

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

JAN 13 1989

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name The Southern Hotel
other names/site number Benny's Hogan
Rio Grande Southern Hotel

2. Location

street & number 101 South Fifth Street n/a not for publication
city, town Dolores n/a vicinity
state Colorado code CO county Montezuma code 083 zip code 81323

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing: n/a Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Berlson Suter 1-10-89
Signature of certifying official Date
State Historic Preservation Officer
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Druce J. Noble, Jr. 2/23/89

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic /Hotel

Current Functions (enter categories from instructions)

Domestic/Hotel

7. Description

Architectural Classification
(enter categories from instructions)Late Victorian: Queen Anne

Materials (enter categories from instructions)

foundation stonewalls stuccoroof asphaltother wood trim

Describe present and historic physical appearance.

The Southern Hotel is a detached building located on a corner lot. The three and one-half story building consists of two rectangular front gable sections. The larger, corner section was constructed in 1893 and the narrower south addition was added in 1902.

Originally the north side of the building was faced by horizontal boards and the west side was faced by shiplap siding. Eventually shiplap siding covered the original frame building. It is believed that the exterior of the building was stuccoed with a spatter dash finish sometime around 1913. The base of the building on the west front and north side is faced with stone up to the level of the first floor window sills and is laid with a running bond. This alteration was probably made ca. 1940-1941, when the hotel was refurbished. The building's front and side gables are faced with wooden shingles that are arranged in alternating rows of square cut and fishscale patterns. The roof shape is irregular. The original building has a front gabled roof. The south addition also has a front gable and a cross gable. The addition to the roof, located in the valley between the two front gabled roofs, is built with a sloped roof line because of the difference in height between the original building and the addition.

The Southern Hotel has four entrances; two at the front and one on the north side, and one in the rear. Over these entrances, there are front gabled roofs with trusses in the gables, all of which are supported by knee braces. These roofs were added prior to 1937. The window and door openings are as they were originally constructed with the exception of the north side where the two center windows on the first floor were made into a restaurant entry with a broad window to one side of the door. The date of this alteration may have been in the 1940s when the hotel was changed to Benny's Hogan. All of the windows on the front are original two-over-two sash with the gable window in the original being a double and the gable window in the addition a single. The rest of the windows are four-over-four wood sash with the exception of the first floor window near the front of the south side which is two-over-two. Some original glass remains in the windows on the first floor. The front doors are not original. However, the door in the back on the second floor leading to the fire escape is believed to be original. The doors are glazed and paneled. The northern-most door on the front (west) side has diamond shaped panes. The hotel has two single chimneys. One is located on the north slope of the original portion of the building and is made of brick. The second is a brick

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Rio Grande Southern Hotel

exterior chimney located in the rear which has had stucco applied over the brick. There is also a wooden fire escape on the rear of the original building and an attached shed.

The most decorative element of the building is the wood ornament on the front gables. Aside from the decorative wooden shingles there is a decorative wood pediment above the gable in the original section of the hotel. This pediment is adorned with a stylized plant design. The front gable of the original section has trim at the peak. A small quatrefoil is cut into this trim. This trim and the truss system on the porches give the hotel a Swiss Chalet appearance.

In addition to the alterations already mentioned, including the historic addition to the south side of the building, the application of stucco, and the addition of a northside door, there have been a few other alterations. A chimney was removed from the north slope of the original hotel. The date of this removal is unknown. Besides the normal maintenance of painting the building, improvements have been made to the building through the years. In 1900, a sidewalk was added along the north side of the building. Three new rooms were added to the third floor of the building in 1901 by carpenter Henry Abeline. Henry Abeline was also the carpenter in charge of the addition to the south side of the hotel in 1902.

An icehouse and stable were associated with the hotel by 1904. In 1906, a boardwalk was added to the north side of the building and a gasoline lighting plant to light four 500 candlepower lights was installed in 1907. The stable and icehouse at the rear of the hotel burned to the ground in June of 1913. In July 1913, a special meeting of the town trustees was held to grant a permit to Mabel Williams, the owner of the Southern Hotel, to build replacement outbuildings on the rear of the lots. It appears that the stucco may have been applied to the exterior of the hotel about that same time because in September of that year, the trustees passed a Fire Limits Ordinance which required that all outbuildings may be constructed of wood enclosed in some kind of fireproof material. In addition, the ordinance required that all new construction have outside walls and party walls made of stone, brick, concrete, or cement and all roofs and cornices be of fireproof material. These alterations are a historic reminder of the community's concern with fire prevention in Dolores. Even though the building has undergone these changes, the essential character of the building has remained intact. All of the original openings and gables remain intact.

In 1940, B. C. Benham, who was in charge of the local Continental Oil Company agency in Dolores, bought the Southern and changed the name to "Benny's Hogan." The building's interior was remodeled and redecorated at this time. The work included new stucco, new roof, the installation of a steam heat plant and bottled gas for

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

The Rio Grande Southern Hotel

refrigeration and cooking. The interior of the hotel has been altered many times since the 1940s. The hotel has been operated continuously from 1893 through 1988. It has been remodeled to meet existing health and safety standards and the public need.

