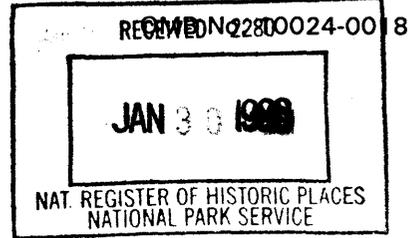


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Rochester Hotel

other names/site number People's Hotel; 5LP1210

2. Location

street & number 726 E. Second Avenue [N/A] not for publication

city or town Durango [N/A] vicinity

state Colorado code CO county La Plata code 067 zip code 81301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [].)

James Edward Hartman State Historic Preservation Officer January 25, 1988
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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
See continuation sheet [].

Edson F. Beall Date 2/29/88
Signature of the Keeper

Entered in the
National Register

Rochester Hotel
Name of Property

La Plata County, Colorado
County/State

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

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing.

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

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: hotel

Current Functions

(Enter categories from instructions)

DOMESTIC: hotel

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS

Materials

(Enter categories from instructions)

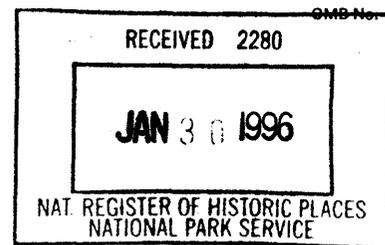
foundation STONE
walls BRICK

roof RUBBER
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Park Service**



**National Register of Historic Places
Continuation Sheet**

Rochester Hotel
La Plata County, Colorado

Section number 7 Page 1

DESCRIPTION

The Rochester Hotel is a two-story, red brick building constructed in 1890-1892 with additions ca. 1909 and ca. 1920. Flat-roofed and rectangular in shape, this building features triple segmental arches over most windows and doors, rough cut-stone sills on the windows, a porch with Tuscan columns at the main entrance, and a pressed-metal, bracketed cornice with dentils on the facade with an arched cornice bearing the inscriptions "1892" and "Rochester." The building fronts west onto 2nd Avenue which is one block east of Durango's primary commercial street.

As constructed in 1892, the Rochester Hotel was a two-story, rectangular plan (approximately 37" x 87"), brick commercial building with segmentally arched windows, stone sills and a cornice composed of extensive brick corbeling. The symmetrical facade featured a central paneled door and transom flanked by pairs of one-over-one windows on the first-story. The second-story repeated the fenestration of the first with slightly smaller dimensions. An elaborate porch and balcony with turned posts and balusters covered the central half of the facade.

A picture postcard postmarked in 1909 shows the Rochester Hotel with a 10-foot facade addition in place. The new facade appears to reincorporate the original doors, windows and stone sills and repeats the symmetrical fenestration, although the brick window hoods were simplified. The front entry was accessed by a double, three step stoop. The second-story door opened onto a small balcony with turned balusters supported by corner brackets. A pressed tin cornice and sign board containing the hotel's name replaced the corbeled brick design of the original facade.

A neon sign was attached to the front of the building sometime in the late 1940s or early 1950s. At about this same time the balcony was replaced by a classically inspired porch. A pair of Tuscan columns flanking the entrance steps supports the balcony with its wood paneled balustrade.

The south facade is composed of red brick laid in common bond topped by a stepped parapet. A series of irregularly spaced one-over-one sash windows with stone stills and segmental rowlock arches fills the elevation. Based on the historic photograph of ca. 1905, one first-story and two second-story windows appear to have been added sometime after the photograph was taken. Two first-story doors were also added at a later date. Four chimneys along the parapet wall, visible in the historic photographs, no longer exist. The north elevation is similar to the south in its materials and fenestration.

According to Sanborn insurance maps, sometime between 1919 and 1931 the Rochester was expanded off the rear elevation resulting in its current dimensions.

After the front and rear additions were built, the building was partitioned into some thirty rooms of various configuration. Three interior bathrooms were added sometime after 1927.

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

**National Register of Historic Places
Continuation Sheet**

Rochester Hotel
La Plata County, Colorado

Section number 7 Page 2

An extensive rehabilitation project on the exterior and interior of the building was completed in June of 1994. The original exterior brick was left intact and unaltered. The original window frames and window trim were repaired, stripped, sanded, patched, and repainted. The original window glass was salvaged and retrofitted and broken panes were replaced. The original exterior doors and door frames were repaired, stripped, sanded, patched, repainted. The original window glass in the doors was retrofitted and the broken panes were replaced.

