

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination

OAHP 1403

(OAHP use only)

Date _____ Initials _____

Determined Eligible - National Register

Determined Not Eligible - National Register

Determined Eligible - State Register

Determined Not Eligible - State Register

Need Data

Contributes to Eligible National Register District

Noncontributing to Eligible National Register District

1. Resource Number: 5DA0660
2. Temporary Resource Number: 769
3. County: Douglas
4. City: Castle Rock
5. Historic Name: The City Hotel
6. Current Building Name: New City Hotel
7. Building Address: 415 Perry Street
8. Owner Name and Address: New City Hotel, LLC; P. O. Box 491, Sedalia, CO 80135 (Brad Brown)



44. National Register Eligibility: Eligible

44A. Local Landmark Eligibility: Eligible

II. GEOGRAPHIC INFORMATION

9. PM: 6th Township: 8 Range: 67W
1/4 of NE 1/4 of SE 1/4 of NE 1/4 of NW of Section: 11
10. UTM Reference Zone: 13 Easting: 512144 Northing: 4358277
11. USGS Quad Name: Castle Rock South Map Scale: 7.5' MapYear: 1965/1994
12. Lot: 3 Block: 12 Addition: Town of Castle Rock
- 12A. Historic Neighborhoods: Central Downtown
Downtown Conservation Area: South Perry
13. Boundary Description: The building is bordered on the north by 5DA2661; bordered on the south by a wood fence; bordered on the east by Perry Street, a pedestrian sidewalk, and on-street parking. The west side is bordered by a wood privacy fence and parking lot.
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III. ARCHITECTURAL DESCRIPTION

14. Building Plan: Irregular Plan
15. Dimensions in Feet: 49' x 53'
16. Stories: 2
17. Wall Material: Wood/Horizontal Siding
18. Roof Configuration: Cross Gabled Roof
19. Roof Material: Composition Roof
20. Special Features: Porch Chimney
Fence

21. Architectural Description:

The building is a two-story, gable roofed, L-shaped building. There is a hipped roofed one-story addition on the south and west side of the west leg of the "L" and a one-story shed addition on the west side of the east leg of the "L". Additionally, there is a small shed roof addition on the second floor on the west side of the east leg of the "L". The building is clad in horizontal lapped board siding and the roof is clad with 3-tab composition shingle roof.

East Elevation: This is the primary elevation. The first floor is covered by a shed roofed porch that extends the full length of the building and is supported by seven 4" x 4" wood columns with wood brackets. The first floor has three entry doors and five windows. Three of the windows are wood 2/2, double hung windows, while two of the windows are wood 4/4, double hung windows. The two 4/4, double hung windows are on the north end of the building, while the 2/2, double hung windows are on the south end of the building. The second floor has six 2/2, wood, double hung windows.

South Elevation: The south elevation of the gable end has only one window on the first floor. The window is a 2/2, wood, double hung window that is the identical to the second floor windows on the east elevation. There is also a large sixty-four lite, fixed, wood window on the shed roof addition. The two-story south elevation of the west leg of the "L" has a smaller 4/4, double hung wood window. Below, in the one-story, hipped roof addition, there are two doors and two windows. The east door appears to be newer, while the adjacent door appears to be original. To the east of the doors is a 4/4, double hung window. To the east of the window is another shorter 6/6, double hung window.

West Elevation: The gable end of the two-story portion has two 4/4, double hung, wood windows on the second floor and one 4/4, double hung, wood window on the first floor. There are two 4/4, double hung, wood windows on the second floor of the leg. The shed roof addition in the corner, on this level, has a door and a slider window. Below, there is a shed roof addition, as discussed above. It has a paneled wood door with an aluminum

screen. The hipped roof addition wraps around from the south elevation to the gable end of the west leg. The west elevation of this addition has another sixty-four lite, fixed, wood window at the corner and a 1/1, double hung window centered on the addition. There is a paneled hollow metal door on the north end of the addition.

North Addition: The north elevation of the hipped roof addition has a hollow metal paneled door. The north elevation of the two-story portion has seven windows. There are three windows on the first floor, two of the windows are 2/2, double hung, wood windows and the other has been partially infilled with wood siding, leaving a small aluminum slider window where the historic upper sash would have been located. The windows on the second floor have two 4/4, double hung, wood windows and two openings that have been modified. There is glass block infill where the historic upper sash was located. The lower portion of the historic window opening has been infilled with wood siding.

22. Architectural Style: Late Victorian - Queen Anne

23. Landscape or special setting features:

There is a large deciduous tree on the patio at the south elevation.

24. Associated buildings, features, or objects:

None.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1872 Actual:
Source of Information: Castle Rock Journal - December 25, 1931.

26. Architect: None
Source of Information: N/A

27. Builder: John Harris
Source of Information: Castle Rock Journal - December 25, 1931

28. Original Owner: Thomas S. Harris
Source of Information: Castle Rock Journal - December 25, 1931

29. Construction History:
See attached plans for more information.

1872 Building (A) was constructed in New Memphis.

1888 - 1889 Porch was constructed.

1888 - 1889 One-story addition (B) constructed. See photo 2 for more information. (Castle Rock Journal - 5/15/1889)

1889 Addition C is constructed on the south side. (1890 Sanborn Map).

1894 Stable is constructed on the property for livery.

1890 - 1895 One-story porch and two-story addition (D) is constructed. (1895 Sanborn Map and Photo 3).

November 1900 A new chimney was built and the kitchen roof was reshingled. (Castle Rock Journal - November 2, 1900)

June 1901 Hotel received a new coat of paint and the original porch was removed and a new two-story veranda constructed. (Castle Rock Journal - June 28, 1901).

November 1901 Fire burned the City Hotel. Extensive interior damage and roof rafters all burned. (Castle Rock Journal - November 15, 1901).

Prior to 1902 Two-story addition (D) with exterior stair removed. (1902 Sanborn Map). Possibly because of the fire.

1902 - 1907 The kitchen footprint located on the south side of the building possibly changed. The Sanborn Maps show this plan as being two separate buildings, but they have a similar footprint to the 1902 plan. It is unclear whether this is a new structure or the Sanborn Map was only showing more detail.

