

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

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:** 5CF2223
2. **Temporary Resource Number:** 34
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** E.M. Riley Terrance
6. **Current Building Name:** N/A
7. **Building Address:** 102-24 D Street
8. **Owner Name and Address:** Mehos, John G. and William G., 2244 St. Charles Dr., Clearwater, FL 34624
- Parcel Number:** 368132423258
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E
SW 1/4 SW 1/4 SE 1/4 SE 1/4 of Section 32
10. **UTM Reference Zone** 13 **Easting** 413755 **Northing** 4265414
11. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'
12. **Lot (s):** Lots 1 and 2 and SEly. 20 ft. Lot 3 **Block(s):** 23
Addition: Salida Original Town **Year of Addition:** 1880
13. **Boundary Description and Justification:**
Boundary includes the building and the parcel on which it is located.

III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** Irregular
15. **Dimensions in Feet: Length** 147 **X Width** 41
16. **Stories:** 2
17. **Primary External Wall Material(s) (enter no more than two):**
Wood/Vertical Siding
18. **Roof Configuration (enter no more than one):**
Flat
19. **Primary External Roof Material (enter no more than one):** Asphalt
20. **Special Features (enter all that apply):**
Decorative Cornice, Chimney
21. **General Architectural Description:**

Two-story flat roof multi-unit apartment building. Walls clad with vertical panel siding with corner boards. Decorative contrasting parapet at top of walls with geometric half-timbered design with stucco and lathe. Foundation covered with concrete. Large metal frame windows with divided transoms and casement windows flanking fixed plate glass. First story of from has series of six paneled doors facing concrete stoops with metal railings. Doors are paired facing stoops. Flanking pairs of doors are large windows. Upper story has twelve windows of similar design but slightly smaller. North wall has shed roof projecting bay window with plate glass windows, angled side walls, and decorative brackets. Three two-story projections on rear, as well as large windows (some tripartite) on both stories. South wall has two chimneys rising from the upper part of the first story.

22. **Architectural Style/Building Type:** No Style

23. **Landscaping or Special Setting Features:**

Corner lot with concrete sidewalks on two sides. Grass in tree lawn. Bushes at rear on north end. Alley on south.

24. **Associated Buildings, Features, or Objects:**

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate

Actual 1899

Source of Information: Salida Mail, 5 June 1900, 4.

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Mrs. Mary Clara (E.M.) Riley

Source of Information: Salida Mail, 3 January 1899, 1.

29. **Construction History (include description and dates of major additions, alterations, or demolitions):**

This building was completed in 1899. It appears in a photograph taken from Tenderfoot Hill in 1902. The building also appears on the 1904 Sanborn map. The 1904 map shows the two-story building divided into six dwelling units, with every two units sharing a stoop. There were three small iron clad sheds at the rear. Between 1914 and 1929 three one-story rear porches were added and the iron clad sheds were replaced by frame sheds. By 1945 four of the units in the building were identified as flats, or apartments, and two were dwellings. The building was originally addressed 102-124 D, but by 1945 it was addressed 100-120 D.

30. **Original Location:** Yes

Date of Moves: N/A

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Domestic/Multiple Dwelling

32. **Intermediate Use(s):** Domestic/Multiple Dwelling

33. **Current Use(s):** Domestic/Multiple Dwelling

34. **Site Type(s):** Multi-family Dwelling/Apartment Building/Terrace

35. **Historical Background:**

The 3 January 1899 Salida Mail indicated, "Mrs. E.M. Riley has begun the construction [in the previous year] of a splendid brick terrace of 36 rooms comprising six departments, corner D and 1st streets, with every modern convenience and will cost when completed \$11,000. The Salida Mail of 5 June 1900 featured a picture of the completed terrace and an article that stated: "Among Salida's most beautiful and substantial residence buildings the E.M. Riley terrace, on the corner of First and D streets, is particularly noticeable. It was erected in 1898 and contains six residences of six rooms each, and is a thoroughly modern structure in every detail. The terrace has its own private sewer direct to the river--in fact, nothing has been left undone to make it a desirable and pleasant place to live. The building is 25 X 150 feet and stands on three lots 75 X 150 feet. It was built by Mrs. E.M. Riley and was first occupied in May, 1899."

