

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 6

Date _____ Initials _____
_____ Determined Eligible-NR
_____ Determined Not Eligible-NR
_____ Determined Eligible-SR
_____ Determined Not Eligible-SR
_____ Need Data
_____ Contributes to Eligible NR District
_____ Noncontributing to Eligible NR District

I. IDENTIFICATION

1. Resource Number: 5JF.182
2. Temporary Resource Number: N/A
Parcel Number: 30-284-41-010
SHF/CLG Grant Number: N/A
Temp. Survey Number: 5
3. County: Jefferson
4. City: Golden
5. Historic Building Name:
Astor House, Lake House, Castle Rock
House, Goetze/Marshall Rooming House
6. Current Building Name:
Astor House Museum



7. Building Address: 822 12th Street, Golden
8. Owner Name and Address: City of Golden, 911 10th Street, Golden, Colorado 80401

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3 S Range 70 W
SE 1/4 SE 1/4 SE 1/4 SE 1/4 of Section 28
10. UTM Reference(s): Zone 13, 480950 E, 4400591 N
11. USGS Quad Name: Golden, Colo. Year: 2016 Map Scale: 7.5'
12. Lot (s): 9 Block(s): 4
Addition: South Golden Year of Addition: 1863
13. Boundary Description and Justification:
Boundary includes the building and the parcel on which it is located.

III. ARCHITECTURAL DESCRIPTION

NOTE: For complexes, Items 14 through 22 apply only to Resource 1.

14. Building Plan (footprint, shape): T-Shaped
15. Dimensions in Feet: Length 54 X Width 53
16. Stories: 2 1/2
17. Primary External Wall Material(s) (enter no more than two):
Stone Brick
18. Roof Configuration (enter no more than one):
Hipped/Gable-on-Hip
19. Primary External Roof Material (enter no more than one): Synthetic

20. Special Features (enter all that apply):

Balcony. Chimney. Dormer. Fence. Porch. Segmental arch.

21. General Architectural Description:

The 1,805-square-foot Astor House (Resource 1) is located at the northeast corner of Cheyenne and 12th Streets and faces south. The two-and-a-half-story hipped roof front wing is intersected on the rear by a two-story gabled roof brick wing, which has a one-story hipped roof frame addition to the north. The building has a stone foundation. The roof has overhanging eaves and what appears to be thick, textured, synthetic roofing shingles.

Stone Part (1867). The front (south) and west walls are composed of roughly-coursed stone blocks of varying sizes with raised mortar joints; the walls are painted white. The front features a wide, one-story open porch with square wood supports with boxed bases forming three bays; a shallow arch spans each bay. The second-story balcony has a plain balustrade and square wood piers with wood caps. The first story contains, from east to west: an interpretive panel; a six-over-one-light wood window with a wood lintel and sandstone sill; a two-panel wood door with a rectangular light; two similar windows; a single-light fixed window with a wood lintel and sandstone sill; and a five-panel wood door. The second story has five similar six-over-six-light windows with stone lintels and sandstone sills. At the east end of the balcony is a two-panel wood door with an etched glass rectangular light. On the roof slope above is a slightly off-center shed roof dormer with wood shingled face and cheeks; the face contains a center two-light wood window flanked by wood one-over-one-light windows; a brick chimney abuts the east wall of the dormer.

The first story of the west wall at its south end holds a six-over-six-light window with a wood lintel and sandstone sill and a six-panel wood door at the north end. The second story contains two similar windows. The north wall west of the brick addition is unfenestrated.

The north and east walls of the stone portion of the building display more irregularly coursed stonework and more random stone shapes. The north wall east of the brick addition holds a full-height brick chimney at the intersection of the wings. A center six-over-six-light window is located on the second story and an off-center four-panel wood door is on the first story. The east wall is unfenestrated save for a single off-center six-over-six-light window near the south end. "ASTOR HOUSE" is painted on the wall north of the window. On the roof slope above is a gabled roof dormer, with wood shingled face and cheeks; the face features a center brick chimney flanked by single-light wood windows.