1914 - 1930 The kitchen addition © footprint changed. It is not clear whether it was a new structure or the

old addition was modified. In addition, a small one-story addition (F) and (G) were constructed.
After 1930 The west addition (D) was removed and two small additions (I) and (H) were added. A photo from 1949 confirms the footprint seen in the 1930 Sanborn Map.
Circa 1950 Addition C visually appears to be very old- but the footprint of this addition changed between 1949 and today. In addition, the one-story addition (I) was constructed.
After 1930 Front porch roof and columns removed.
1997 Building received a grant from the Town of Castle Rock with funding from the State Historical Fund to reconstruct the front porch that was removed.
Unknown Windows were modified on the north elevation. The middle door was added on the east elevation. Chimneys on the front gable portion were removed.

30. Original Location: No Date of Move: 1874 -1877

V. HISTORICAL ASSOCIATIONS

31. Original Use: Domestic/Multiple Dwelling 32. Intermediate Use: Domestic/Multiple Dwelling
33. Current Use: Domestic/Multiple Dwelling
34. Site type(s): Hotel, Boarding/Rooming House, Apartments
35. Historic Background:
1874 - 1884 Thomas S. Harris
1884 - 1888 Mary Harris
1888 - 1889 O. S. Ellison
1889 - 1900 Philip Crawshaw (lease to Will R. Kendall)
1900 - 1901 Will R. Kendall
1901 - 1904 William H. Whitney (of Holcomb and Whitney) Managed by J. E. Finnegan
1904 - 1908 Annie L. Whitney
1908 - 1920 Clinton G. and Alma S. Towne
1920 - 1923 Demory A. and Nellie S. Gillette
1923 Joseph H. and Sarah E. Glasspoole
1923 - 1926 Goldie May Throush (lease to W. H. Patterson)
1926 - 1931 Castle Rock State Bank
1931 - 1933 John L. Kracaw
1933 Castle Rock State Bank
1933 - 1943 Alma S. Towne (real estate only; no furniture)
1945 - 1981 C. Douglas Andrews
1981 - 1997 Robert T. Duvell
1997 - Present New City Hotel, LLC (Brad Brown)

This building was constructed in the town of New Memphis in approximately 1872. The town was inhabited with settlers from Memphis, Tennessee. Thomas S. Harris and his brother John, were the founders. New Memphis was located near Ligget Road and Highway 85. This building was one of the first buildings constructed in the new town and was owned by Mr. and Mrs. Tom Harris (Castle Rock Journal - December 25, 1931). Harris, after constructing the house, filed an Agricultural College Scrip (No. 827) for ownership of the quarter section (160 acres) encompassing New Memphis in March, 1873. According to his statements he had cultivated one acre of land, and built a two-story frame house 20' by 40', eight rooms all latticed and plastered with 12 doors and 17 windows.

It was presumed that the building was moved sometime after April 27, 1874 when Harris purchased Lot 3 from John Craig. By 1875, the building was being advertised as the Castle Rock Hotel with Thomas Harris as the proprietor. According to the 1880 Census, Harris was the proprietor of a hotel, while his wife, Mary was keeping

house. They had a waitress and a servant and two boarders, John H. Craig, the developer of Castle Rock and a County Judge and Charles Holbrook, a lawyer.

Thomas S. Harris was born in Chilton, Wilthshire England on January 1, 1837. He immigrated to America in 1838 and settled at Memphis, Tennessee. He came to Colorado in 1871, and as stated before, was the founder of New Memphis. He was also one of the first settlers of Castle Rock and was elected as mayor twice and was a member of Town Council when he passed away August 16, 1884. He had been injured when a spooked steer, driven by John Bean, gored and ran over Harris. He died five days later with symptoms of pneumonia. (Castle Rock Journal, August 20, 1884 and Jan Herman - cemetery transcriptions).

His wife, Mary, remained owner of the property for several years after, until 1888. Little else is known of her, except that she passed away sometime in 1889 and was buried next to her husband in Cedar Hill Cemetery.

O. S. Ellison began managing the hotel in 1884, prior to Thomas's death and he purchased the hotel in 1888 from Mary Harris. O. S. Ellison was born in Norway and immigrated to the United States at an unknown time. He was married to Lucy Ellison who was born in Illinois and had a son, Charlie, born in Kansas. According to the 1880 U. S. Federal Census, the family was living in El Paso County and he was a lumberman. Prior to living in El Paso County, his family lived in Warmego, Pottawatomie County, Kansas where his son was born. (1875 Kansas State Census). After moving to Castle Rock around 1882, he was a proprietor in a general store called Ellison and Moorhead. In June 1882, he dissolved this partnership and became partners with Brazil. They remained partners until May 1884, when it too was dissolved. He sold the hotel to Philip Crawshaw in May 1889. As a part of the purchase, he also received a house owned by Crawshaw. After selling the hotel, he and Mrs. Ellison moved to Denver. In 1891, Ellison and his wife returned to Castle Rock and moved back into his residence on Perry Street and returning to his former profession of a house and sign painter. He also became the mining overseer for the Castle Rock Mining Company and an election judge in 1892. In early 1894, Ellison moved to Cripple Creek to work in the mines; his wife and son followed in April. By December 1895, he had opened a grocery store in Elkton and quit the mines. He remained in that business a little over a year before he sold the store. Mrs. Ellison returned to Castle Rock with her son, while O. S. did not return to Castle Rock until the middle of 1897. Ole S. Ellison died September 20, 1890 in Black Hawk where he had been working in the mines the entire year. He died from complications from pneumonia.

Philip Crawshaw, as stated above, purchased the hotel from Ellison. Philip was born around 1834 in England. In 1858, living in Missouri and at the age of 24, he and his wife Sarah had their first child, Winslow. Another child, Ella, followed soon after. When they moved to Kansas, a third child was born. Little Charlie was born in Colorado in 1867. Following Charlie, three more children were born. According to the 1870 U. S. Federal Census, Philip was an agent for an agricultural implement company and was living in Denver. In 1880, the family had moved to Douglas County and was farming in the Spring Valley area. He had five children living with him. By 1889, he had purchased the City Hotel and was living in Castle Rock and had sold his farm to the McAuliffe family (Castle Rock Journal - January 24, 1894). While running the hotel, Philip became involved in politics and was appointed justice of the peace in April 1894 (Castle Rock Journal - April 11, 1894). In 1896, he was appointed the city treasurer (Castle Rock Journal - February 12, 1896). In 1898, he became the janitor of the school house and a police magistrate. In July, 1900, Philip Crawshaw retired from all of his public responsibilities (Castle Rock Journal - July 20, 1900) and sold the hotel to Will Kendall. Soon after their retirement and sale of the hotel, they moved to Lakewood. Sarah Crawshaw died in 1902 and is buried in Fairmount Cemetery in Denver.