The existing porch, cornice, and parapet on the front of the building were repaired, stripped, sanded, patched, and repainted. The balcony on the front was reconstructed -- restored to its ca. 1940 condition -- and painted. The facade neon sign was painted and re-attached to the building in order to make it secure.

During this project much of the hotel interior was demolished down to the stud walls and floor joists. The thirty room interior was repartitioned into sixteen rooms -- all with full baths. The original interior trim molding, doors, and door frames were repaired, stripped, sanded, patched, painted and retrofitted. The thresholds were replaced. The original hardware was salvaged, repaired, cleaned, and retrofitted onto the doors. Transom windows above the doors were restored -- the frames stripped, sanded, patched, and repainted; the original window glass was retrofitted.

As part of the rehabilitation project, a railroad passenger car-like element was introduced into the first-story rear (east) porch. The formerly stucco covered walls of the second story were refinished with horizontal wood siding and a metal awning. These changes violated the Secretary of the Interior's *Standards for Rehabilitation*. Adding conjectural features or architectural features from other buildings is a violation of "Standard" #3. In addition, the change of the exterior finishes from stucco to siding further altered the exterior appearance. Lastly, the replacement second-story porch windows do not match the historic units in appearance or placement.

Interior features include some of the original simple trim molding, door frames, and window frames; the original doors (of varied design including four-panel Christian doors, six-panel doors, five-stacked-panel doors, etc.); the original windows (including transom windows); an original skylight in the ceiling upstairs; and an original stairway with banister and posts.

The original skylight was repaired -- the frames stripped, sanded, patched, and repainted. The original window glass in the skylight was retrofitted; the broken panes were replaced. The original stairs were repaired and carpeted. The original bannister and posts were repaired, stripped, sanded, patched, and refinished. A matching bannister and posts were crafted and attached to the other side of the staircase to replace the original wall removed during the renovation.

A 24' x 24', gable-roofed, horizontal wood sided former garage is located at the southeast corner of the nominated property. The east elevation garage doors have been replaced with vertical plank panels. The lower walls are of cinder block and the gable end is covered by asbestos shingles and contains a

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Rochester Hotel
La Plata County, Colorado

slider window. The north elevation contains a 12-panel door and a slider window, both with pedimented surrounds. The west elevation contains two first-story windows, one fixed and one slider, and a upper gable slider window. A full-length hipped roof porch supported by a pair of square wood posts shelters a wood decked seating area. The south elevation is without fenestration. The gabled roof has exposed rafter ends and is covered by asphalt shingles. Because it was constructed after the period of significance, the building is considered to be noncontributing.