Rear Brick Wing (1894). A two-story painted brick wing projects northward from the center of the stone wing. The first story of its east wall holds a six-panel wood door to the south and a four-light wood window with pebbled glass to the north; both have segmental brick arches. The second story contains two two-over-two-light wood windows with segmental arches and projecting sills; a flat-headed single-light window is to the north. Stairs with an intermediate landing rise from the ground on the east to a balcony on the north wall of the wing; they are composed of Trex-type material.

The north wall of the brick wing on the second story contains a paneled wood door toward its east end and a two-over-two-light wood window to the west (both with segmental arches). The door opens onto a balcony with a wood balustrade and piers that extends from the stairs to just west of the door. The first story is obscured by the frame addition except for a short section on the west that holds a two-over-two-light wood window with a segmental arch. The west wall of the brick wing features two two-over-two-light wood windows with segmental arches on each story.

Rear Frame Addition (ca. 1938-1960-61). The exact date of the one-story hipped roof frame rear addition is not known. Its walls are clad with narrow clapboards and feature cornerboards. The addition projects beyond the east wall of the two-story brick wing; its short south wall is unfenestrated and has a section clad with beadboard. The east wall contains an off-center four-panel wood door. The east portion of the north wall is unfenestrated; to the west are a three-panel wood door with a rectangular light and paired six-light wood windows. The west wall holds two sets of paired six-light wood windows.

22. Architectural Style/Building Type: Late 19th and 20th Century Revivals/Colonial Revival**23. Landscaping or Special Setting Features:**

The level rectangular parcel at the northeast corner of 12th and Arapahoe streets covers 0.161 acres. The former hotel at the southwest corner of the parcel is built to the sidewalk line on the south and west. To the rear along the west property line is a washhouse, with a gazebo in the center of the rear yard not far from the north property line. Paved parking lots are on adjacent parcels to the east and north. The immediate area to the rear of the hotel is covered with flagstone pavers with a large boulder at the northeast corner; a diagonal path of pavers extends northwest to the washhouse. A brick sidewalk proceeds north from the washhouse, borders the gazebo on all sides, and continues to the north parcel line. A concrete block wall topped by an ornamental metal fence lies on the west

and north property lines; an ornamental metal fence extends along most of the east property line. The rear yard is in grass with several large trees in the eastern part; the west area north of the washhouse has several smaller trees with a winding path of flagstone stepping stones.

24. Associated Buildings, Features, or Objects:

2. Washhouse (ca. 1890-95). The one-story flat roof washhouse is built on the west property line to the rear of the hotel. It faces east and is composed of brick walls painted white. The front contains two inset, four-panel wood doors with segmental arch lintels; a metal vent pipe is located between the doors in the upper part of the wall. The remaining walls are unfenestrated. The north and south walls step down toward the rear.

3. Gazebo (ca. 1971-79). This building is not present in a 1971 aerial photograph of Golden but is shown here in a 1979 image. The one-story, square, hipped roof gazebo is located toward the north end of the parcel near the center. The building faces south. The upper portion of each wall is open with a board with a shallow arch at the top; the lower part of the walls are clad in wood clapboards. The south wall has a center entrance (no door). The open areas in the walls are covered with plastic construction fencing. The roof has overhanging eaves, wood shake shingles, and exposed raftertails.

IV. ARCHITECTURAL HISTORY

NOTE: For complexes, Items 25 through 30 apply only to Resource 1.

25. Date of Construction: Estimate**Actual** 1867**Source of Information:** National Register nomination**26. Architect:** Unknown**Source of Information:****27. Builder/Contractor:** Unknown**Source of Information:****28. Original Owner:** Seth Lake**Source of Information:** National Register nomination**29. Construction History (include description and dates of major additions, alterations, or demolitions):**

The Jefferson County Archives did not have an old assessor appraisal card for this property. The stone portion of the building was built in 1867. The 1993 historic structure report stated the two-story rear wing was built in 1894 (a date supported by 1890 and 1895 Sanborn maps). An 1868 historic photograph shows a non-full-width front balcony, while a full-width porch appears in the 1873 birds-eye-view map. Sanborn maps from 1886 through 1938 do not show a balcony. The balcony was not present at the time of the 1972 National Register nomination but was reconstructed by 1983. In 2006 this interim balcony was removed and reconstructed following the original design. Following a 1908 attic fire, the original side gabled roof was changed to a hip roof and dormers were added. The one-story rear frame addition is not shown on the 1938 Sanborn fire insurance map but is shown in a ca. 1960-61 oblique aerial photograph.

