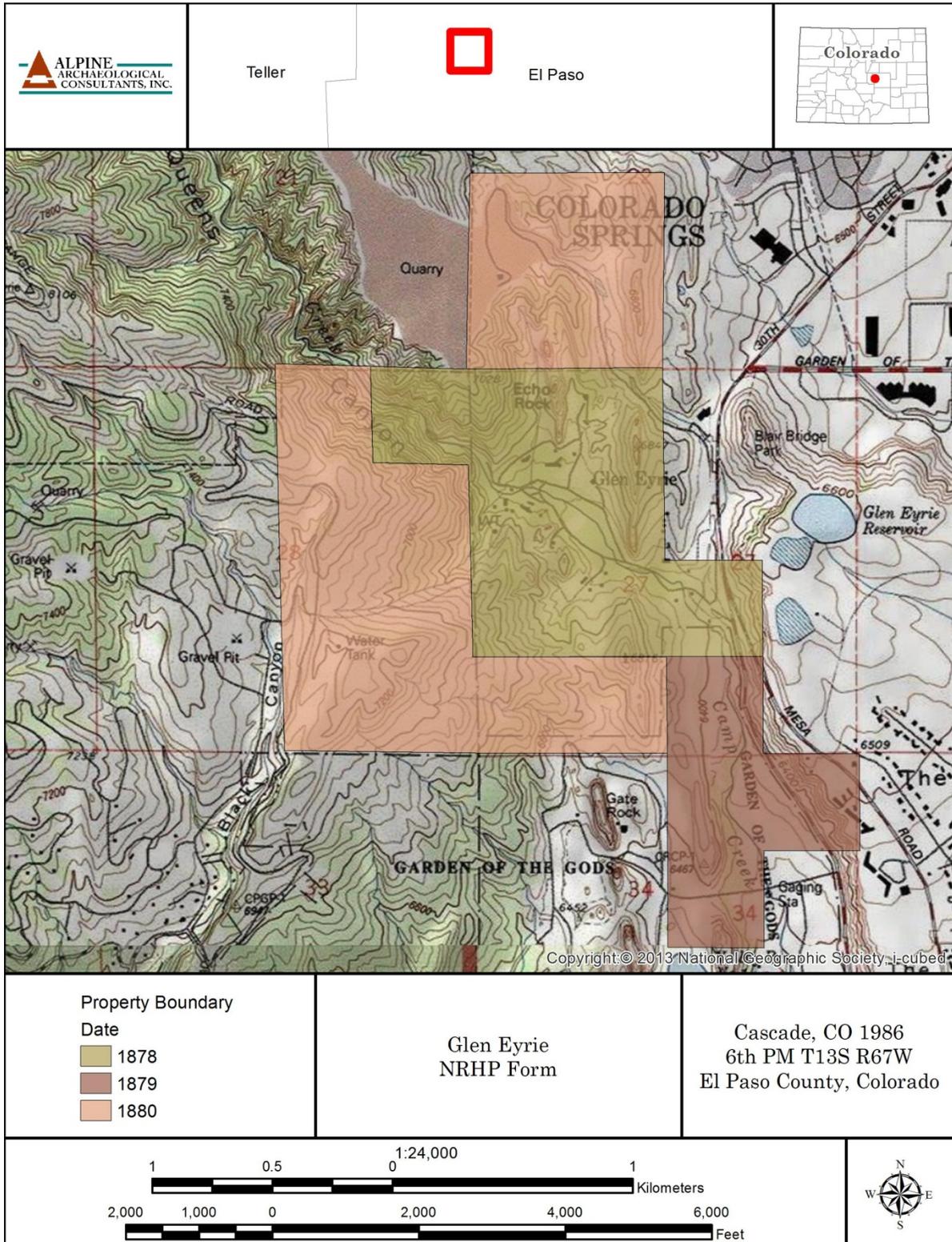
- Road
- Retaining Wall
- Parking Lot
- Sidewalk
- Contour Line
- Building



