

COLORADO HISTORICAL SOCIETY

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Green Mountain Falls Gazebo

Other Names _____

Address of Property

[] address not for publication

Street Address Lake Street and Ute Pass Avenue

City Green Mountain Falls County El Paso Zip 80819

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Town of Green Mountain Falls

Address 7035 Oak Street Phone 719-684-9414

City Green Mountain Falls State Colorado Zip 80819

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Robert H. King, Trustee Date 5/2006

Organization Board of Trustees, the Town of Green Mountain Falls

Address P. O. Box 571 Phone 719-684-0130

City Green Mountain Falls State Colorado Zip 80819

FOR OFFICIAL USE:

Site Number 5EP.439

_____ Nomination Received

Senate # _____ House # _____

8/11/2006 Review Board Recommendation
 Approval Denial

8/31/2006 CHS Board State Register Listing
 Approved Denied

Certification of Listing: President, Colorado Historical Society

Date _____

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic Recreation/outdoor recreation

Current Recreation/outdoor recreation

Original Owner Green Mountain Falls Town and Improvement Company

Source of Information Incorporation documents for the Town of Green Mountain Falls, June 1890;

History of Ute Pass by Jan Pettit and *Ute Pass: Route of the Blue Sky People* by Virginia McConnell

Year of Construction 1888

Source of Information *The Weekly Gazette: Colorado Springs Weekly*, 14 April 1888;

History of Ute Pass by Jan Pettit and *Ute Pass: Route of the Blue Sky People* by Virginia McConnell

Architect, Builder, Engineer, Artist or Designer unknown

Source of Information _____

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | Architecture |
| <input type="checkbox"/> Archaeology – prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology – historic | <input checked="" type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/ Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

Significance Statement

(explain the significance of the property on one or more continuation sheets)

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

SECTION V

Locational Information

Lot(s) 1 Block 5 Addition 1 Town of Green Mountain Falls

USGS Topographic Quad Map Woodland Park

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

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SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Prints or Digital Images

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. The Colorado Historical Society may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for Society and/or State Register purposes.

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Late Victorian / Gazebo

Period of Significance: 1888 —1956

Level of Significance: Local State National

Acreage less than one

P.M. 6th Township 13S Range 68W Section 8 Quarter Sections NE NE NW SE

UTM Reference: Zone 13 Easting 498805 Northing 4309207

Site Elevation: 7750 feet

Property Name Green Mountain Falls Gazebo

DESCRIPTION and ALTERATIONS

The Green Mountain Falls Gazebo is an ornamental eight-sided open structure with a steeply pitched, concave polygonal roof. Constructed ca. 1888, the gazebo sits on a tiny island in the middle of a small artificial lake near the center of the town of Green Mountain Falls. Irregularly coursed ashlar rises slightly above the waterline to outline the grassy, egg-shaped platform of land that forms the island. The gazebo, island and lake are part of the town park. A wooden bridge (constructed in 1990 and not part of the nomination) connects the island to the rest of the park. The gazebo is in very good condition and is well-maintained by the town's public works department.

The lake is part of the town park, bordered on the northwest by Lake Street and a row of shops, including a restaurant and a motel; on the northeast by Fountain Creek; on the southwest by Ute Pass Avenue, the main road through town; and on southeast by the intersection of Hotel Street and Ute Pass Avenue. Further to the north are hills dotted with cottages and to the east a convenience store, another restaurant and motel. Looking west and south from the gazebo, one observes a range of heavily wooded mountains featuring several waterfalls, which gave the town its name.