30. Original Location: Yes**Date of Moves:** N/A**V. HISTORICAL ASSOCIATIONS****31. Original Use(s):** Domestic/Multiple Dwelling**32. Intermediate Use(s):** Recreation and Culture/Museum**33. Current Use(s):** Work in Progress**34. Site Type(s):** Hotel converted to museum**35. Historical Background:**

Originally 12th Street was known as 2nd Street. Seth Lake erected this hotel in 1867. Born in New York in 1813, Lake married Charlotte Welles in Michigan in 1841. At the time of the 1850 census Lake was farming in Illinois; the household included his wife and three children. By 1860, Lake had migrated to prospect in what would become Colorado Territory.

In 1866 Lake purchased this parcel and operated a hotel by combining two dwellings that then stood there. By 1867, he concluded that Golden, then the capital of Colorado Territory, could support a substantial hotel. Sandstone for the two-story building was quarried at the west end of 12th Street. No architect for the building has been identified, and the National Register nomination opined "it follows no architectural style." Lake named his hostelry the Astor House,

after the hotel in New York. The hotel, well under construction in June 1867, opened that September, as described in the Colorado Transcript: "Mr. Lake has spared no pains or expense in 'putting his house in order' for the accommodation of guests and is undoubtedly the best hotel in Colorado. It is a fine stone structure finished off in grand style. The rooms are large, airy and light, and being new is entirely free from the pests of the old wooden buildings in the country."

Lake operated the hotel until 1873, then leased it. However, he continued to live in the building until 1885 when he sold it to C.W. Mon Pleasure. Lake died in Golden in 1888. Mon Pleasure was born in Wisconsin in 1830; his father was French. He married Catherine M. Boyle in Denver in 1882; the couple divorced in 1891. Mon Pleasure renamed the hostelry the Castle Rock House, which he operated from 1885 to 1889. In 1900 he lived in Denver where he worked as a musician.

In 1894, the building received a two-story brick rear addition when Ida Goetze remodeled it into a rooming house. The Golden Globe commented: "The old Astor House is no more. It has been changed, and added to, renovated and made new, and will never again be known by the old name." The 1895 Sanborn map labeled the building as a boarding house rather than a hotel. Ida (Froeb) Goetze was born in Germany in 1854 and first came to this country in 1874, initially settling in Terra Haute, Indiana, for six years. She returned to Germany briefly, then resumed residence in Terra Haute. She came to Colorado in the 1880s and married Henry Goetze in Denver in 1885. The couple moved to Georgetown, where Henry died in 1891. When Ida Goetze moved to Golden in 1891 with her two sons, Oscar and Richard, her 1936 obituary recounted: "The family could not speak English. Determined to learn the language of her adopted country she put her boys in school and then studied with them at home. Soon she acquired sufficient command of the language to transact business. In the face of almost insurmountable obstacles she purchased the then run-down big stone house at Twelfth and Arapahoe streets and started a boarding house. She managed to make a living and gradually started to improve the place." Goetze reportedly acquired the building in a tax sale.

According to her obituary, "the first Mines student club in Golden, which was quite a plan years ago of cutting living expenses had its inception in Mrs. Goetze's house..." Goetze operated the rooming house until her retirement in 1926 and owned it until her death in 1936. Goetze was remembered as being intensely patriotic and a member of the Relief Corps; she was also active in the Neighbors of Woodcraft and Methodist groups. Following Ida's death, son Oscar A. Goetze and his wife Irene M., became owners. They sold the property in 1956 to John R. and Esther M. Stevens, who held the property for just over a year.