Map 12

Glen Eyrie (Boundary Increase and Amendment)  
 Name of Property

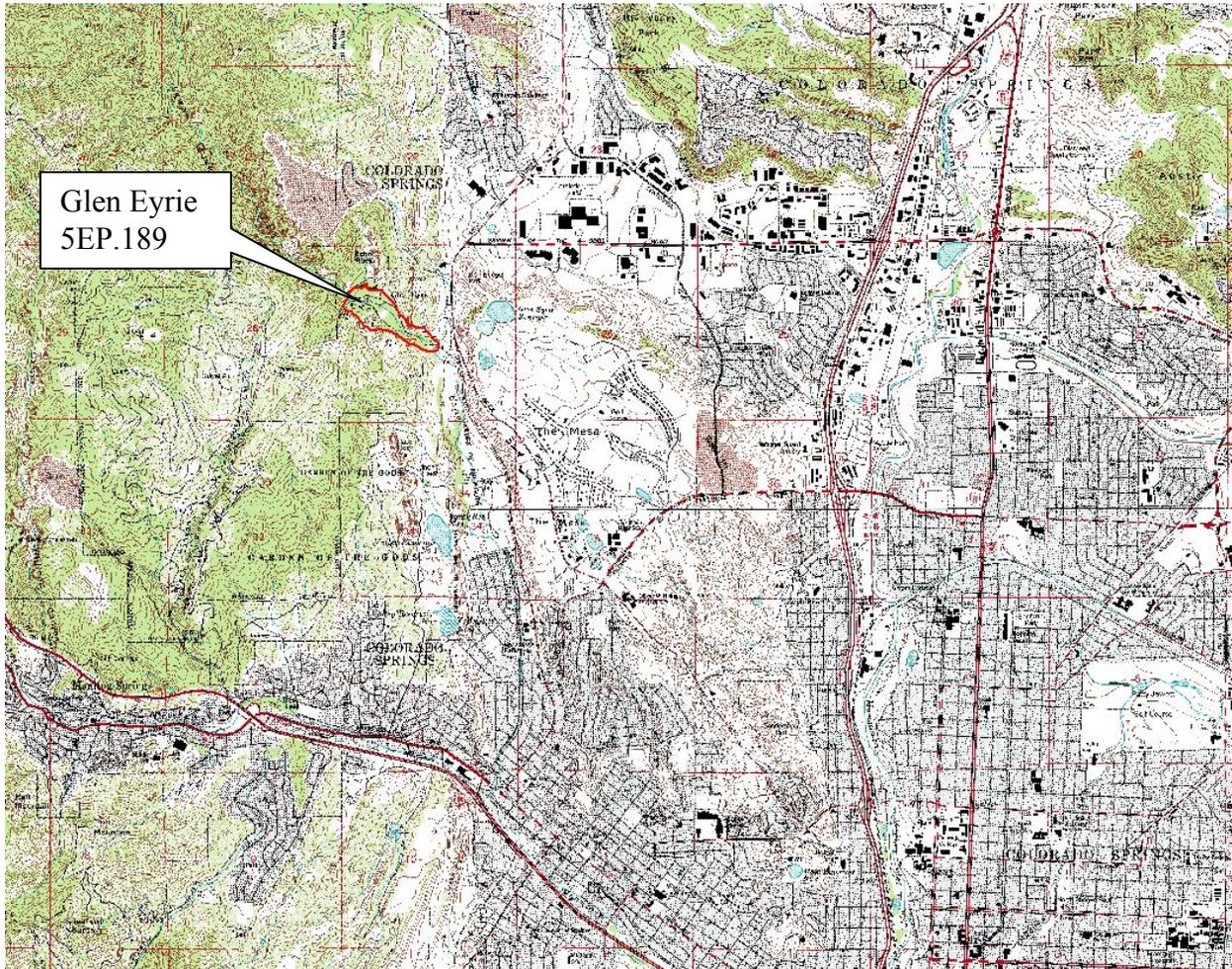
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Map 13

Glen Eyrie (Boundary Increase and Amendment)  
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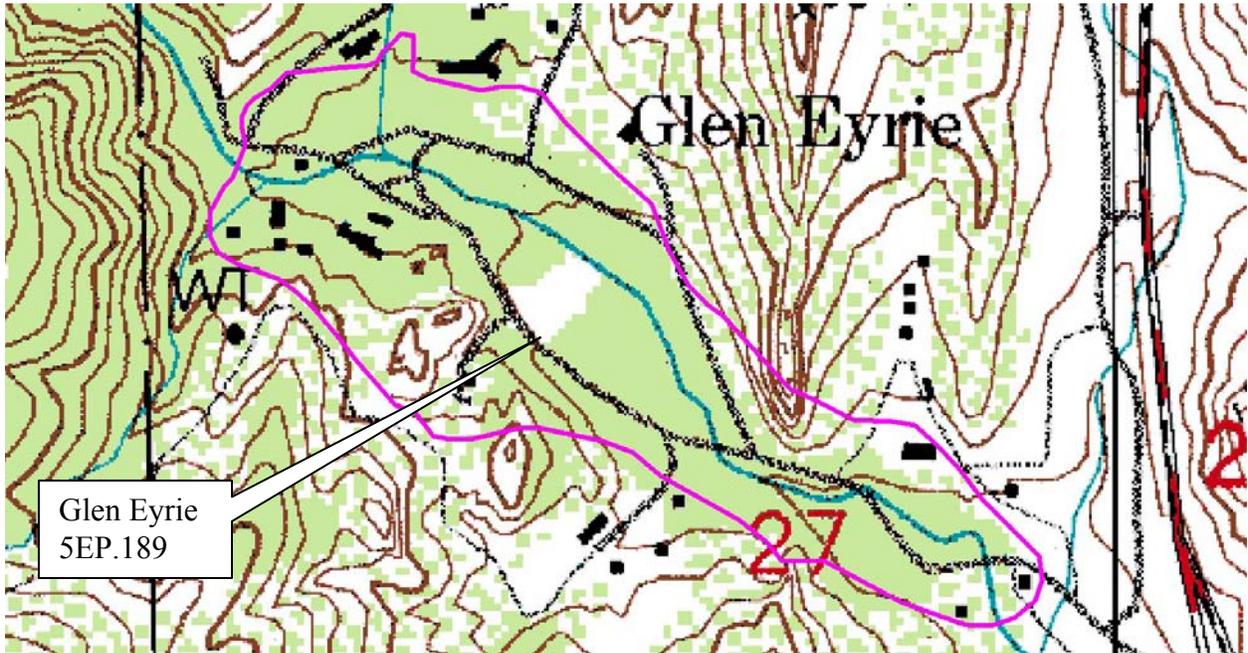
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Map 14 USGS Quad Map – Cascade CO, 7.5 min series

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Map 15 USGS Quad Map – Cascade CO, 7.5 min series