A non-contributing outbuilding is located to the rear of the hotel on the alley. This shop building was constructed in 1983 and is used as a workshop for the maintenance of the hotel. It is a one story, side gabled frame building which measures 10 feet by 20 feet. It has two single pane, sliding windows and a double door on the west elevation which faces the rear of the hotel.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Commerce

Transportation

Period of Significance

N/A

Significant Dates

1893

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Wilbur, E.L.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Southern Hotel, constructed in 1893, is significant in the history of Dolores, Colorado. Dolores was founded with the construction of the Rio Grande Southern Railroad between Durango, Colorado and Telluride, Colorado. The hotel, which took its name from the railroad line, was the first in Dolores and is directly across the street from the site of the original train depot. The Southern was built to accommodate those traveling or associated with the railroad and is representative of the businesses that were initiated to serve this means of transportation. Because of this, the Southern Hotel is significant to both the areas of commerce and transportation. The coming of the railroad in the early 1890s ushered in a new era of growth for the Dolores River Valley and provided transportation and communication between the valley and the rest of Colorado and the country. The Southern is also the oldest building in Dolores. The Harris building, known later as the Taylor Hardware Store, previously held that distinction but was destroyed by fire in 1985.

The original Dolores townsite was platted on the Sherman Phelps homestead which was bought by the Harris brothers. The Dolores Town and Improvement Company, founded by the Harris brothers, sold lots for the development of the town. The brothers built the first store building, J.J. Harris Co. on Main Street between 1892 and 1893. These included a saloon, blacksmith shop, livery stable, and meat market and grocery store. According to the Montezuma County tax records, E.L. Wilbur built the Southern Hotel in 1893. Mrs. Callie Lofquist, daughter of E.L. Wilbur, believes that her father designed the building himself with the help of local people. The Southern Hotel is significant to the commercial development of Dolores because it is the oldest reminder of this commercial boom and a representative of these original businesses.

The first train of the Rio Grande Southern ran from Durango on January 2, 1892, and within the next few years, Dolores became one of the major stops between Durango and Rico. The train left Durango in the morning and arrived in Dolores around noon when there was a lunch stop. The afternoon train arrived around eight in the evening for an overnight stop before proceeding to Rico, Telluride or Ridgeway the next morning. The Southern Hotel is significant to the development of transportation because it represents those businesses that developed to serve the railroads and contributed to

See continuation sheet

9. Major Bibliographical References

Freeman, Ira, A History of Montezuma County, (Boulder, Johnson 1958), pp. 59-64.
U. S. Department of Interior, The River of Sorrows, pp. 15,16.
Dolores Star, 2/1/00, 9/28/00, 9/27/01, 3/14/02, 4/25/02, 8/17/03, 1/10/04, 8/11/05,
12/7/06, 2/8/07, 9/6/07, 10/22/09, 6/6/13, 7/18/13, 6/19/14, 7/17/14, 5/22/25,
7/29/27, 5/16/30, 8/5/38, 9/6/40, 11/22/40, 4/25/41.
Minutes of Record, Board of Trustees, Town of Dolores, 7/14/13, pp. 84-85.
Mrs. Callie Lofquist, 201 South Sixth Street, Dolores, CO 81323.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property less than 1 acre

UTM References

A

1	2
---	---

7	2	0	8	5	7
---	---	---	---	---	---

4	1	5	0	4	4	0
---	---	---	---	---	---	---

Zone Easting Northing

C

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

B

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

Zone Easting Northing

D

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

Lots 5 and 6, Block 17, Town of Dolores

See continuation sheet

Boundary Justification

The boundary includes those lots historically associated with the Southern Hotel.

See continuation sheet

11. Form Prepared By

name/title Beverly Jean Clark
organization Owner, Rio Grande Southern Hotel date 10/27/88
street & number 101 South Fifth Street telephone (303) 882-7527
city or town Dolores state CO zip code 81323

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

The Rio Grande Southern Hotel

the success of the railroads. From its beginning, the Southern was the only railroad eating house between Durango and Telluride and for many years the only hotel in Dolores. At train time, the Southern Hotel became the gathering place for the townspeople, miners, and ranchers of the area where they heard the latest news from the train passengers on social, political and economic conditions around the state and country. In 1930 a second hotel, the Del Rio, was constructed in Dolores. The Del Rio and Southern are still the only hotels in town. Since its original construction, the Southern has been in continuous use as a boarding house and hotel.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ PHOTO LOG Page 1

Rio Grande Southern Hotel

PHOTO LOG:

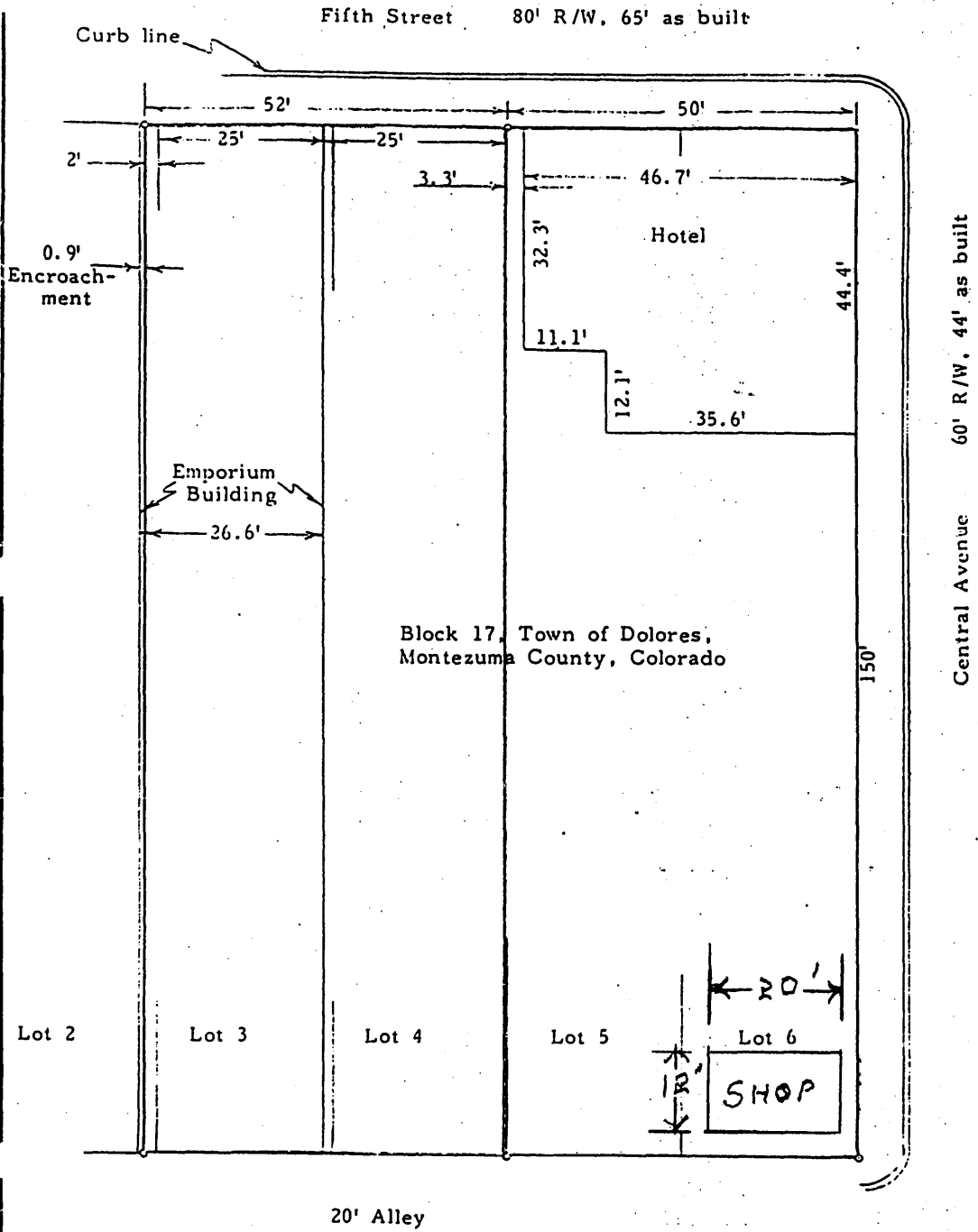
The Southern Hotel
Dolores, Colorado
Photographer: Sam Green
Date: September 1988
Location of Negatives: Dolores Star

- Photo #1 SW facade
- #2 NW facade
- #3 East facade, rear of hotel

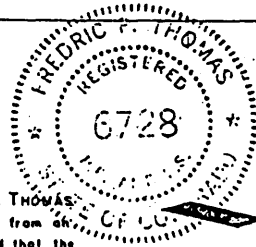
Historic photos - photographer unknown

Dolores Star

- #4 Historical NW facade
- #5 Historical NW facade, showing addition to building in 1902
- #6 Main Street, Dolores, showing west facade. 1937 approximate date of photo



20' Alley



12 X 20

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, FREDRIC P. THOMAS,
 do hereby certify that I prepared this plat from an
 actual and accurate survey of the land and that the
 same is true and correct to the best of my knowledge
 and belief.

Fredric P. Thomas
 FREDRIC P. THOMAS
 Reg. L.S. and P.E.
 Colo. Reg. No. 6728

THOMAS Engineering Inc.

216 N. Linden
 Cortez, Colorado
 565-4496

o denotes pin set

Scale 1" = 20'
 0 10 20