In late 1957 Eileen Marshall became owner of the property. She and her husband, Edwin, operated the Marshall Rooming House in the building. In 1969, she added her husband and daughter, Edwina, as owners. The Golden Downtown General Improvement District acquired the property in 1971 with plans to demolish the historic hotel and create a surface parking lot. The subsequent controversy over the plan stimulated the creation of the Golden Landmarks Association and resulted in a public vote approving city purchase of the property and retention of the hotel as a museum. The City of Golden became owner in 1973 and still owns the property. The building housed the Astor House Museum until 2015. Closed for renovations since then, and the city has announced it is looking for a new use for the building.

36. Sources of Information:

Jefferson County Assessor, real estate information, ownership tract books, and real property appraisal cards; Sanborn fire insurance maps, 1886-1938; D.D. Morse, Bird's-Eye View of Golden, 1873 (Cincinnati, Ohio: Strobridge and Co., 1873); J.J. Stoner, Bird's Eye View of Golden, Colo., 1882 (Madison, Wisconsin: J.J. Stoner, 1882); W.C. Willits, Map of Golden (Denver: W.C. Willits, 1878); Golden Landmarks Association, Golden Older Structures Inventory, 9 July 2003; Golden city directories, 1948-71; Andrews and Anderson, Astor House Museum, City of Golden, Colo.: Stabilization and Maintenance Report (Golden: Andrews and Anderson, 27 October 1993); Irene Goetze, Interview with Carlos Lake (Seth Lake's son), 1939 and supplemented with additional information by her, in the files of History Colorado, Denver, Colorado; Perry Eberhart, Astor House, National Register of Historic Places nomination, 5JF.182, NRIS number 73000478, 1973; Richard Gardner, "Astor House Spared 40 Years Ago," Littleton Independent, 28 June 2012 (citing Golden Globe, 29 September 1894); Colorado Transcript, 12 June 1867, 11 September 1867, 26 August 1885, 12 September 1888, 12 January 1897, 13 February 1936; photographs of Astor House, Western History and Genealogy Department, Denver Public Library, Denver, Colorado (Arundel C. Hull, photographer, photograph number Z-5784, 1868; unknown photographer, photograph number X-10060, ca. 1867-87; and Roger Whitacre, photographer, photograph number Z-10824, December 1983).

VI. SIGNIFICANCE

37. Local Landmark Designation: Yes

Designating Authority: City of Golden

Date: N/A

Applicable State Register of Historic Properties Criteria:

- ☒ A. The property is associated with events that have made a significant contribution to history.
- ☐ B. The property is connected with persons significant in history.
- ☒ C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. The property has geographic importance.
- ☐ E. The property contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Listed**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 distinguishable entity whose components may lack individual distinction
- ☐ D. Has yielded, or may be likely to yield, information important to history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G, as specified:
- ☐ Does not meet any of the above National Register criteria.

National Register Significance: Area, Period, and Level:

39. Area(s) of Significance:	40. Period(s) of Significance:	41. Level(s) of Significance:
Architecture	1867, 1894, ca. 1908	Local
Commerce	1867-1971	Local

42. Statement of Significance:

The Astor House was listed in the National Register in 1973 (NRIS number 73000478) and is a designated City of Golden local landmark. Built by Seth Lake in 1867, the building is significant under Criterion A in the area of Commerce, serving as one of Golden's early hotels in the nineteenth century and, converted to a boarding house ca. 1894, continuing in that use until 1971. The building is also significant under Criterion C in the area of Architecture, as an example of a substantial Territorial era stone hotel. The National Register nomination observed: "No one has yet challenged the Astor House claims of being the first quarried stone building in Colorado and the oldest hotel still standing in the state."

43. Assessment of Historic Physical Integrity Related to Significance:

The Astor House displays excellent historic integrity. The Trex-type stairs at the rear and one fixed-light window on the front appear to be the only notable nonhistoric components.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register Field Eligibility Assessment: Listed****45. Is there National Register district potential? Discuss. N/A**

This building was documented as part of a selective intensive survey.