The gazebo, measuring 20 feet in diameter, is an octagonal wood frame construction that consists of a distinctive polygonal concave roof supported by eight posts resting on a round concrete pad. The inverted cone-like roof with its widely overhanging boxed eaves with brackets culminates in a wooden spire (approximately 3' in length). Three flood lights are mounted near the base of the spire. Sheathed in square cut cedar shingles, the roof is painted in bands of white and shades of green with a distinctive playing card motif of hearts, clubs, diamonds and spades. The eight wooden posts that support the roof are spaced 7'-4" apart with a horizontal metal pipe spanning the distance between each post. The 7" timber supports are turned posts resembling "heavy table legs" typical of the Eastlake Style.* The metal pipes, painted a dark green, provide a stabilizing system of horizontal and diagonal bracing members that secure the structure. Each of the 9' tall turned posts has a triangular bracket that contains a panel with simple geometric cut-outs. Vertical boards with pointed ends form the encircling fascia board.

There have been few changes to the structure since its construction. At some point the metal railing was added for reinforcement and electrical lighting was installed. While it is not known when the metal railing was installed, it is visible in a photo of the gazebo from a 1977 publication (Freed & Baker). Many historic photographs show an unadorned spire, with one exception that has a flag flying atop. The 1977 image has lights attached to the top of the spire; floodlights are now positioned at its base.

* Eastlake was a popular decorative style of ornamentation found on houses of various Victorian-era styles such as Queen Anne and Stick Style. Named for British interior designer Charles Locke Eastlake, it is characterized by porch posts, balusters, railings, and pendants that are turned on a mechanical lathe giving the appearance of heavy legged furniture. In addition, large curved brackets, scrolls and other stylized elements are often placed at every corner, turn or projection along the façade (Blumenson 1981:59).

Property Name Green Mountain Falls Gazebo

A major restoration of the gazebo occurred in the summer of 1979 as a joint project of the town of Green Mountain Falls and the Ute Pass Historical Society. The cedar shingles of the curved roof were replaced and painted in the original design. Some of the structural supports for the roof were replaced, the pillars were sanded and painted, and the electrical wiring for the roof lights hidden.

The gazebo was constructed on an island originally accessible only by boats from a boathouse on the far side of the lake. At some point a dirt causeway was built out to the island. Local historian Jan Pettit believes that this occurred sometime in the 1920s. Pettit speculates that the boathouse was removed and the causeway installed when the town became less of a tourist stop and more of a settled community, around the time the train depot was torn down, ca. 1923. In 1990, an engineering class from the United States Air Force Academy designed and constructed the wooden bridge that replaced the old dirt causeway out to the island. The only work done on the building in recent times has been general upkeep and maintenance by the public works department of the town.

*Note the flag atop the spire in this image believed to have been taken between 1908 and 1912.
(Source: Western History Department, Denver Public Library)*



Property Name Green Mountain Falls Gazebo

SIGNIFICANCE STATEMENT

The Green Mountain Falls Gazebo is eligible under Criterion A for Entertainment/Recreation for its association with the area's early development as a summer resort. Built on a tiny island in an artificial lake at the center of town, the gazebo was designed as a scenic attraction for visitors arriving by train and a complement to a nearby resort hotel considered one of the finest in the area at that time.

The Green Mountain Falls Gazebo is eligible under Criterion C for Architecture as a good example of a type of picturesque structure that was prevalent during the late Victorian period. Various called summer houses, garden houses, belvederes and pavilions as well as gazebos, these diminutive structures decorated public parks and private grounds, providing shelter and comfort while promoting a feeling of harmony with nature.

The gazebo is also eligible under Criterion D for its geographical importance as an easily recognized visual landmark for the town. One of the most frequently photographed structures in the Ute Pass area, the gazebo has become a symbol for the town and is incorporated into its logo.