Will Kendall purchased the City Hotel from Crawshaw in 1900. Kendall was born in West Virginia around 1867. He married Olive and had one son named William. Prior to purchasing The City Hotel, Kendall owned property in the Sedalia area and was a farmer (1900 U. S. Federal Census). After selling the City Hotel, he moved to Sugar Creek, near his brother, J. S. Kendall, and opened a sawmill. He returned to Castle Rock at some point but, in

April 1917, he left Castle Rock to move to Glocanda, Arizona to work as a foreman in a flotation mill, and returned by 1920 where he was living in East Castle Rock (1920 U. S. Federal Census). By 1930, his wife had passed away, he was living in Castle Rock, and was an inspector for the highway. His wife passed away in 1929 and he passed away in 1950. Both are buried in Cedar Hill Cemetery.

William Kendall sold The City Hotel to Holcomb and Whitney in 1900, because of his wife's health. Included in the sale were the Holcomb and Whitney cottages occupied by Dr. Alexander and J. E. Finnegan. (Castle Rock Journal - September 6, 1901). J. E. Finnegan became manager of the City Hotel. Soon after, in November, the City Hotel burned. Finnegan had gone up to the second floor when he smelled smoke. A fire had begun between the kitchen chimney and had ignited the tar paper on the roof. A fire alarm was sounded, but before the fire could be extinguished, the roof timbers were badly burned and much of the plaster and wallpaper was damaged.

While Holcomb and Whitney owned the property, they leased it out to numerous proprietor's, some of which were, J. E. Finnegan (1901), J. S. Kendall (1902- brother of William R. Kendall), W. B. Quein (1902), and Alma Towne (1907).

William Whitney arrived in Castle Rock in February 1889 and immediately went into business with Hancock and Holcomb, a local hardware company. By March, Hancock had removed his name from the business and the new name became Holcomb and Whitney. In May 1903, Whitney sold his interests in the store to Holcomb. Nothing else is known about Whitney, except that ownership of the property was transferred to his wife, Annie, in 1904. She sold the property in 1908.

Annie Whitney sold The City Hotel to Alma Towne, but Alma had been running the hotel since 1907, so ownership of the property was the next step. She purchased the property in 1908 and maintained ownership until 1920.

Alma S. Towne was the wife of Clinton G. Towne. In 1900 they were living in Nebagamain Town, Douglas County, Wisconsin. They were newlyweds, but there was a daughter 3 years old, Isabell Victora, possibly from a previous marriage of Clinton. Clinton was born in 1869 and there was an eight year difference in their age. Alma was from Sweden and became a U. S. citizen in 1891. They moved to Castle Rock around 1907 and purchased 522 Wilcox (5DA2674), but the 1910 U. S. Federal Census listed them as living at 404 Perry Street (5DA1267) across from The City Hotel. She listed her occupation as a hotel keeper and her husband's as a telegraph dispatcher for the railroad. The Colorado Business Directories from 1910 to 1920 listed her as the proprietor of the City Hotel.

Alma sold the hotel to Demory and Nellie Gillette in 1920. It is presumed that the Gillette's knew the Towne's through Clinton Towne's job. Nellie's husband also worked at the Telephone and Telegraph Company, but in Palmer Lake. He was transferred to Castle Rock to become the District Manager and it was at that time, that Nellie purchased the hotel. She owned and managed The City Hotel until June 1922, when her husband was transferred to Colorado Springs. Nellie Gillette was the daughter of Joseph and Sarah Glasspoole, so when they moved, her mother Sarah moved from their home in Greeley to take over the management of the hotel (Castle Rock Journal - June 9, 1922).

The Glasspoole's purchased the hotel from their daughter in 1923 and then sold it to Goldie May Throush in October 1923. The purchase included a land transfer of property in Parker that the Throush's owned. The Throush's refurbished the hotel and continued utilizing it as a boarding house.

Mr. Olen Ray Through was born in Ohio according to the 1910 U. S. Federal Census. He was living in Seattle Ward 4, King County, Washington and was listed as a fisherman. He married in 1911 and it is presumed they moved to Parker, Colorado soon after. In 1918, Olan registered for the draft and listed his occupation as the owner of a trucking line in Parker, where they lived. At some point they moved to Castle Rock, as Mrs. Through owned the Home Bakery and Grocery Store and her husband was an auctioneer. They purchased the hotel, but unfortunately, by 1926, they had defaulted on the loan and the Castle Rock State Bank took over ownership. They owned the building until 1931 when they sold it to John L. Kracaw. The sale included a Deed of Trust from Alma S. Towne that Kracaw assumed and became responsible for payments on the deed.

John Kracaw was the son of Edgar and Mary Kracaw. His grandmother was Anna Kracaw from Franktown, and his aunt was married to William Converse who owned a farm on Highway 83 south of Parker. Today, the property is known as Hidden Mesa Open Space. The historic buildings remain on the property. John was born in Franktown, but moved to San Miguel County with his family when he was still very young. His father, was a grocery salesman in Sawpit, Colorado, according to the 1900 U. S. Federal Census. By 1910, the family was living in Telluride, where his father was a salesman in a grocery store. It is unclear why he purchased the hotel, because according to the 1930 U. S. Federal Census, he was an undertaker at a mortuary in Castle Rock and the Colorado Business Directory for 1932, lists him as owning a restaurant. During this time, Charles Wertz was the manager of the hotel. Kracaw owned the property two years and lost the property. The Castle Rock State Bank was liquidated and the property was returned to Alma S. Towne.

Alma Towne sold the property to Otto and Ollie Sholtz in 1943. Otto was born in 1899 in Colorado to Francis and Katherine Sholz. He was the youngest of five children and grew up on a farm in Sedalia. He was still living at home in 1918, but by 1920, he was living in Kelley, located to the west of Sedalia, and was working as a fireman for the Dupont Company in Louviers. By 1930, he was living in Sedalia again, was married, and was operating a grocery store. Otto Scholz sold the building to Douglas Andrews.