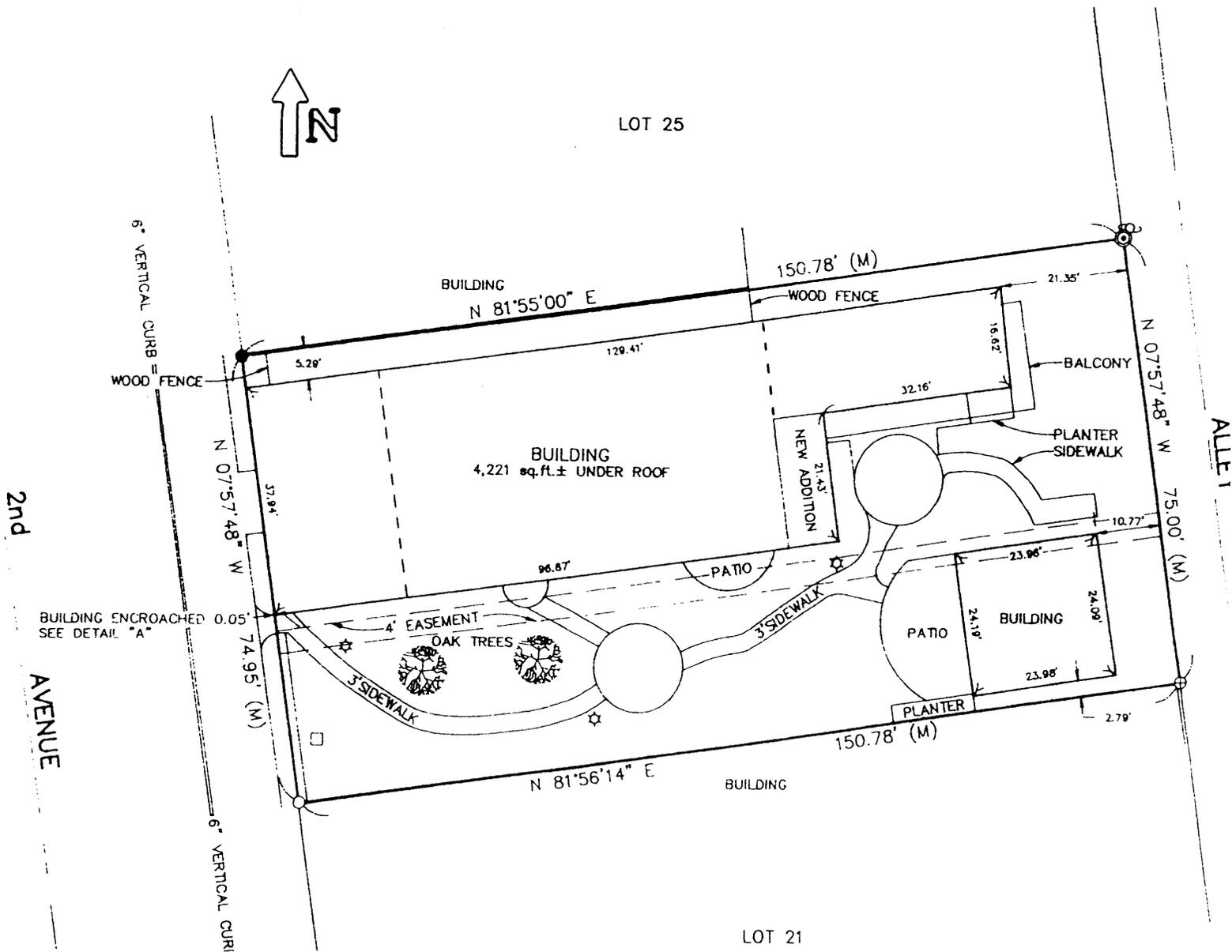
The integrity of the original 1891 hotel facade was lost as a result of the ca. 1909 hotel expansion. However, the expansion does illustrate part of the commercial history and successful operation of the facility. The reuse of the facade doors, windows, and stone sills ties the new facade historically and architecturally to the original. The recent alterations to the rear elevation negatively impacted the building's integrity. However, these alterations are on a secondary elevation and are only visible from the alley. The building retains sufficient exterior integrity to convey its historical significance for the 1909 - 1945 period of significance.

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Rochester Hotel
La Plata County, Colorado



Rochester Hotel
Name of Property

La Plata County, Colorado
County/State

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.)

Property is:

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 of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
COMMERCE

Periods of Significance
1909 - 1945

Significant Dates
1909

Significant Person(s)
(Complete if Criterion B is marked above).
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

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

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:

Name of repository:
Durango Public Library

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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5

Rochester Hotel
La Plata County, Colorado

SIGNIFICANCE

The Rochester Hotel appears to be significant in the area of commerce for its association with the commercial development of Durango. It represents a working class hotel/boarding house typical of the type that catered to tourists, salesmen and long term tenants less affluent than those attracted to Durango's more elaborate and expensive hotels like the Strater. The ca. 1909 facade and rear expansions illustrate part of the commercial history and successful operation of this century old facility. The reuse of the facade doors, windows, and stone sills ties the new facade historically and architecturally to the original.

The town of Durango was founded in 1880 and laid out by men in the employ of General William Jackson Palmer's Denver and Rio Grande Railroad. The railroad intended to extend their line through the valley and up the Animas Canyon to tap the rich Silverton mining district in the heart of the San Juan Mountains. With the advantage lent by the railroad, Durango soon developed a regional economy. Such industries as smelting, logging, coal mining, banking, and agriculture contributed to the growth of Durango in the 1880s and 1890s.