Mary Clara (Mrs. E.M.) Riley, who lived in the building in the unit addressed 112 D, had the building erected. At the time of her death, she was described as a Salida pioneer, a "clever business woman, builder and charity worker." She was also hailed as "a progressive, public spirited and charitable citizen, who manifested her faith in the future of the city by leading in every movement for its growth and betterment." She was born in Cherokee, New York, in 1863, to a prominent family. At seven years old she moved with her family to Iowa, where her father was sheriff for several years. She married E.M. Riley, a railroad man, in Iowa at age fourteen. Ill health forced her to give up her goal of attending college; instead, she moved with her husband to Colorado. The couple made the trip in a prairie schooner for her health. They reached Tin Cup in 1877, and Mr. Riley mined there until 1883. The Rileys then moved to Poncha Springs, where E.M. Riley was in charge of the coal kilns. In 1884 Mr. Riley became employed by the D&RG in Salida. In 1898 he was conductor of a passenger train that left the tracks in Black Canon, resulting in his

death.

Mrs. Riley, then the mother of a young daughter, invested the insurance money from her husband's death in the construction of the Riley Terrace, which was described as "one of the most substantial structures in the city." The remainder of the construction cost was paid for by trading in real estate and in income from its residential units, and Mrs. Riley accumulated a fortune. The terrace housed many railroad worker's families as long as the trains operated in Salida. She also erected the Swell Terrace, a somewhat smaller building at the corner of B and 1st streets across from the hospital. These terraces, early versions of apartment buildings in Salida, were very popular during the early twentieth century. Mrs. Riley was a "strong believer in a beautiful city and she led the way in all public improvements," although she was too busy to engage in politics and lodge work. She was well known for her local philanthropy, and was especially fond of helping children. Mary Clara Riley died in January 1915 after a three-year battle with cancer. Her daughter, Mrs. Essie Robinson of Los Angeles, survived her.

36. Sources of Information:

Salida city directory: 1903, 1906, 1911-12, 1922, 1931; U.S. Census: 1910, 1920, 1930; Sanborn Insurance Maps Salida Mail, 3 January 1899, 1, 5 June 1900, 4; Salida Record, 1 January 1904; Salida city directory: 1903, 1906, 1911-12, 1922, 1931, 1951, 1965; U.S. Census: 1910, 1920, 1930; Historic Photographs of Salida; Chaffee County Assessor records.

VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation: N/A

Designating Authority: N/A

Local Landmark Eligibility: No

Local Landmark Criteria:	1 - Exemplary Property	3 - Architectural Signif.	5 - Archeological Imp.
	2 - Historic Signif.	4 - Noted Designer:	6 - Contributing Bldg.

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; or
 - D. Has yielded, or may be likely to yield, information important to history or prehistory.
- Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

39. Area(s) of Significance: N/A

40. Period of Significance: N/A

41. Level of Significance: N/A

42. Statement of Significance:

This building is associated with pioneer Salida business woman, developer, and philanthropist Mary Clara Riley, who erected the terrace and lived here. This 1899 building was a fine example of the Terrace type buildings that were popular residential options in Salida, especially for railroad employees. In 1900 it was described as one of the most beautiful and substantial residence buildings in the city, and photographs of the building were featured in the newspaper for several years. Alterations have diminished the historic physical integrity of this building.

43. Assessment of Historic Physical Integrity Related to Significance:

This building has been totally remodeled and no longer has historic physical integrity. Alterations include nonhistoric siding, windows, doors, and stoops. The building no longer displays its original design, materials, or craftsmanship

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. Yes

This resource was documented as part of a survey of a portion of northeast Salida lying between Downtown and the historic Denver & Rio Grande Railroad Hospital. A previous reconnaissance of this neighborhood of the city resulted in the recommendation that this area be intensively surveyed to determine whether a historic district might exist. The boundaries of such a district have not yet been identified since some areas included in the current survey might

logically be associated with adjacent unsurveyed areas. 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.