If there is NRHP district potential, indicate contributing status: N/A

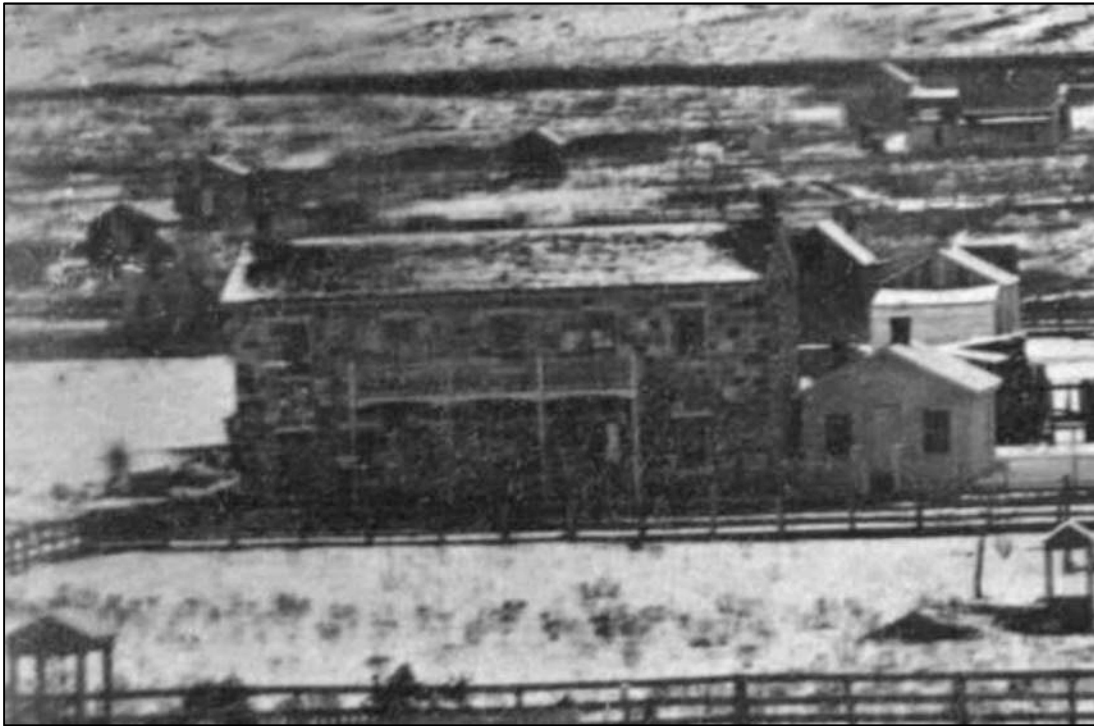
46. If the building is in an existing NRHP district, indicate contributing status:**VIII. RECORDING INFORMATION****47. Digital Image Reference(s): 5JF182_01 to _16**

Digital Images Filed At: City of Golden-Comm. & Econ. Dev. **Photographer:** T.H. Simmons