The Rochester Hotel is one of Durango's oldest hotel establishments, continuing in business for the last hundred years. Foundations were laid for the hotel in 1890. In 1891, construction of the building was taken over by E.T. Peeples, a long-term resident of Durango, local accountant, and former county commissioner. In 1892, J.E. Schutt (President of the Schutt Mercantile Company) and W.C. Chapman (Director of the Colorado State Bank, Vice President of the Durango Iron Works, and dealer in hardware) bought the property and completed construction of the building -- then known as the "Peeples Hotel." One year later, the *Durango Herald* advertised the hotel -- then owned and managed by Jerry Sullivan, formerly employed by the railroad, as "under new management, newly furnished, excellent service, largest rooms, lowest rates." Local directories listed the Peeples (along with The Strater, The Grand Central and others) as one of the best hotels in Durango. Among the guests at the People's Hotel the first year after opening were various members of Durango theatrical groups. From 1905 until 1920, Mrs. Mary F. Finn owned and operated the hotel, renaming it the "Rochester Hotel." During these years the hotel and rooming house continued to do a thriving business. Among subsequent owners of the hotel were Bertha M. Graden (daughter of a pioneer rancher in area), Edward J. Gemmill, and Henry M. Valentine (major local property owner and former manager of the Chamber of Commerce).

The Rochester experienced a typical evolutionary pattern in conjunction with the early boom and later decline of a mining-related community. During its early years the hotel did a steady business by accommodating miners, salesmen, tourists, and other short-term tenants. As the economy cooled, competition from the fancier and larger hotels on Main Street and in close proximity to the depot placed hotels like the Rochester at a disadvantage. They began to function more as long-term residential facilities or boarding houses catering to those unable to afford either the purchase of a private house

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Continuation Sheet

Section number 8/9 Page 6

Rochester Hotel
La Plata County, Colorado

or the higher prices of the Main Street hotels. The Rochester filled an important role in the commercial history of Durango and its success is evidenced both by its need to expand and by its 100-plus years of operation.

BIBLIOGRAPHY

A.K. Sinner's San Juan Basin Directory, 1921.

Assessment Roll and Tax List: County of La Plata, 1892, 1893, 1902, 1905, 1920, 1921, 1922, 1923, 1946, 1947.

The Bensel Directory Company's Durango Directory for the Year 1892, pp. 24, 56, 94, 108.

Colorado State Business Directory, 1910, 1911, 1921.

Durango and San Juan Basin Directory, 1952, 1954, 1955.

Durango Herald (July 20, 1892), (July 21, 1892), (July 23, 1892), (July 27, 1893).

F.A. McKinney's Durango and Durango District Directory, 1911, 1912, 1921, 1922.

Sarah Platt Decker Chapter, D.A.R., Pioneers of the San Juan Country, pp. 6.

Sanborn-Perris Map Co. Limited, (November, 1890), (February, 1893), (October, 1919), (April, 1931).

Southwest Directory Company's 1948 City Directory for Durango.

"State of Colorado Certificate of Death," 1942.

Tax List of the County of La Plata for the Year 1881-82.

Rochester Hotel
Name of Property

La Plata County, Colorado
County/State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 244720 4128660
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Frederic B. Wildfang, Consultant

organization Second Avenue Enterprises date 05/26/1995

street & number 721 E. Second Avenue telephone (970) 385-1920

city or town Durango state CO zip code 81301

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Diane and Kirk Komick dba The New Rochester Ltd. Liability Co.

street & number 726 E. Second Ave. phone 800-664-1920

city or town Durango state CO zip code 81301

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

Section number 10/ Additional Documentation Page 7 Rochester Hotel
La Plata County, Colorado

GEOGRAPHICAL DATA

Verbal Boundary Description

Lots 22, 23 and 24 of Block 42 in the City of Durango

Boundary Justification

The nomination includes all of the land historically associated with the hotel.

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-6:

Name of Property: Rochester Hotel
Location: Durango, La Plata County, Colo.
Photographer: Diane Komick
Date of Photographs: July, 1995
Negatives: Diane Komick

<u>Photo No.</u>	<u>Information</u>
1	Front (west) elevation, view to the east.
2	Front (west) elevation, view to the southeast.
3	South elevation and adjoining courtyard, view to the east.
4	South elevation and adjoining courtyard, view to the west.
5	Interior view, first floor hallway.
6	Interior view of guest room.

The following information pertains to photographs numbers 7-13:

Name of Property: Rochester Hotel
Location: Durango, La Plata County, Colo.
Photographer: Diane Komick
Date of Photographs: October, 1995
Negatives: Diane Komick

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Continuation Sheet

Section number Additional Documentation Page 8 Rochester Hotel
La Plata County, Colorado

<u>Photo No.</u>	<u>Information</u>
7	Rear (east) elevation, view to the northwest.
8	Rear (east) elevation, view to the northwest.
9	Rear (east) elevation, view to the west.
10	Rear (east) elevation, view to the west.
11	Former garage, east and north elevations, view to the southwest.
12	Former garage, north elevation, view to the southeast.
13	Former garage, west elevation porch detail, view to the south.
14	Photographer: unknown Date of Photograph : ca. 1892 Negatives: unknown Front (west) and south elevations, view to the northeast.
15	Photographer: unknown Date of Photograph : ca. 1905 Negatives: unknown Front (west) and south elevations, view to the northeast.

