

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: 5CF2239
2. Temporary Resource Number: 14
3. County: Chaffee
4. City: Salida
5. Historic Building Name: DeWeese Terrace
6. Current Building Name: N/A
7. Building Address: 107-23 N. D Street
8. Owner Name and Address: Schmidt, Daniel K. and Janice H., 1241 Cook St., Denver, CO 80206
- Parcel Number: 368132402049
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E
SE 1/4 SW 1/4 SE 1/4 SE 1/4 of Section 32
10. UTM Reference Zone 13 Easting 413824 Northing 4265451
1. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): Rear 100' Lots 14 through 17 and part Lot 18 (25'X18') Block(s): 2
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): Rectangular
15. Dimensions in Feet: Length 101 X Width 38
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):
Brick
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, Porch, Fence
21. General Architectural Description:

Long, one-story, rectangular, brick, multi-family dwelling with flat roof with central flat parapet and corbelled brick cornice. Parapet has soldier bricks set at an angle. Walls are orange brick with white mortar, while cornice and decorative courses at lintel and sill levels are orange brick with orange mortar. Also band of brick with tinted mortar above foundation on front. Foundation is raised, rock-faced stone. Three projecting flat roof porches with wrought iron supports on façade (at north and south ends and middle). Porches have wrought iron supports and balustrades and concrete decks. Two entrances face center porch and single entrances face porches at north and south ends. North and center entrances have depressed three-centered arch transoms surmounting doors, while altered southern entrance is flat arch. North and central units have single and paired double-hung sash windows with

depressed three-centered arches and gauged brick lintels, while south unit has two flat arch sliding windows. Tall depressed three-centered arch double-hung sash window on north wall toward front and modified window on south wall toward front.

22. **Architectural Style/Building Type:** Late Victorian/Terrace Type

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

Level corner lot. Front yard enclosed by low wrought iron fence. Gravel in parking lawn. Grass in front yard. Large tree in front of north unit.

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

One-story, front roof, rectangular, concrete block garage with paneled overhead door.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1898-1903 Actual

Source of Information: Sanborn Map, 1898 and Photograph from Tenderfoot Hill, 1903

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Unknown

Source of Information:

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

This building was erected between 1898 and 1903. It is not shown on the 1898 Sanborn map, but is shown in a 1903 photograph taken from Tenderfoot Hill. It is shown on the 1904 Sanborn map. The 1950 date of construction provided by the Assessor is incorrect. The footprint of the building did not change between 1904 and 1945. Two iron clad outbuildings were shown at the back of the lot on Sanborn maps of 1904-45. According to the Assessor the current garage was built in 1956.

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):** Terrace/Multi-family Residence

35. **Historical Background:**

This building was erected between 1898 and 1903. The building was known as the DeWeese Terrace. The following information is excerpted from the Salida Mail, 5 June 1900: James Watt DeWeese was born on a farm in Miami County, Ohio. He lived in Ohio until moving to Elkhart, Indiana, at age fourteen. There he completed a "rather brief" education and entered the Lake Shore Railroad shops, serving as an apprentice machinist. He was steadily promoted until he was a regular draughtsman in the mechanical engineering department, which employed 800 men. For two years he worked on drawings for locomotive construction. In 1887 he moved to Salida as a machinist and worked in the local railroad shops. He was sent to Gunnison as round house foreman, working there for three years. He then resigned and went East to study freehand drawing at the Cincinnati Art Academy. From there he traveled to California "in search of a location." In 1894 he returned to Salida and established a building and loan business. In the same year, he formed a real estate and insurance partnership with W.S. O'Brien. The partners bought out the agencies of D.H. Craig and L.P. Rudolph. In 1898 Mr. DeWeese bought out Mr. O'Brien. He also erected another terrace in the 100 block of East Sackett. In addition to his real estate and insurance business, Mr. DeWeese was also involved with the Salida Building & Loan association and a member of the school board for District No. 7.

The terrace type multi-family residential building was very popular in Salida during the early twentieth century. In

1904 the Salida Record noted: "Salida has achieved considerable fame for its 'terraces' or apartment houses. A number of this class of buildings ornament the residence portions of the city, and year by year their number is being added to, attesting to their popularity as places of residence."

The building attracted a variety of families, predominantly those of railroad workers during the early twentieth century. Other occupations of residents of the building during the first half of the century included the proprietor of a billiard hall, a driver, a waiter, a miner, and a saloon worker. An example of these residents was William T. Phibbs, who lived in 107 N. D Street during the 1920s and until his death in 1932. He was born in 1867 in Coldwater, Michigan, where he lived until age nineteen. He then moved to California, where he learned cigar making before moving to Denver, Aspen, and then Salida. His first wife died in Salida in 1913, and he married Laura Powell in Denver in 1915. The couple lived in Salida after their marriage. Mr. Phibbs was a partner in the Dubbs & Phibbs Billiard Hall and later went into business with E.E. Hutchinson, owner of the Best Laundry. The business operated in the same location for thirty-six years. The Salida Mail reported that Mr. Phibbs's "many acts of charity and kindness were unknown except to his closest friends." He passed away on 28 June 1932 and was buried in Salida.