Colonel Douglas Andrews was born July 5, 1909 in Evant, Texas, to Jesse and Nora Belle Andrews. At the age of two, he traveled with his family by covered wagon to Roswell, New Mexico. In 1911, they homesteaded 50 miles northwest of Roswell in the Micho Valley. After his mother was injured in an accident, the family moved to Kenific, Oklahoma where his mother died. The family moved once again, in 1920, to Laramie, Wyoming. In 1921, they settled in Brighton, Colorado where Douglas graduated from high school in 1928. In the fall of 1928 he enrolled in a one-year course at Palmer Business School in Denver. In 1929, he accepted a position at Armour and Company as a bookkeeper. Then in 1930, he became an apprentice at the Bengston Mortuary in Denver. He continued working at Bengston's until 1936, becoming a licensed funeral director and embalmer. He opened his own mortuary soon after leaving Bengston's, working out of Moore Mortuary.

Douglas married Helen Josephina Velin in Denver on September 4, 1932. She was born October 15, 1912 to Joseph and Hulda Velin, both immigrants from Sweden. She graduated from East High School in Denver in 1930 and attended Colorado Women's College for one year majoring in music. She was a student in the Children's Hospital Nursing school when she and Douglas married.

In 1938, Doug and Helen moved to Castle Rock where they purchased the Livingston Funeral Home. Doug was appointed deputy coroner under Sam Livingston. He was elected Coroner in 1940 and held the office until 1968. While living in Castle Rock, they also operated Andrews Flower Shop and Andrews Furniture Store. During his life, he was a member of the Castle Rock Volunteer Fire Department and the Douglas County Lion's Club. He was a member of the Castle Rock Odd Fellows Lodge and the Elizabeth Odd Fellow's Lodge. He was a member of the Castle Rock Masonic Lodge #153, Martha Chapter #135, Pikes Peak Grange and was also president of the Cedar Hill Cemetery Association from 1938 -1966.

His funeral home on the corner of Jerry Street and Fourth Street was the location of the Carlson and Frink Dairies of Denver. He sold this business to his son in 1976 after he had moved to Canon City in 1966. In Canon City, he and Helen purchased the Mountain Vale Cemetery and the Cervil Funeral Home. Helen died in December 1977 and Douglas died in May 1996, both in Canon City.

The family owned many historic buildings in Castle Rock, this was yet another historic building owned by the family. The family sold The City Hotel to Robert Duvell in 1981.

Little is known about Robert Duvell, he sold the building to Brad Brown in 1997. Today the property is still owned by Brad. Brad is a local developer that has developed portions of Perry Street into a pedestrian friendly destination place where local entrepreneurs are welcome to sell their wares.

36. Sources of Information:

Douglas County Assessor; The Record Journal of Douglas County; The Castle Rock Journal; U. S. Federal Census; World War I Draft Registration Applications.

VI. SIGNIFICANCE

37. Local Landmark Designation: Yes

Designation Authority: Town of Castle Rock

Date of Designation: 1998

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Consideration A through G (see Manual).
- Does not meet any of the above National Register Criteria.

38A. 2.18.160 Castle Rock Criteria for Designation:

- A. The character, interest or value of the proposed landmark as part of the development heritage or cultural characteristics of the town;
- B. The proposed landmarks as a location of a significant local, county, state, or national event;
- C. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state or national history;
- D. The proposed landmark as an emodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type of method of construction, or the use of indigenous materials, the use of locally quarried rhyolite rock being of special importance to the Town;
- E. The proposed landmark as an identification of the work of an architect, landscape architect or master builder whose work has influenced the development in the Town, County, State, or Nation;
- F. The proposed landmark's architectural, cultural or archeological significance;
- G. The proposed landmark as an example of either architectural or structural innovation;
- H. The relationship of the proposed landmark to other distinctive structures, districts, or site which would also be determined to be of historic significance; and
- I. The age of the structure. A fifty-year minimum is generally required.

39. Area(s) of significance: **Commerce** **Community Planning and Development**

40. Period of significance: **1874 - 1950**

41. Level of significance: **Local**

42. Statement of significance:

Commerce: This building is important because its history as a part of the commerce of Castle Rock. The hotel played a significant role in the lives of the residents of Castle Rock, as well as visitors. At times, it was the only hotel in town where visitors could visit or temporarily live, while they were looking for housing or waiting for their house to be built. Many prominent people were boarders at the hotel, including John Craig, the person who donated land to Castle Rock to develop and sell to raise monies for a new County Courthouse once it was decided that Castle Rock would become the county seat. The hotel was used as a home for many of the owners, as a place where meetings were held, including weddings, dinner and lunch could be purchased. A review of the newspapers from the 1870s thru the 1950s show the importance it played in the commerce of Castle Rock. The additions to the building reflect the success of the hotel as more rooms and other ancillary spaces were needed.

Community Planning and Development: This building played a pivotal role in the community and planning of Castle Rock. Originally constructed in the community of New Memphis, it was a stopping point for many heading to Denver or to Colorado Springs along the trails. The community was made up of people who had moved from Memphis to start a new life in the frontier. Soon after the town was developed, the heated discussions about where the county seat of Douglas County should reside, began. Many felt that Franktown should have been the county seat, while others thought Castle Rock should. In the end, Castle Rock became the county seat, and this was the death for the town of New Memphis. Thomas Harris and his brother relocated to Castle Rock as it quickly began to grow, and finally moved the hotel there to prosper from the two railroads that ran through the town. He purchased the property from John Craig just a few blocks from the railroad depot and close to where the courthouse was being built. This was one of the first large buildings in Castle Rock and the only one remains standing today.

43. Assessment of historic integrity related to significance:

The building's level of integrity, relative to the seven aspects of integrity, as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling and association), is intact. Although the building is not in its original location, New Memphis, it was moved so early in its history, that most of its history is related to its current location. The design has remained intact, especially the front elevation, except one door that could easily be removed at some date. The original

windows and doors still exist, except in a few instances where doors have been replaced. The materials and workmanship are also intact. The historical materials still exist. The hotel is still an apartment/boarding house, but is not longer a hotel.

The building was listed as a Castle Rock landmark in 1998.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible

Local landmark eligibility field assessment: Eligible

45. Is there National Register district potential: N/A

Discuss: This resource was surveyed and documented as part of a project in which buildings within the downtown area of Castle Rock were surveyed. The survey area was from Front Street on the east, to Fifth Street on the north, to Elbert Street on the west and Third Street on the south.

The boundaries of a historic district have not yet been determined since many areas of the town have not yet been surveyed. Additionally, this building might be associated with an adjacent unsurveyed area. A preliminary evaluation of whether this property would be a contributing resource, if found to be within the boundaries of a district, has been made to assist future studies.