Criterion A – Entertainment/Recreation

Built ca. 1888 at a time when the area was being developed as a mountain resort, the gazebo was designed as a scenic attraction. Green Mountain Falls was a popular stop on the Colorado Midland Railway Company's railroad line that extended from Colorado Springs west through Ute Pass to Cripple Creek and Florissant. During its most successful era at the end of the nineteenth century, the Colorado Midland railroad brought thousands of summer visitors to enjoy the fresh air and scenery of the Ute Pass area. The completion of the railroad in 1887 encouraged a number of entrepreneurs to build large hotels and related facilities to entice the many tourists headed to the mountains. In 1888-89, hotels were constructed almost simultaneously in Green Mountain Falls, Cascade and Ute Park (now Chipita Park). The Green Mountain Hotel was "the most formal and formidable," sited on a rise above a man-made lake with 70 guest rooms, large dining rooms and parlors, and lavish verandas (Freed & Baker 1977:25). The hotels are gone, as is the railroad and all its stations. Of the early buildings and structures that appeared in the 1880s and 90s along the shore of the lake at Green Mountain Falls, only two remain. One is the gazebo, still at its original location, and the other is the former Green Mountain Falls Town Improvement Company Land Office which has been moved twice.

Criterion C – Architecture

The Green Mountain Falls Gazebo with its octagonal frame, pointed roof and elaborate brackets is classic of its period. Although its builder is not known, the gazebo belongs to a category of structures that was quite popular in its time. Gazebos sprang up like mushrooms across America in the 1880s. While architects designed the more elaborate gazebos, local carpenters built simpler structures with the help of pattern books like Bicknell and Comstock's *Modern Architectural Designs and Details*, published in 1881.

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This builder's catalogue offered a variety of designs, including a peak-roofed summer house with decorative a finial and turned posts, similar to what is found on the Green Mountain Falls Gazebo. These small shelters were invariably made of wood, and combined with the timely invention of the scroll saw allowed for intricate designs that resulted in picturesque constructions. Open on all sides, gazebos offered rest and repose where one could gaze out on the natural scenes. They promoted a harmonious relationship with nature in keeping with the philosophy of the time. With the structure itself often framing the view, gazebos brought the majesty of the Western landscape to a more accessible scale.

The naïve designs of arbors, bridges, and pavilions, along with flamboyant [sic] hotels and rustic cottages, satisfied Victorian yearnings for a picturesque, pastoral vision. These architectural embellishments, no matter how small, served to 'soften the rudeness of nature,' as one landscape gardener described. (*Better Times* 1981:2)

Criterion D – Community Identity

Certain properties provide a community with a unique sense of identity, becoming the single feature by which that community is most immediately recognized. Such is the case with the gazebo, easily visible from Ute Pass Avenue, the main road through town. One of the few remaining resources from the earliest period of the town's history, the gazebo is the signature structure for the town of Green Mountain Falls, appearing on post cards, t-shirts and the town logo.

While continuing to fill its "contemplative" function, the gazebo is also a popular site for community events, such as the annual Fourth of July fireworks display and summer band concerts. In addition, it is rented for private events, such as weddings and family reunions. It provides a link to the past, while also being a resource for the social life of the town.

Historical Background

The town of Green Mountain Falls and its gazebo owe much to the Colorado Midland Railway Company. By the summer of 1887, the Colorado Midland Railway had tunneled its way through Ute Pass and was providing passenger travel as well as freight service from Colorado City to Divide. Anticipating rapid development of this area for summer recreation and entertainment, the railway built terminals at each of the proposed town sites along its route and promoted excursions to the various mountain locales.

The canyon where the town of Green Mountain Falls resides was first acquired by George Howard in 1881 for a ranch, but then sold in December 1887 to W. J. Foster for development as a summer resort town. He established The Green Mountain Falls Town and Improvement Company in January 1888 for that purpose. Plans for a hotel were under way in the spring and by summer the firm of McShane and Clough had begun laying out streets for the town. They were also given the job of excavating a small artificial lake in the center of town. [Other

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sources provide different information. McConnell (1963:63) indicates that a crew of Mormons, who probably came to the region for the Midland construction, dredged the four-acre lake.] For added interest, a tiny island with an eight-sided pavilion was constructed in the middle of the lake. There is no record of who designed or built the pavilion, but some sources indicate that it likely was the work of W. G. Riddock, a local contractor who built over a hundred tent houses for vacationers and supervised the construction of a three-story hotel about the same time.