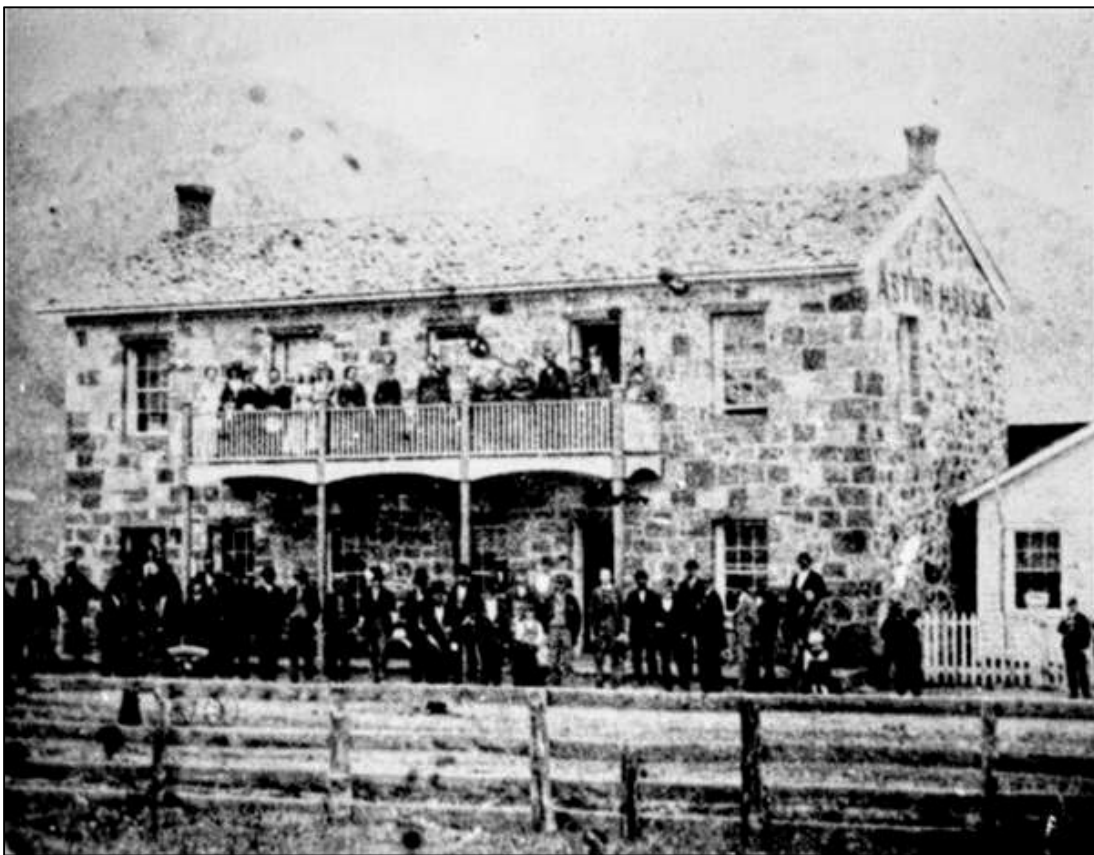
48. Report Title: N/A**49. Date(s): Nov. 2018****50. Recorder(s): T.H. Simmons/R.L. Simmons****51. Organization: Front Range Research Associates, Inc.****52. Address: 3635 W. 46th Ave., Denver, CO 80211****53. Phone Number(s): (303) 477-7597**

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

History Colorado-Office of Archaeology and Historic Preservation
1200 Broadway, Denver, Colorado 80203 (303) 866-3395



5JF182. The front of the Astor House is shown in this 1868 photograph with a side-gabled roof, unpainted stone walls, and one-story balcony. SOURCE: Western History and Genealogy Department, Arundel C. Hull, photographer, photograph number Z-5784, Denver Public Library, Denver, Colorado.