Is there Local District Potential: N/A

If there is National Register district potential, is this building contributing: yes

46. If the building is in existing National Register district, is it contributing: N/A

VIII. RECORDING INFORMATION

47. Photographic References: 5DA0660_East Elevation; 5DA0660_North Elevation; 5DA0660_Partial North Elevation; 5DA0660_Partial West Elevation; 5DA0660_South Elevation; 5DA0660_West and South Elevation; 5DA0660 West Elevation; 5DA0660 West Elevation 2

Photographer: Barbara Darden

Negatives Filed At: There are no negatives - photos are digitally reproduced.

48. Report Title: "Town of Castle Rock - Survey of Historic Resources" (August 29, 2005); Preservation Partnership

49. Date(s): April 2009

50. Recorders: Barbara Darden

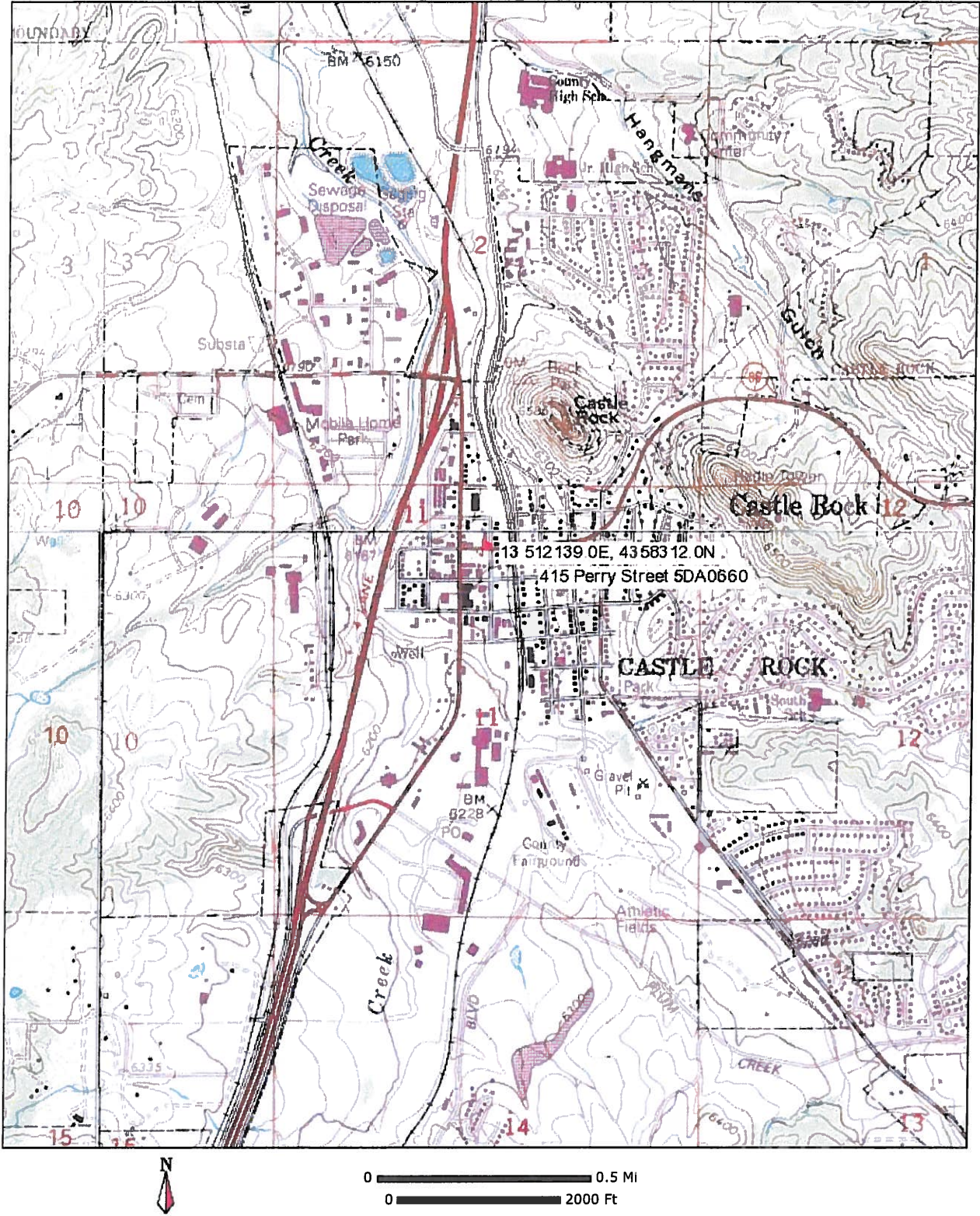
51. Organization: Scheuber + Darden Architects

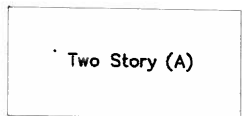
52. Address: 10800 E. Bethany Drive, Suite 380, Aurora, Colorado 80014

53. Phone Number(s): 303-755-7395

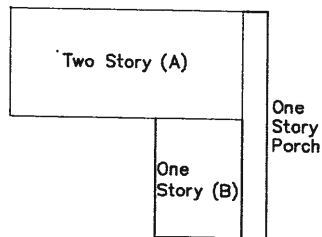
NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs

Colorado Historical Society - Office of Archeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395

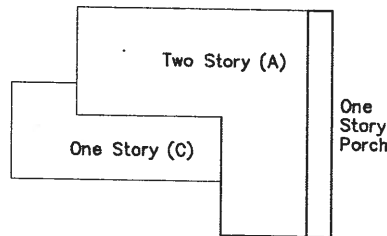




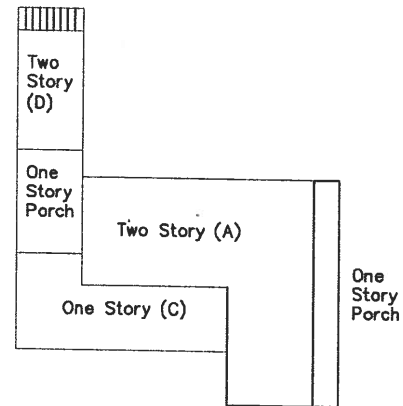
1872



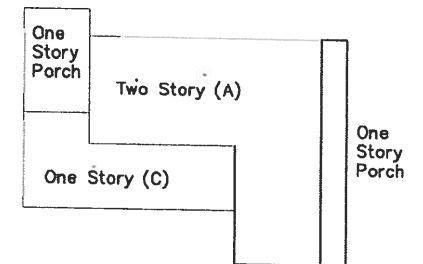
Circa 1874 - 1889
re: 1889 Photo (1)



