

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JUN 29 1987

date entered NOV 5 1987

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

1. Name

historic National Hotel/Wolff Building

and or common Hard Times Hotel

2. Location

street & number 201 2nd Street

n/a not for publication

city, town Westcliffe

n/a vicinity of

state Colorado

code 08

county Custer

code 027

3. Classification

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

4. Owner of Property

name Michael and Jeannie Pearl

street & number 201 2nd Street

city, town Westcliffe

n/a vicinity of

state Colorado 81252

5. Location of Legal Description

courthouse, registry of deeds, etc. Custer County Courthouse

street & number 205 S. 6th Street

city, town Westcliffe

state Colorado 81252

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 OAHP Colorado Historical Society, 1300 Broadway

city, town Denver

state Colorado 80203

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	n/a	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u> n/a </u>

Describe the present and original (if known) physical appearance

The National Hotel is located in the small community of Westcliffe, Colorado, in the Wet Mountain Valley. The town has an altitude of 7,900 feet and is on the eastern edge of the Sangre de Cristo Mountains. The building is on a corner site at Second and Rosita Streets, at the edge of Westcliffe's residential area. It is the only commercial building in a block of residential buildings.

This brick building, designed in a Romanesque Vernacular style, is two stories high with a rusticated stone front, a high front parapet, and brick side walls. The west front of the building is divided horizontally into two distinct elements by a dressed stone beltcourse at the second floor sill level. The entire facade is framed by the vertical stone pilasters rising the full building height at the corners. The front openings are symmetrically arranged with a slightly recessed center entrance flanked by eight foot tall windows with one-over-one wood sash. The linked segmental arches at the tops of the flat headed door and windows form a short arcade across the front. The wide stone blocks framing the openings have a tooled surface with a smooth, narrow border. The date of construction, "1887" is carved in relief on the keystone over the front door. The door opening has been framed with wood for the installation, in the early 1980s, of a non-original wooden door with an oval, glass opening in the center. There is a transom over the door which has a non-original decorative piece of wooden fret-work installed on the interior. There are paneled spandrels under the first floor windows.

On the second floor of the front, there are single flat headed windows above each of the first floor windows which are five feet high with three-over-one wood sash and a flat dressed stone lintel and surround. Across the top of the parapet is a projecting stone cap and a triangular stone element in the center with the name of the original owner, "W. Wolff", carved on the stone face. The flat roof has a 4/12 pitch and is covered with corrugated metal.

There is a two-story frame addition at the rear of the building which was constructed around 1900 according to old photos of the buildings. Both side walls are of brick and have three evenly spaced second floor windows with one-over-one wood sash. On the north side, there were originally three tall windows on the first floor and a large rectangular opening near the rear. When this opening was later enlarged, it removed one of the windows.¹ The opening, which is now boarded over, was the entrance to a service garage in the early 1900s.

The building retains much of its original integrity and there have been few exterior alterations except to stabilize with stucco the deteriorating bricks below the windows on the north side.

On the interior, the second floor originally contained six small bedrooms with a central hall. The 1900 addition to the rear brought the number of second floor rooms to eight. When the building was converted to a residence in the early 1980s several second floor partitions were removed to enlarge the bedrooms and to construct a second bathroom. The nine foot ceiling height was retained on the upper floor.

The first floor remains as originally constructed and has twelve foot ceilings. The original stair railing is missing and has been replaced by a simple wooden handrail.

6/29/87

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National Hotel/Wolff Building

This building occupies the majority of the site. In the rear there is a deteriorated wooden, barn-like structure which is said to have been a blacksmith shop. This building, which will soon be removed from the site, is in such poor condition that it has lost all integrity and is a non-contributing building. Across the front of the property and parallel to the street, is a low stone retaining wall. There were originally five iron rings set into the wall for tying up horses. Four rings still remain.

1. It is not known if this opening was part of the original construction, but it was present in a photo taken of the building around 1900.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> n/a community planning	<input type="checkbox"/> n/a landscape architecture	<input type="checkbox"/> n/a 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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1887 **Builder/Architect** Owner William Wolff

Statement of Significance (in one paragraph)

The National Hotel constructed in 1887 meets criterion C. It is architecturally significant as an example of a small nineteenth century Victorian commercial building with a sophistication of Romanesque Vernacular design not usually found in the small mountain communities of Colorado. It was the first hotel and is the only remaining stone-front building in present-day Westcliffe. The original owner of the hotel, William Wolff, was a Westcliffe pioneer and one of the petitioners for the incorporation of the town in 1887.¹