The Colorado Midland Railway Company immediately put up a station on the north side of the lake and the Town Company built another pavilion nearby. Thus began collaboration by the railway company and the town to promote railroad excursions to the resort community. In a two week period during June 1888, the railroad sold over two thousand tickets to Green Mountain Falls and Cascade Canon. The artificial lake was filled by then with some boats placed on it, and a band played in the pavilion (McConnell 1963:63).

The Green Mountain Falls Hotel, which opened in May 1889, was an ambitious undertaking with 70 guest rooms, kitchen, dining room, parlor and broad verandas set off by slender white columns. Situated on a slope overlooking the lake, the hotel was similar in design to the gazebo and early photographs show them as complementary structures. Guests at the hotel would have had an enchanting view of the lake and its picturesque gazebo, while visitors to the town rowing out to the gazebo could observe the hotel in all its splendor set against a background of rugged granite mountains covered with evergreens. The three story hotel opened under the management of Miss A. A. Warren, who had previously run the Antlers Hotel in Colorado Springs, and the rate was \$3.00 per day (McConnell 1963:65).

A pre-1908 image of the gazebo with the boathouse and hotel in the background. (Source: Western History Department, Denver Public Library)



Incorporated in 1890, the town of Green Mountain Falls grew rapidly. "Over \$1000 worth of lots were sold in one day, cottages grew amongst the trees like mushrooms" (Pettit 1979:33). In the early 1890s, the railway company sold more tickets to Green Mountain Falls than to any other point on the line west of Colorado Springs (McConnell 1963:67). The town had much to

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offer for visitors seeking health, recreation, rest or sport. It sponsored a wide array of events, including balloon ascents, baseball games, boat-racing, burro rides, concerts by the Midland Band and Saturday night dances throughout the summer.

Green Mountain Falls was on the Chautauqua circuit, with some of the most popular entertainers and lecturers of the day coming there to entertain summer visitors. In 1891, the Colorado Midland Railway Company and the Green Mountain Falls Town and Improvement Company jointly sponsored a famous Brooklyn preacher, Reverend T. DeWitt Talmadge, to speak at the gazebo. In spite of bad weather, a crowd of 2,000, according to the local newspaper, turned out to hear his talk. But even aside from such well publicized events, the gazebo was a central attraction for tourists from the plains of Kansas and Nebraska, many of whom came on "wildflower expeditions" sponsored by the railroad. They eagerly rented boats to row out to the tiny island where the pavilion stood in order to enjoy a contemplative view of the surrounding mountains.

During the early part of the twentieth century, the town of Green Mountain Falls gradually changed. The Ute Pass hotels were already losing their fashionable image by the turn of the twentieth century and misfortune struck a crucial blow. The Green Mountain Hotel was destroyed by fire in 1908. Tent cabins gave way to log-sided summer cottages and auto camps replaced grand hotels. The railroad was abandoned in 1918 and its depot razed in 1923. The boat house on the far side of the lake, from which visitors could row out to the gazebo, was taken down and a dirt causeway put in its place. A swimming pool, croquet and shuffle board courts were added to the town's recreational facilities. In time many of the Victorian summer homes were converted into year-round residences depriving the town of some of its rustic charm and much of the summer excitement of the 1890s and early 1900s, but giving it more of a sense of stability and permanence.

Green Mountain Falls remained predominantly a summer resort community for Kansans, Nebraskans, Oklahomans and Texans until the mid-twentieth century when improved roads, and eventually a four-lane highway through Ute Pass, made it an attractive location from which to commute into Colorado Springs. Today the town has a resident population of just over 900. While many of the residents are new to the area, more than a few can trace a family connection to Green Mountain Falls that goes back several generations.