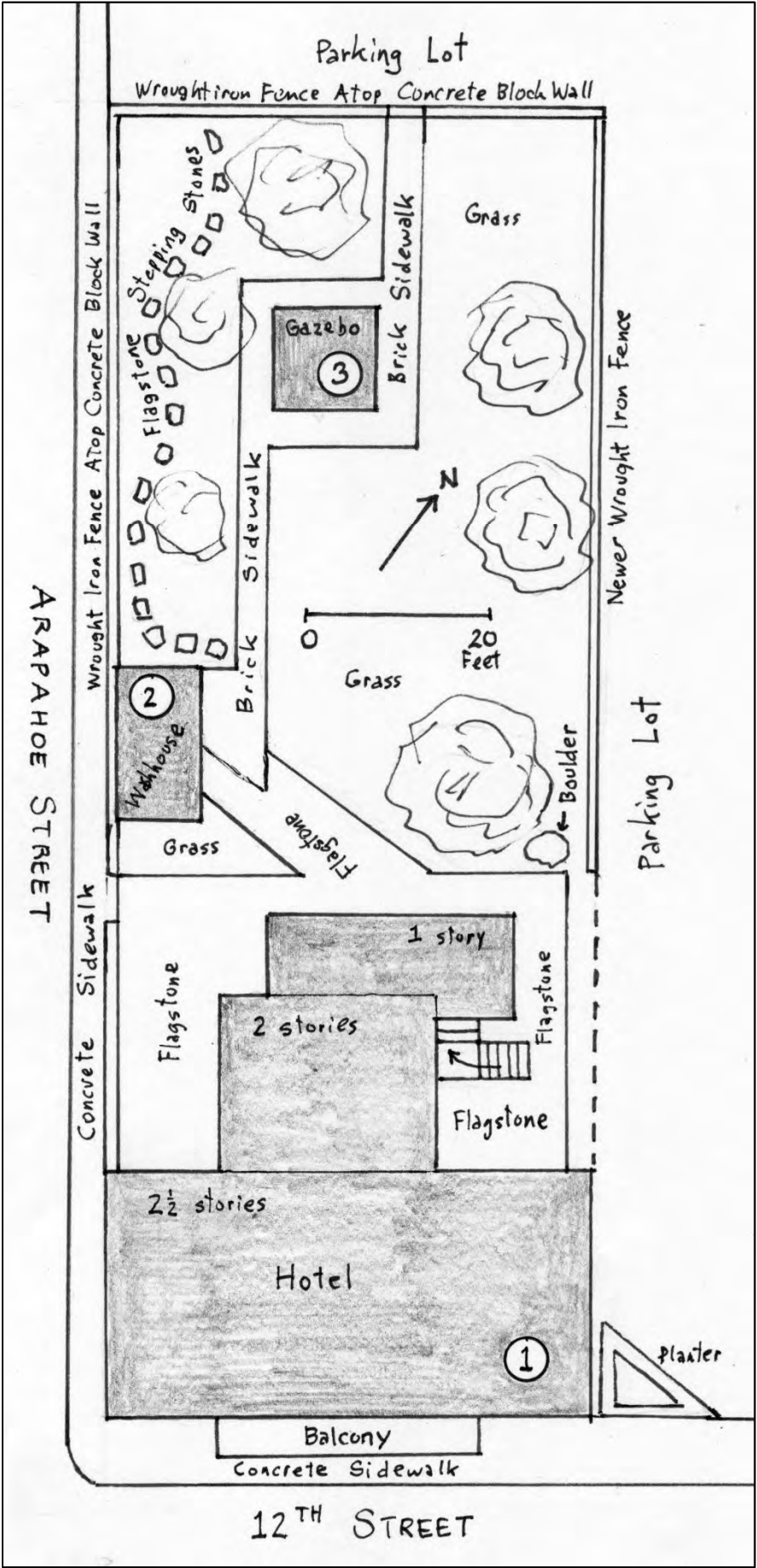
5JF182. The front and east wall of the Astor House is shown in this early photograph (ca. 1867-87) with a side-gabled roof and unpainted stone walls. SOURCE: Western History and Genealogy Department, photograph number X-10060, Denver Public Library, Denver, Colorado.