36. Sources of Information:

Salida Photograph, 1903; Salida Mail, 5 June 1900 and 23 June 1932, 1; Salida Record, 1 January 1904; Salida City Directories; Sanborn Insurance Maps; Chaffee County Assessor records; US Census records, 1900-1930.

VI. SIGNIFICANCE

37. Local Landmark Designation: No **Date of Designation:** N/A

Designating Authority: N/A

Local Landmark Eligibility: Yes

Local Landmark Criteria: X 1 - Exemplary Property X 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 is an example of the multi-family terrace type dwellings erected in Salida. Representative features include the decorative cornice and central parapet, brick composition, and multiple porches on the façade. The building is associated with prominent Salida businessman and civic leader James Watt DeWeese. The building attracted a number of railroad families during its early years.

43. Assessment of Historic Physical Integrity Related to Significance:

This building retains historic physical integrity despite a few alterations. Alterations include wrought iron porch supports and window modifications on the south unit.

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: Contributing

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 2: 30-33; 20: 14

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**



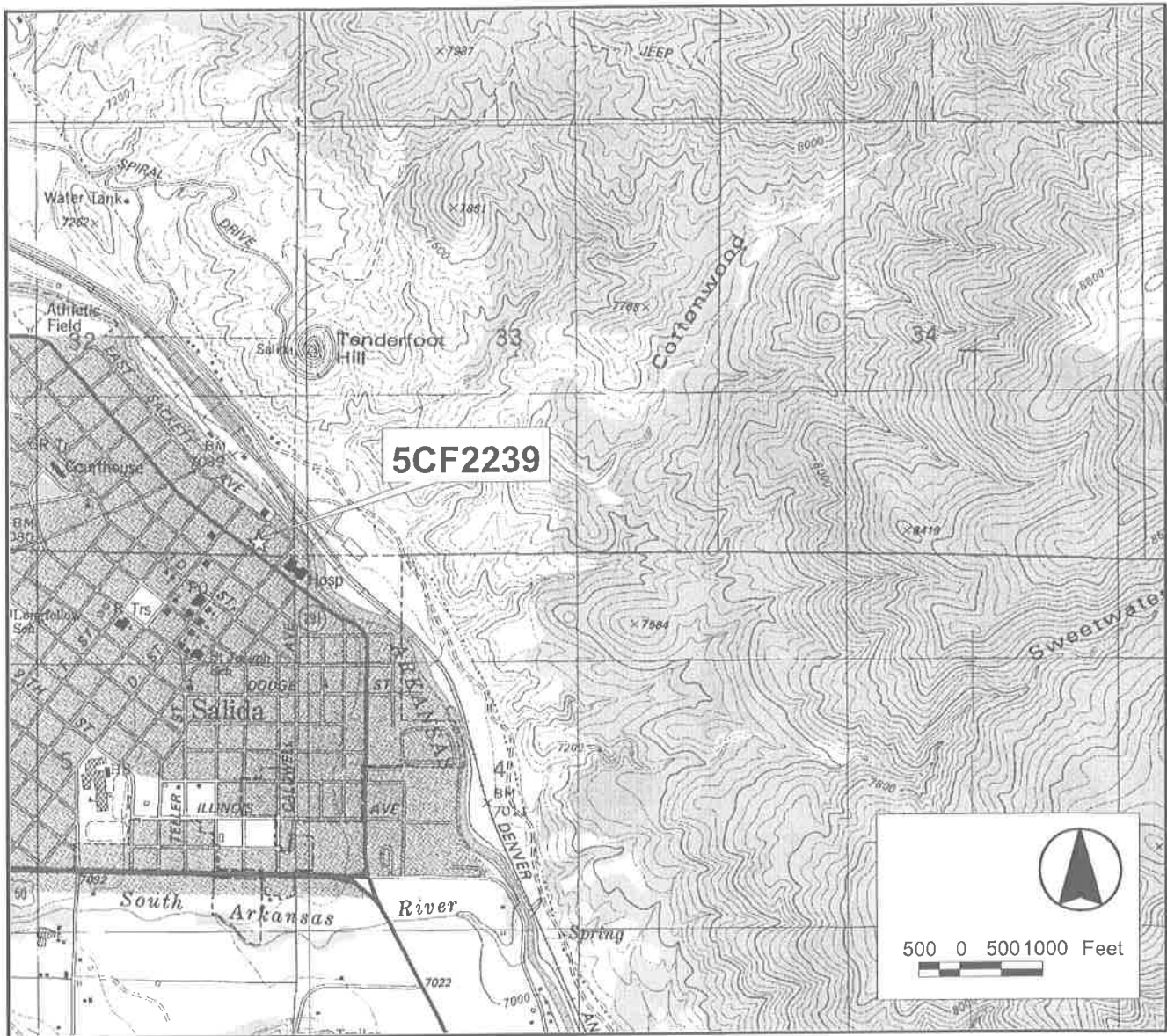
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



107-23 N. 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).

107-23 N. D Street