The Ute Pass Historical Society was formed in 1976 under the leadership of Jan Pettit, whose grandparents originally moved from Nebraska to Colorado for their health. The Ute Pass Historical Society is currently based in Woodland Park, but it first set up office in Green Mountain Falls, where one of its initial projects was raising money for a full scale restoration and repair of the gazebo. Noting that the gazebo was built in "the heyday of a young Green Mountain Falls," an article in the *Ute Pass Courier* (5 July 1979) expressed the hope that its restoration would "recapture the splendor of those days." The restoration work was completed later that summer. The continuing importance of the gazebo to the community of Green Mountain Falls was reaffirmed in 1990 at the time of the town centennial, when a wooden bridge was designed and constructed by an engineering class from the United States Air Force Academy to replace the old causeway out to the island.

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The gazebo's significance as a landmark and its function as a focus of community life has changed very little of over the years as it continues to be a popular destination for out-of-town visitors and the site for many public and private events, including band concerts, firework displays, picnics, weddings and family reunions.



A pre-1908 photograph as the hotel is still extant. (Source: Western History Department, Denver Public Library)

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BIBLIOGRAPHY

Bicknell, A.J. and Comstock, William T. *Modern Architectural Designs and Details*. Reprint ed., New York: Dover Publications, 1881.

Blumenson, John J.-G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, 2nd ed., rev. Nashville, Tennessee: American Association of State and Local History, 1981.

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Freed, Elaine and Barber, David, preparers. *Historic Sites & Structures El Paso County, Colorado*. El Paso County Land Use Department, 1977.

Pettit, Jan. *A Quick History of Ute Pass*. Colorado Springs: Little London Press, 1979.

McConnell, Virginia. *Ute Pass: Route of the Blue Sky People*. Denver: Sage Books, 1963.

Sprague, Marshall. *Newport in the Rockies*. Athens, Ohio: Swallow Press/Ohio University Press, 1987.

Articles

(Colorado Springs) *Gazette-Telegraph*. 22 October 1979, A1; 3 March 1980, C1; 10 June 1980, A9; 6 October 1982.

"Green Mountain Falls." *News of The Ute Pass Historical Society and Museum*, January 1990, p.1-3.

"Green Mountain Falls Town." *The Weekly Gazette: Colorado Springs Weekly*, 14 April 1888, p.7.

"Green Mountain Falls: Wildflowers of the Rockies." *Mountain Echo: 100 Years of Ute Pass History*, 1 August 1976, p.4.

"Ute Pass Historical Society Plans Restoration Projects." *Ute Pass Courier*, 5 July 1979, p.6.