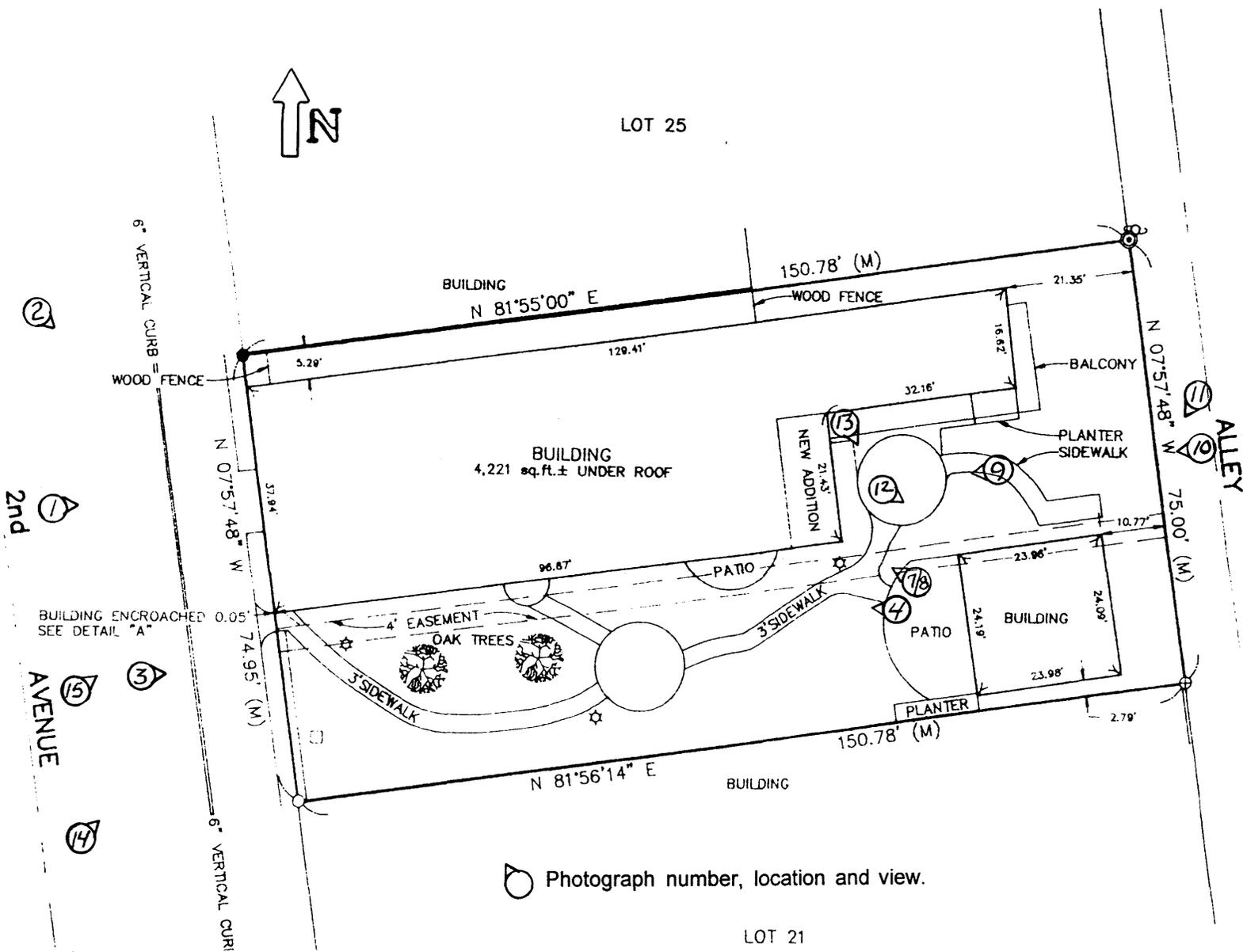
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Rochester Hotel
La Plata County, Colorado

SKETCH MAP



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Section number Additional Documentation Page 10

Rochester Hotel
La Plata County, Colorado

USGS TOPOGRAPHIC MAP
Durango West, Colo.
7.5 Minute Quad

