

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

For NPS use only

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

received APR 22 1984  
date entered 5/

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

**1. Name** 5DT505

historic Hotchkiss Hotel

and or common Hotchkiss Hotel

**2. Location**

street & number 101 Bridge Street n/a not for publication

city, town Hotchkiss n/a vicinity of

state Colorado code 08 county Delta code 029

**3. Classification**

| Category  | Ownership                                     | Status  | Present Use                                     |  |
|---|---|---|---|--|
| <input type="checkbox"/> district               | <input type="checkbox"/> public               | <input checked="" type="checkbox"/> occupied        | <input checked="" type="checkbox"/> agriculture | <input type="checkbox"/> museum                              |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private   | <input type="checkbox"/> unoccupied                 | <input checked="" type="checkbox"/> commercial  | <input type="checkbox"/> park                                |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both                 | <input type="checkbox"/> work in progress           | <input type="checkbox"/> educational            | <input type="checkbox"/> private residence                   |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                     | <b>Accessible</b>                                   | <input type="checkbox"/> entertainment          | <input type="checkbox"/> religious                           |
| <input type="checkbox"/> object                 | <input type="checkbox"/> n/a in process       | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government             | <input type="checkbox"/> scientific                          |
|   | <input type="checkbox"/> n/a being considered | <input type="checkbox"/> yes: unrestricted          | <input type="checkbox"/> industrial             | <input type="checkbox"/> transportation                      |
|   |   | <input type="checkbox"/> no                         | <input type="checkbox"/> military               | <input checked="" type="checkbox"/> other: hotel; apts; shop |

**4. Owner of Property**

name Hotchkiss Hotel Inc.

street & number c/o Thomas Drake 4675 South Yosemite #221

city, town Denver n/a vicinity of state Colorado

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Delta County Court Recorders Office

street & number

city, town Delta state Colorado 81416

**6. Representation in Existing Surveys**

title Colorado Inventory of Historic Sites has this property been determined eligible?  yes  no

date Ongoing  federal  state  county  local

depository for survey records Colorado Historical Society, 1300 Broadway

city, town Denver state Colorado 80203

## 7. Description

|  |                                       |   |   |            |
|--|---------------------------------------|---|---|------------|
| <b>Condition</b>                         |                                       | <b>Check one</b>                            | <b>Check one</b>                                  |            |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site |            |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved                    | date _____ |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   |   |            |

### Describe the present and original (if known) physical appearance

The Hotchkiss Hotel, constructed in 1896-1897, is located on a corner site at the main commercial intersection of the town of Hotchkiss in west central Colorado. The building is two stories high with a flat roof and is constructed of brick bearing walls with a wood structural system. The design of the exterior has been changed very little since original construction.

The facade is composed of four bays. The hotel occupies both floors of the first two bays nearest the corner and the second floor of the third and fourth bays. There are commercial storefronts on the ground floor of the third and fourth bays. The original storefront in the third bay has been covered by wood siding; however, the fourth bay contains its original wood framing and the entrance has recently been returned to its original recessed position. Above the second floor windows, the signs painted on the brick of the original business occupants are faintly visible through layers of paint.

Bays one and two have two openings at each floor; bays three and four have two and three window openings at the second floor. All of the openings around the building are segmental arched and set deep within the thick walls. The tall, narrow windows are 2 x 2, double hung wooden sash with wood sills. The main hotel entrance, originally a wide double door, has been made smaller by the addition of glass brick at the top and sides.

Across the top of the front wall is a corbelled brick cornice supporting an elaborate parapet consisting of recessed panels bordered top and bottom by diapering. The parapet has recently been repaired and stabilized.

The rear of the building is unornamented and contains openings similar to those on the front and side. There have been several later additions to the rear of the 3rd and 4th bays including a second story deck reached by a wooden stair and a one story shed roof addition. The backyard, fenced with a non-original log fence, has grass with small fruit trees around the perimeter.

On the interior, the first floor of the hotel portion contains the lobby, manager's quarters, and a barber shop, behind which are located the hotel laundry and public showers. On the second floor, the small hotel rooms have had some alterations and the addition of plumbing fixtures, but the original skylights, pressed tin ceilings, and wooden door frames remain intact. The interiors of the commercial spaces have been altered many times as the tenants have changed, but they retain the full ceiling height except for one small shop where the ceiling has been lowered.

One curious feature of the building is the second floor doorway seen on the front facade which leads nowhere. There is no physical evidence that there ever was an outside stair to the door or a balcony and it is presumed to have been a fire exit.

Rehabilitation of the building is gradually progressing with the stabilization of foundation and walls, roofing and new gutters to stop the water erosion of the brick on the south side and rear of the building.