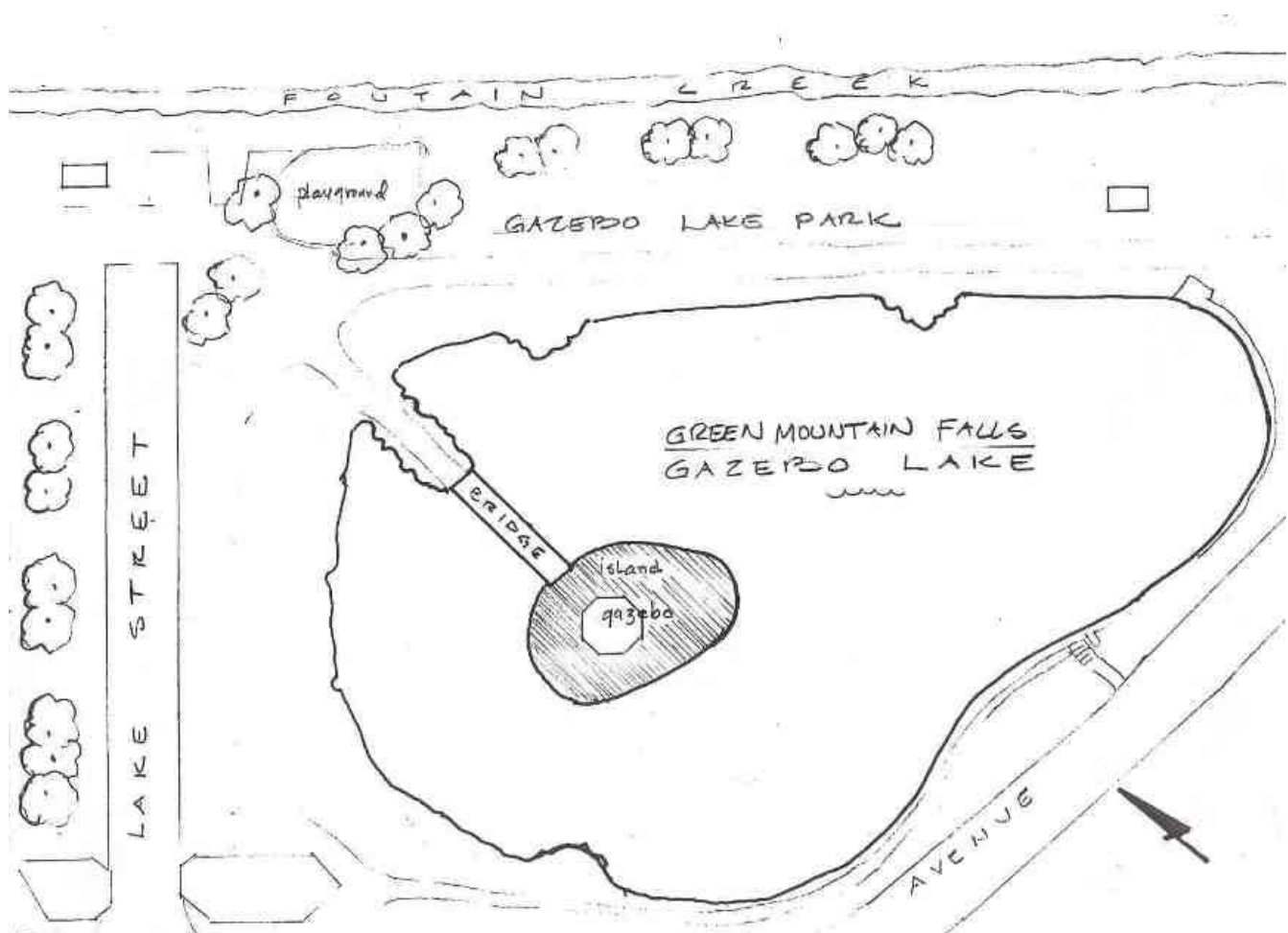
"Victorian Gazebo." *Better Times: Newsletter of the America the Beautiful Fund*, Spring 1981, p.2.