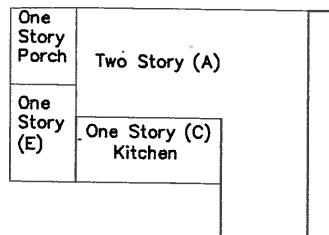
1890
1890 Sanborn Map



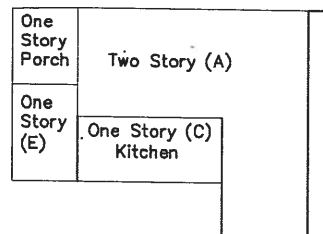
1895
1895 Sanborn Map
Also 1900 Photo (2)



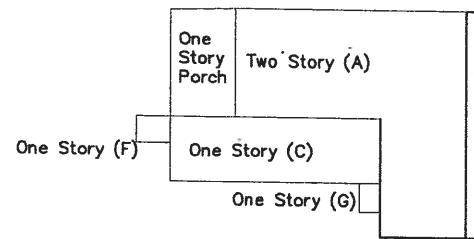
1902
1902 Sanborn Map
1910 Photograph (3)



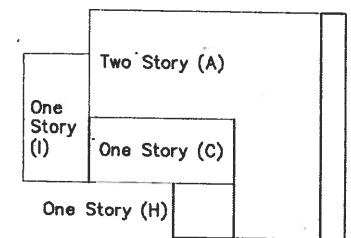
1907
1907 Sanborn Map
1910 Photograph (3)



1914
1914 Sanborn Map
1910 Photograph (3)

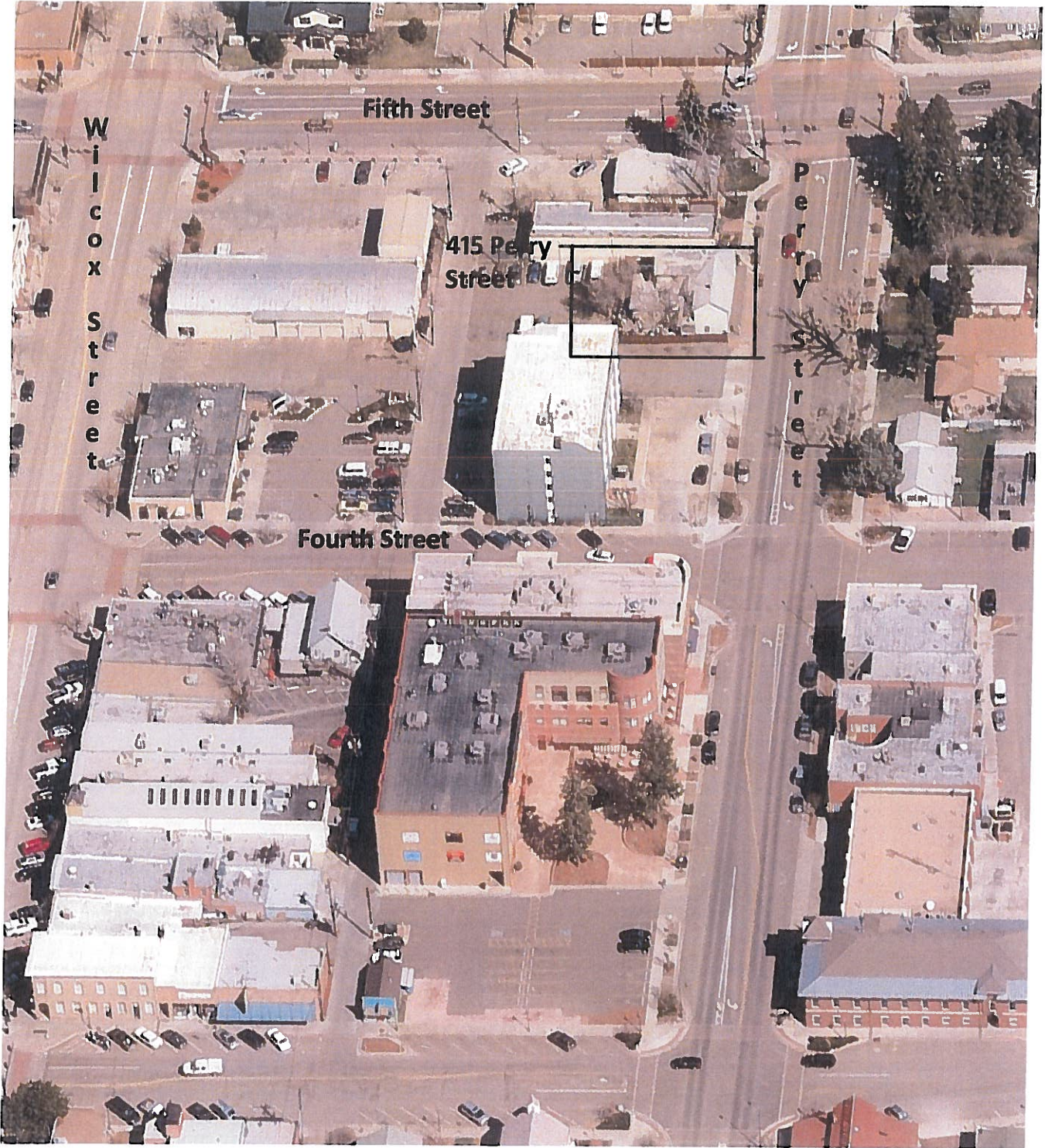


1930
1930 Sanborn Map
1949 Photograph (4)