# 8. Significance

| Period  | Areas of Significance—Check and justify below   |   |   |  |
|---|---|---|---|--|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion        |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> archeology-historic    | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                    | <input type="checkbox"/> science         |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> agriculture            | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture       |
| <input type="checkbox"/> 1600-1699            | <input type="checkbox"/> architecture           | <input type="checkbox"/> education              | <input type="checkbox"/> military               | <input type="checkbox"/> social/         |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                    | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian    |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce    | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater         |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> communications         | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation  |
|   |   | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other (specify) |

**Specific dates** 1896-1897      **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The Hotchkiss Hotel has played a significant role in the history of the small western Colorado town of Hotchkiss. It was the first major commercial building constructed in the community, with the town developing around the building. The Hotchkiss Block, as it was originally known, contained both commercial space with ground floor storefronts and a hotel, which was operated continuously since opening in 1897. The building has been an important center for social, business, and cultural activities not only for Hotchkiss, but for other nearby towns. The commercial spaces have been occupied by many of the town's leading businesses. The building is also significant for its association with its original builder and owner, Enos T. Hotchkiss, founder of the town. Constructed of local materials, the exterior of the building is relatively unaltered and its design is representative of the commercial architectural trends of the towns on the Western Slope of Colorado's Rocky Mountains in the 1890s.

Hotchkiss is located on the North Fork of the Gunnison River in an area of fruit growing, coal mining and ranching activities. Formerly Ute Indian territory, the townsite was homesteaded by George Duke in 1882 and later bought by Enos T. Hotchkiss, a Pennsylvanian, who founded the town in 1885. He began construction on the Hotchkiss Block in 1896 and the completion was celebrated with a grand opening ball on February 17, 1897. The exterior of the building is faced with fired bricks made by Al and Carl Hotchkiss, nephews of Enos of clay from the clay pits near the present day fairgrounds.

The hotel accommodated about fifty guests and offered such services as a barber, baths with hot and cold water, transportation to the railroad line and a first class livery stable. There was also a restaurant and a bar in the hotel.

Among the first occupants of the building's commercial space were the U.S. Post Office, Coburn and Sanders Hardware Store and the E.T. Hotchkiss General Mercantile. Throughout the years, other occupants have been grocers, furniture stores and farm implements. There was a sales sample room in the hotel for wholesalers and salesmen to display their wares and it was the central trading place for the surrounding valley towns including Paonia, Somerset, Delta and Crawford.

Today, the Hotchkiss Hotel is a substantial reminder of the faith and optimism held by the town's early settlers for the future prosperity of the town and the surrounding community.

# 9. Major Bibliographical References

Morgan, Helen M. Looking Back on Delta County. Delta, Colorado: 1979.

"Souvenir of the North Fork Valley, Colorado." Pamphlet, 1905.

(continued)

# 10. Geographical Data

Acreege of nominated property under 1

Quadrangle name Hotchkiss

Quadrangle scale 1:24000

### UTM References

A 

|      |   |         |   |   |   |          |   |   |   |   |   |   |   |   |   |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|---|
| 1    | 3 | 2       | 6 | 3 | 8 | 5        | 0 | 4 | 2 | 9 | 7 | 7 | 9 | 1 | 0 |
| Zone |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |   |   |

B 

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| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

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| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

H 

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| Zone |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |  |  |

### Verbal boundary description and justification

Lots 1,2,3,4 Block 4 Hotchkiss

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

state n/a code county code

state code county code

# 11. Form Prepared By

name/title Thomas E. Drake, President  
Barbara Norgren, Consultant  
organization Hotchkiss Hotel, Inc.  
Preservation Consultant date February 14, 1984  
street & number 4675 S. Yosemite #221  
7453 E. Jefferson Drive telephone (303) 771-1787; (303) 452-2053  
city or town Denver state Colorado 80237

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Norgren

title State Historic Preservation Officer date 8-14-84

### For NPS use only

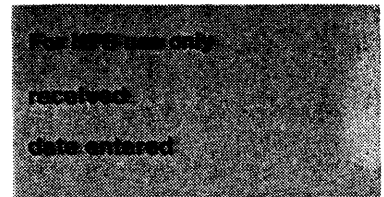
I hereby certify that this property is included in the National Register

Helene Byers Entered in the National Register date 9-20-84  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
Chief of Registration

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Continuation sheet

Hotchkiss Hotel

Item number 9

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Van Orman, Richard. A Room for the Night; Hotels of the Old West. Bloomington: Indiana University Press, 1966.

Wheeler, Keith. The Townsmen. Series III of The Old West. Edited by Time-Life Books. New York: Time-Life Books, 1976.