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GEOGRAPHICAL DATA

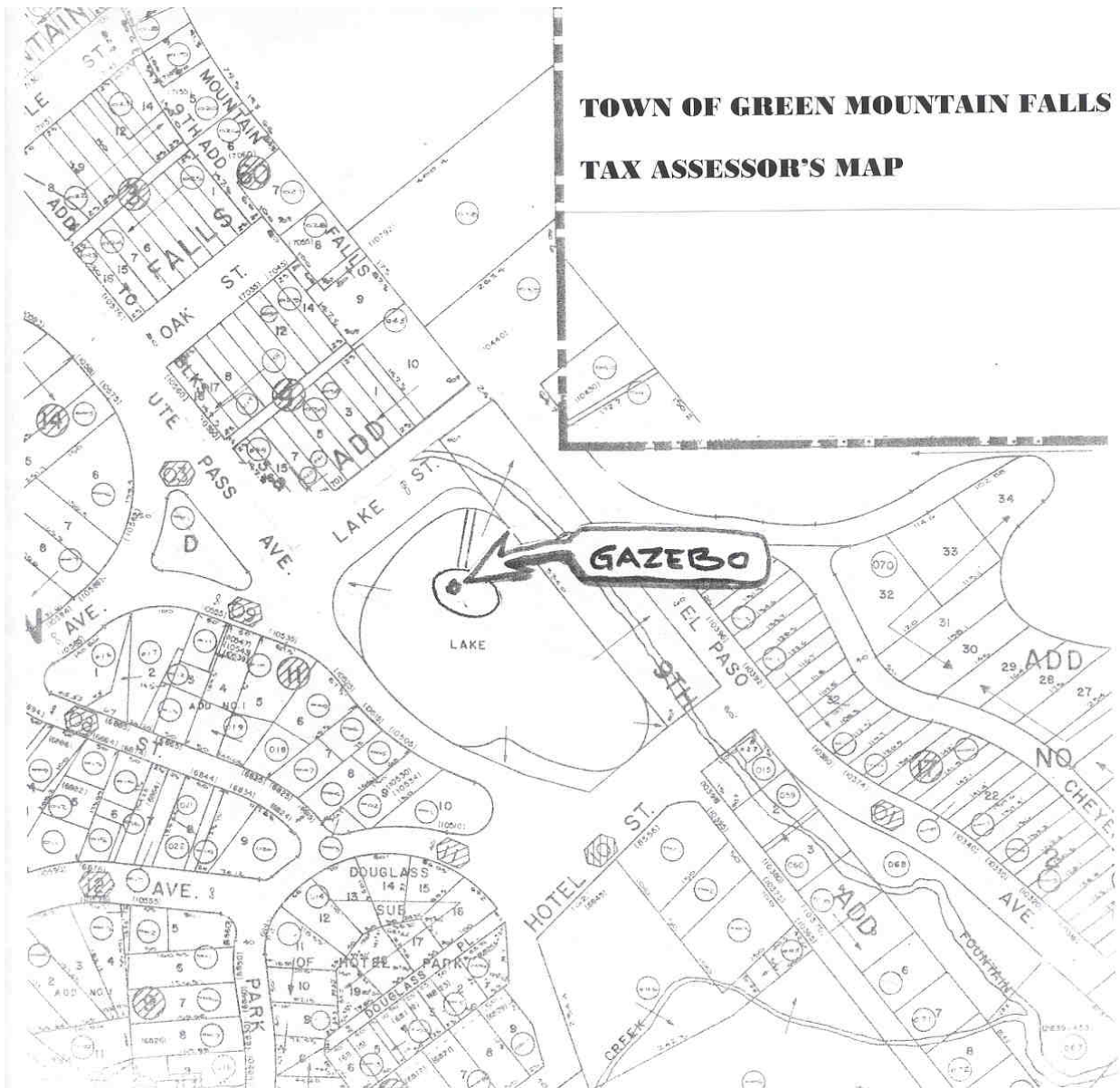
VERBAL BOUNDARY DESCRIPTION

The nomination parcel includes the gazebo and the small piece of land—the island—on which it sits. The boundaries are drawn to exclude the recently constructed bridge.



(NOT TO SCALE)