2010







1.0 City Hotel - Circa 1888 - Courtesy of the Douglas County History Research Center
2010.028



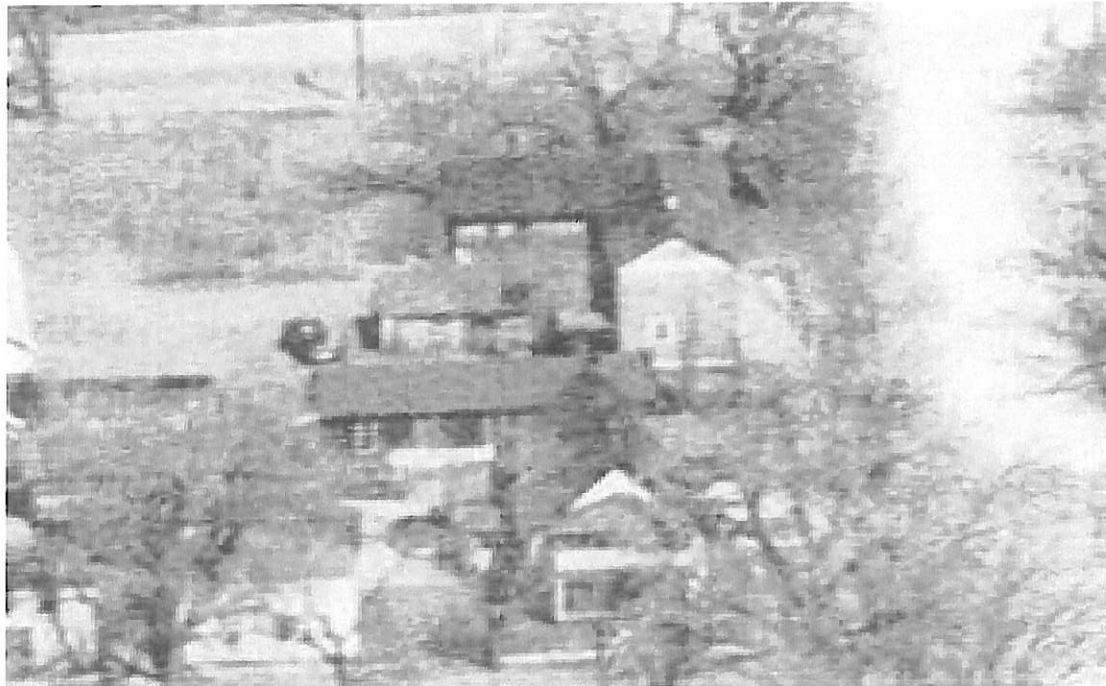
2.0 City Hotel - Center of Photo - Circa 1889 - Note One Story Addition on the South Side - Courtesy
of the Douglas County History Research Center
1992.001.0XXX.0118



3.0 City Hotel - Circa 1900 - Courtesy of the Douglas County History Research Center
1992.001.0678.0002

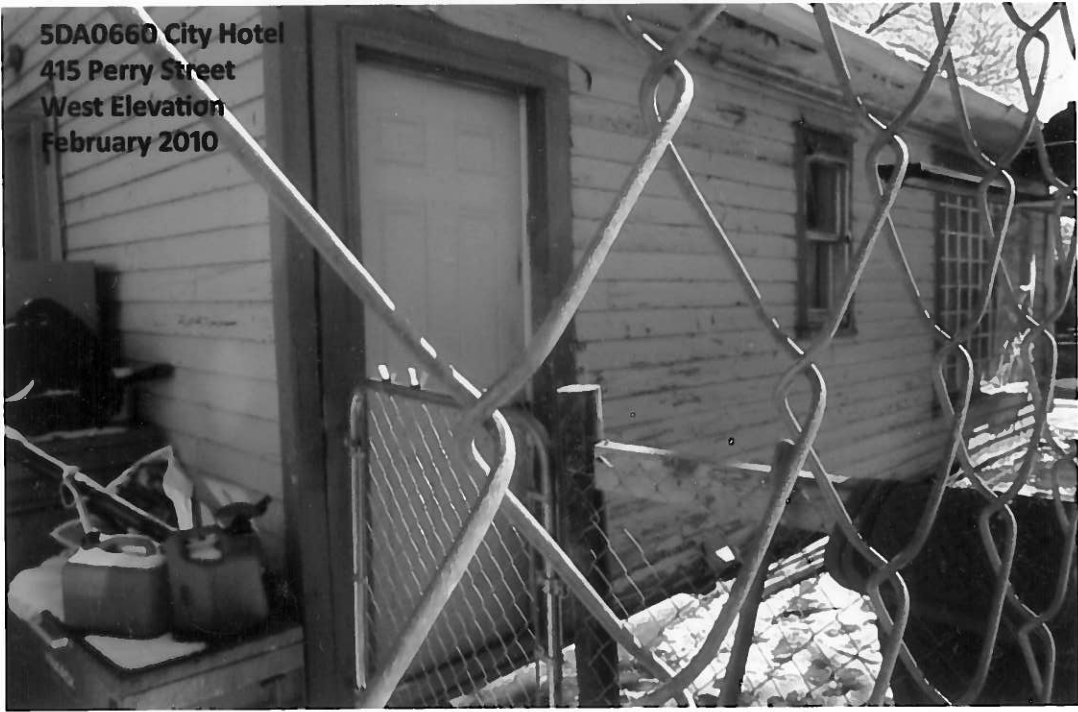


4.0 City Hotel - Circa 1910 - Note One Story Shed Roof Additions on the South and West Sides - Courtesy
of the Douglas County History Research Center
1992.001.0XXX.0032



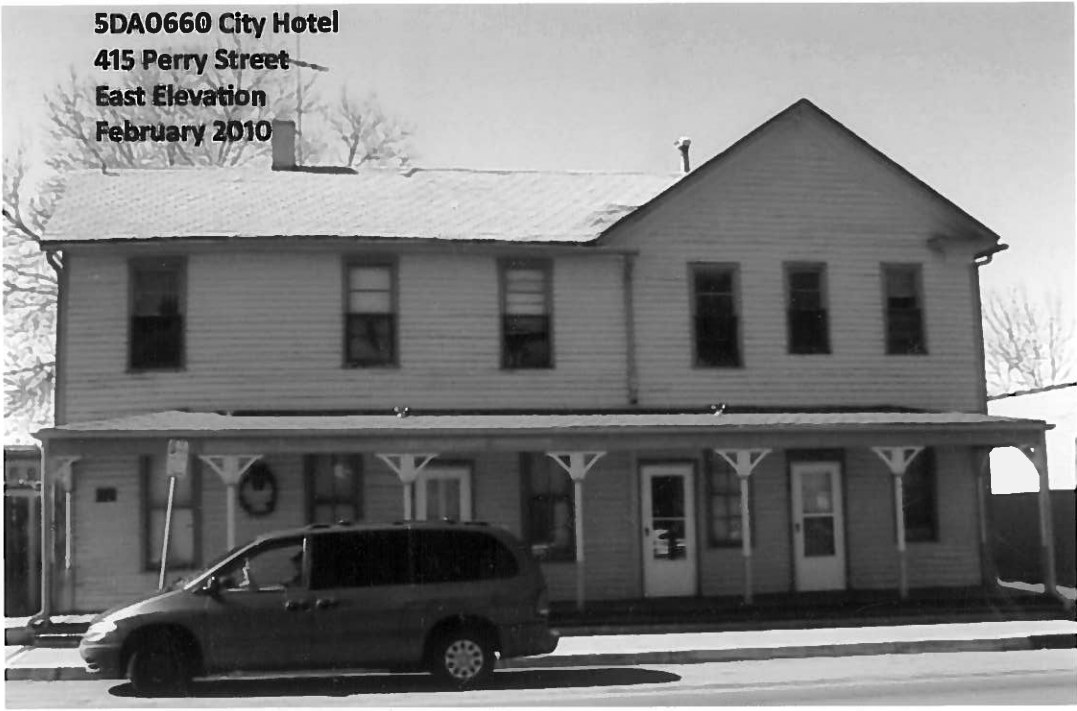
5.0 City Hotel - 1949 - Note One Story Shed Roof Addition on the South Side - Courtesy
of the Douglas County History Research Center
1992.001.0XXX.0032