If there is NRHP district potential, indicate contributing status: Noncontributing

46. If the building is in an existing NRHP district, indicate contributing status: N/A

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 10: 20-28

Negatives Filed At: City of Salida

Photographer: T.H. Simmons

48. Report Title: Salida, Colorado, Historic Buildings Survey, 2006-07

49. Date(s): June 2006

50. Recorder(s): R.L. Simmons/T.H. 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.

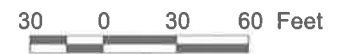
Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395



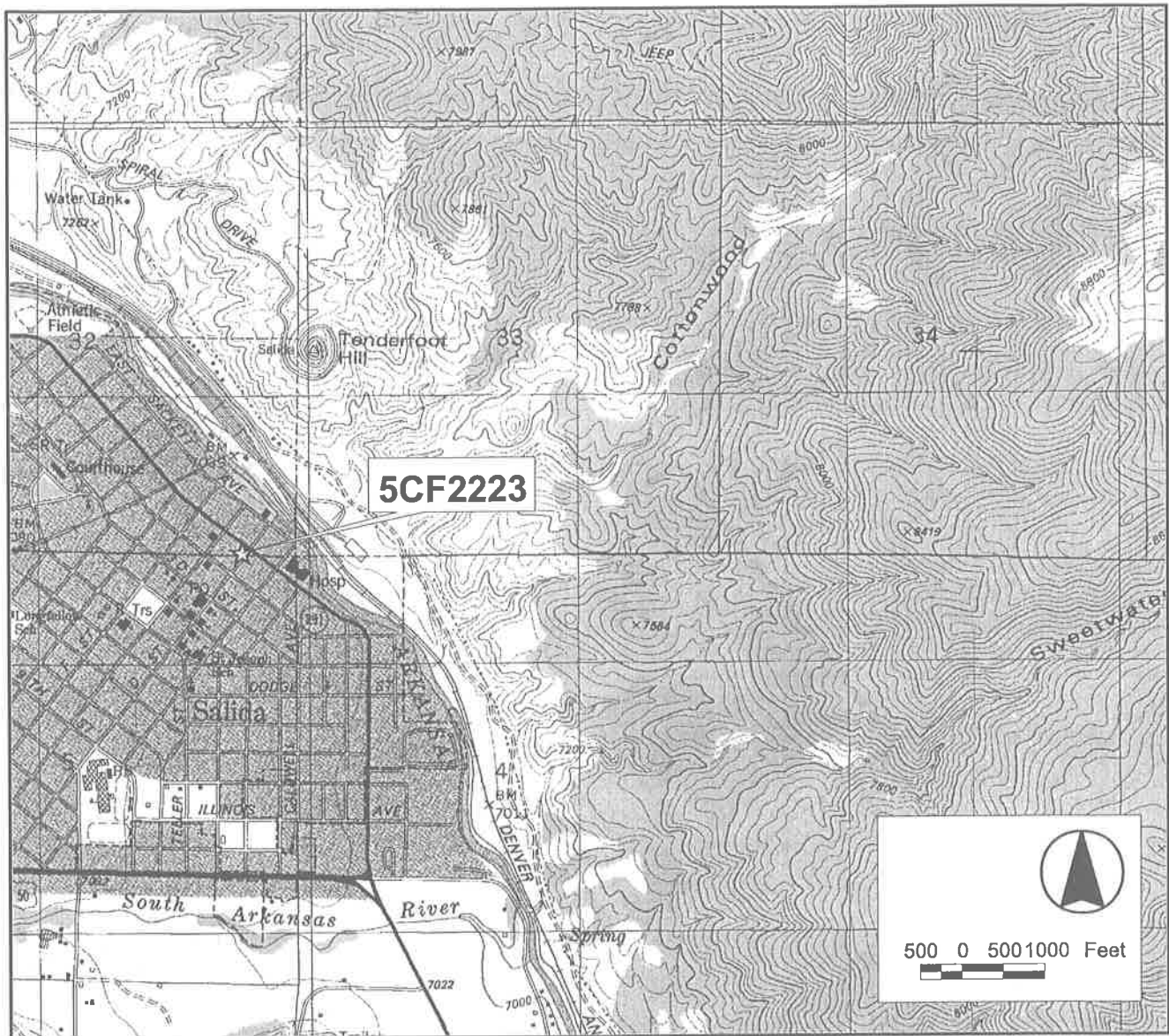
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



102-24 D Street



LEGEND	
	Survey Area Boundary
	Surveyed-Primary Buildings
	Surveyed-Outbuildings
	Not Surveyed



SOURCE: Extract of U.S. Geological Survey, "Salida East, Colo.," 7.5 minute quadrangle map (Denver: U.S. Geological Survey, 1994).

102-24 D Street