Property Name Green Mountain Falls Gazebo



Property Name Green Mountain Falls Gazebo

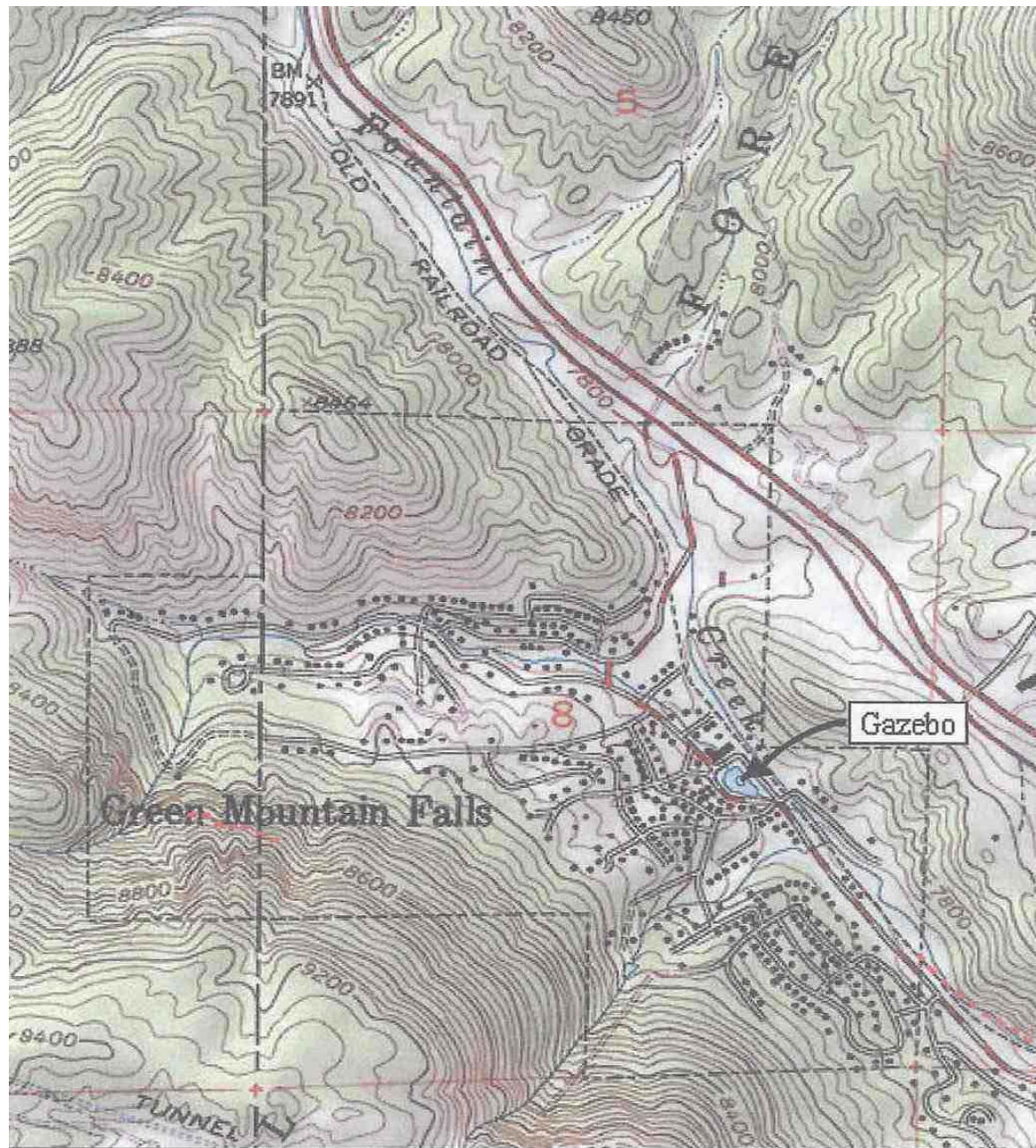
PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-8 except as noted:

Name of Property: Green Mountain Falls Gazebo
Location: Green Mountain Falls, El Paso County
Photographer: Robert McArthur
Date of Photographs: 1 May 2006
Negatives: Town Hall, Green Mountain Falls

<u>Photo No.</u>	<u>Photographic Information</u>
1	Gazebo exterior, camera facing NW
2	Gazebo island with connecting bridge; camera facing E from Ute Pass Avenue
3	Bridge leading to gazebo; camera facing S
4	Gazebo with mountains in background; camera facing S from edge of bridge
5	Interior of gazebo, floor; camera facing S
6	Interior of gazebo, ceiling; camera facing S
7	Close-up of gazebo roof; camera facing SW
8	Close-up of ceiling; camera facing SW

USGS TOPOGRAPHIC MAP
Woodland Park Quadrangle, Colorado
7.5 Minute Series



105°02.000' W NAD27 105°01.000' W
0 0.5 1 MILE
0 1000 FEET 0 500 1000 METERS

Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com)