5DA0660 City Hotel
415 Perry Street
West Elevation
February 2010



5DA0660 City Hotel
415 Perry Street
North Elevation
February 2010

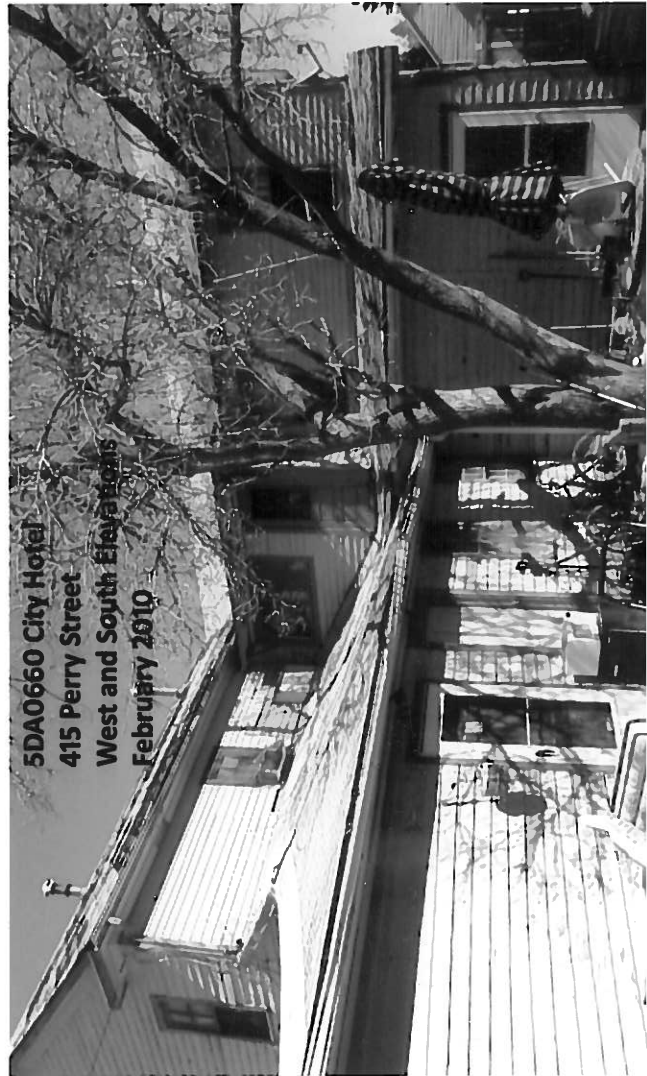
5DA0660 City Hotel
415 Perry Street
East Elevation
February 2010

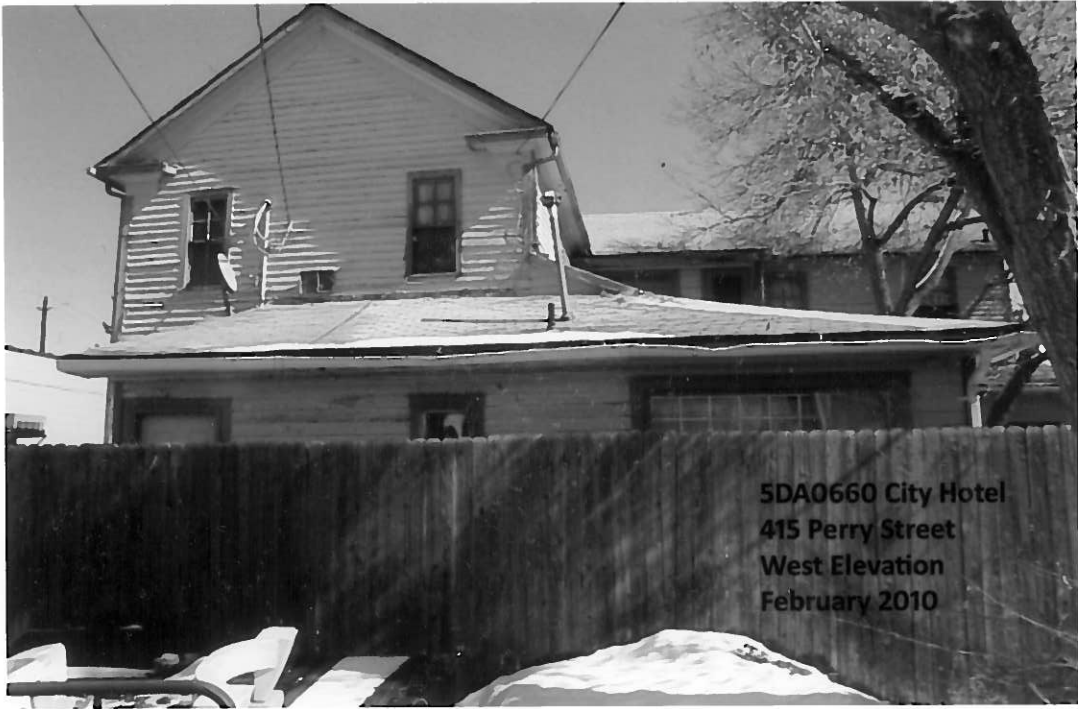


5DA0660 City Hotel
415 Perry Street
South Elevation
February 2010



5DA0660 City Hotel
415 Perry Street
West and South Elevations
February 2010





5DA0660 City Hotel
415 Perry Street
West Elevation
February 2010



5DA0660 City Hotel
415 Perry Street
Partial North Elevation
February 2010



5DA0660 City Hotel
415 Perry Street
West Elevation
February 2010