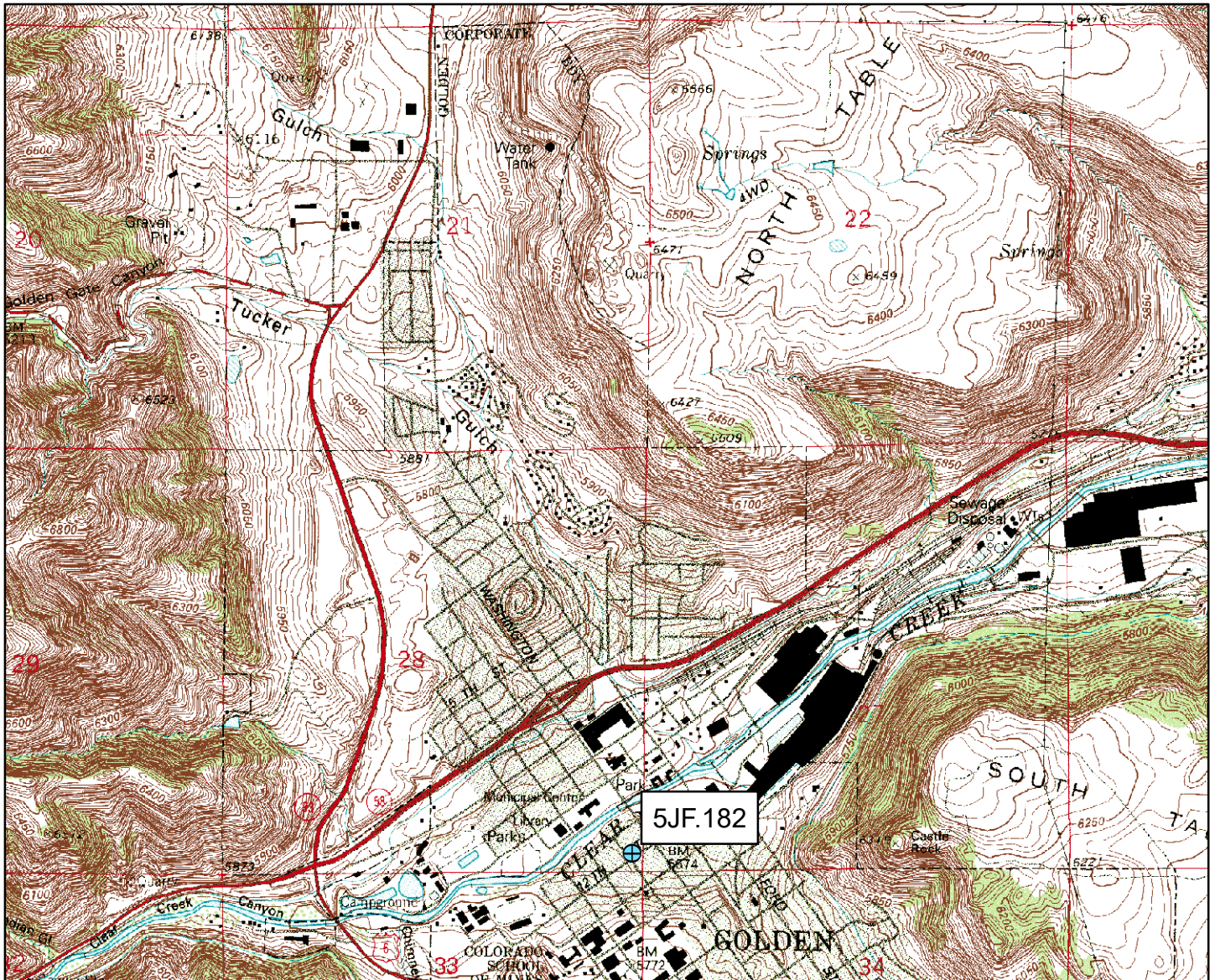


5JF182. The front and west wall of the Astor House is shown in this ca. 1907 photograph. The front porch was no longer present. SOURCE: Perry Eberhart, Astor House, National Register of Historic Places nomination, 4 August 1972.

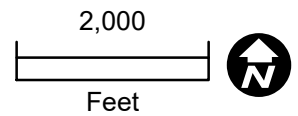


5JF182. The front and east wall of the Astor House is shown in this ca. 1972 photograph. The roof was now hipped with dormers and the stone walls had been painted. SOURCE: Perry Eberhart, Astor House, National Register of Historic Places nomination, 4 August 1972.





822 12th Street, Golden





5JF.182_Jefferson_Golden_01_822-12thSt_THSimmons_Nov2018_N



5JF.182_Jefferson_Golden_02_822-12thSt_THSimmons_Nov2018_NW



5JF.182_Jefferson_Golden_03_822-12thSt_THSimmons_Nov2018_W



5JF.182_Jefferson_Golden_04_822-12thSt_THSimmons_Nov2018_SW



5JF.182_Jefferson_Golden_05_822-12thSt_THSimmons_Nov2018_S



5JF.182_Jefferson_Golden_06_822-12thSt_THSimmons_Nov2018_SE



5JF.182_Jefferson_Golden_07_822-12thSt_THSimmons_Nov2018_E



5JF.182_Jefferson_Golden_08_822-12thSt_THSimmons_Nov2018_NE



5JF.182_Jefferson_Golden_09_822-12thSt_THSimmons_Nov2018_N



5JF.182_Jefferson_Golden_10_822-12thSt_WestwallDetail_THSimmons_Nov2018_NE



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