The hotel was constructed several years after Dr. William A. Bell brought the Denver and Rio Grande Railroad from Canon City in 1881.² This railroad line, also known as the Silver Cliff branch or the Grape Creek extension, was built to ship silver ore from the mines in the valley, but it terminated one mile west of the booming mining town of Silver Cliff.³ It is probable that the line stopped short of the mining town in order to raise the property values and establish a new town on the ranch land owned by Bell.⁴ Westcliffe, originally known as Clifton, was renamed by Bell after his English birthplace, Westcliffe-on-the-sea.⁵

The hotel was the first hotel constructed in Westcliffe. It was built in 1887 on Second Street, which was originally called Dutch Row for the number of German-Dutch immigrants who lived on that street.⁶ William and his brother, Louis Wolff, had apparently become quite wealthy after the sale of several mining properties in the mid-1880s.⁷ While Louis built a saloon in Silver Cliff, William constructed his hotel in Westcliffe. The building originally housed a saloon and was an overnight stop for visitors to the area, as well as a rooming house for the miners and ranch workers in Custer County. Through the years the building has served the town of Westcliffe as a hotel, boarding house, apartments, restaurant, saloon, billiard hall, gambling hall, garage, market, ice cream parlor and currently as a private residence.⁸

In recent years the building has been vacant, boarded up and threatened with demolition. The current owner has restored the old hotel building for use as a private residence in the early 1980s.

The American version of the Romanesque style was established by Henry Hobson Richardson with his 1872 Trinity Church in Boston. The National Hotel displays, with its rock-faced stone facade and trim of contrasting tooled and dressed stone, the characteristics of the style known as Richardsonian Romanesque. While arcading and the round arch were predominant in Romanesque buildings, the National Hotel has a segmental arch arcade across the first story, which may be a local interpretation of the Romanesque style. Since Westcliffe never attained the population or economic growth from mining as Central City, Aspen or Leadville did it is even more unusual to find such a high style building in a small mountain community.⁹

9. Major Bibliographical References

See footnotes

10. Geographical Data

Acreege of nominated property under one acre

Quadrangle name Westcliffe

Quadrangle scale 1: 24000

UTM References

A	<u>13</u>	<u>458990</u>	<u>4220640</u>
	Zone	Easting	Northing

B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

C	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

D	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

E	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

F	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

G	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

H	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

Verbal boundary description and justification

Lot 1, Block 8, Town of Westcliffe, Custer County, Colorado
S. 18, Twp 22S, RG. 72W

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

state	<u>n/a</u>	code	<u>n/a</u>	county	<u>n/a</u>	code	<u>n/a</u>
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state	<u> </u>	code	<u> </u>	county	<u> </u>	code	<u> </u>
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11. Form Prepared By

name/title Michael Pearl

organization Owner

date May 27, 1987

street & number 201 2nd Street

telephone (303) 783-2317

city or town Westcliffe, CO

state Colprado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X 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 Sudler

title State Historic Preservation Officer

date 9-17-87

For NPS use only

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

J. Beth Grosvenor Boland
Keeper of the National Register

date 11/5/87

Attest:

date

Chief of Registration

6/29/87

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National Park Service

National Register of Historic Places
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National Hotel/Wolff Building

FOOTNOTES

1. Plat and incorporation documents, Clerk and Recorder's Office, Custer County.
2. Muriel Sibell Wolle, Stampede to Timberline, (Chicago: Sage Books, 1969), p. 282.

Robert L. Brown, Colorado Ghost Towns, (Caldwell, Idaho: The Caxton Printers, Ltd., 1968), pp. 295-298.
3. Morris Calky, Rails to Westcliffe, (Wet Mountain Tribune, Centennial Edition, December 20, 1985.)
4. Wolle, pp. 282, 292.

Brown, pp. 295-298.

Perry Eberhart, Guide to Colorado Ghost Towns and Mining Camps, (Denver : Sage Books, 1959), p. 426.
5. Wolle, pp. 282-284.

In Colorado and its People, edited by LeRoy Hafen, Bell was cited as one of Colorado's most successful promoters of railroad lines and ranch lands and also the founder of Manitou Springs, which became a world famous resort in the late nineteenth and early twentieth centuries. (Vol. II, pp. 101, 567.)
6. Name and date on the front of the building.
7. Deed recorded in the Clerk and Recorder's Office, Custer County.
8. Marie Erps, Co-chairman of the Silver Cliff Museum.

Colorado Business Directory, 1884-1905.
9. Marcus Whiffen, American Architecture Since 1780, (Cambridge and London: The MIT Press, 1969), p. 133.