

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Page 1 of 3

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: 5CF406.96
2. Temporary Resource Number: 53
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Hagee Boarding House
6. Current Building Name:
7. Building Address: 111 N. E St.
8. Owner Name and Address: Parker, Ralph M., P.O. Box 1166, Salida, CO 81201

Parcel Number: 368132403063  
SHF Grant Number: 2001-02-004

## II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E  
1/4 1/4 SE 1/4 SE 1/4 of Section 32

10. UTM Reference  
Zone 13 Easting 413725 Northing 4265514

11. USGS Quad Name: Salida East, Colo.  
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.

12. Lot (s): 14-15 (part) Block(s): 3  
Addition: Salida Original Townsite Year of Addition: 1880

13. Boundary Description and Justification:  
Boundary includes the building and the urban parcel on which it is situated.

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): Rectangular
15. Dimensions in Feet: Length 47 X Width 25
16. Stories: 2
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, Chimney, Segmental Arch Windows
21. General Architectural Description:

Two-story orange brick (partially painted) dwelling; raised foundation is stuccoed and projects outward. Flat roof, stepped down toward rear. Decorative cornice of courses of molded brick enframing bricks laid with ends outward. Projecting central wood balcony with triangular braces on façade has stick balustrade. Facing balcony is paneled and glazed door with two round arched lights, transom with decorative glass, and segmental arched brick lintel. Flanking balcony are tall, 1/1-light double-hung sash windows with segmental arched brick lintels and wood sills. First story has center paneled and glazed door with transom with segmental arched lintel. Flanking entrance are 1/1-

light double-hung sash windows with segmental arched brick lintels and wood sills. North wall has chimney topped by metal pipe. One-story section at rear with hinged double (plywood) door opening and paneled and glazed door.

2. Architectural Style/Building Type: Late Victorian

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1883-1886 Actual

Source of Information: Sanborn maps, 1883 and 1886

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):

The 1883 Sanborn map shows a two-story L-shaped frame dwelling. The 1886 map shows the present dwelling (with a note, "brick veneer"), with the frame part shown on the 1883 map at the rear. The original rear frame part of the dwelling was removed between 1914 and 1929. The 1929 map shows a one-story addition taking the place of the original frame addition.

30. Original Location: Yes Date of Moves

v. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Single Dwelling

32. Intermediate Use(s) Domestic/Hotel

33. Current Use(s): Domestic

34. Site Type(s): Single Family Dwelling, Hotel

35. Historical Background:

This dwelling was built between 1883 and 1886. The dwelling was built in front of a two-story frame dwelling that appeared on the 1883 Sanborn map and was removed between 1914 and 1929. The 1903-04 city directory indicated that this was a boarding house operated by Mrs. Sarah Hagee. By 1905-06, this was the residence of David J. Dunkley, who worked as a machinist for the Denver & Rio Grande Railroad. By 1930-31, the city directory listed Frank A. Strasser at this address. The 1951 city directory indicated that this building housed four people: Charles Dunlap, Ruby Grubb, Clyde Murray, and Mrs. Anna E. Vives.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps.

VI. SIGNIFICANCE

37. Local Landmark Designation: No Date of Designation:

Designating Authority:

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:**

**40. Period of Significance:**

**41. Level of Significance:**

**42. Statement of Significance:**

This dwelling dates to the first decade of the city's development and served as an early boarding house. Although altered, the building retains its decorative brick cornice and tall segmental arched windows.

**43. Assessment of Historic Physical Integrity Related to Significance:**

The building has undergone moderate alterations, including removal of the original porch and painting of the brick.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

**44. National Register Field Eligibility Assessment:** Not eligible

**45. Is there National Register district potential? Discuss.** N/A

This building is located within an existing National Register district, the Salida Downtown Historic District.

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

**46. If the building is in an existing NRHP district, indicate contributing status:** Contributing

**VIII. RECORDING INFORMATION**

**47. Photographic Reference(s):** 9: 35; 10: 2A, 5A; 27: 7, 11.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

**48. Report Title:** Downtown Salida Historic Buildings Survey, 2001-02

**49. Date(s):** September 2002      **50. Recorder(s):** R.L. Simmons/T.H. Simmons

**51. Organization:** Front Range Research Associates, Inc.

**52. Address:** 3635 W. 46th Ave.

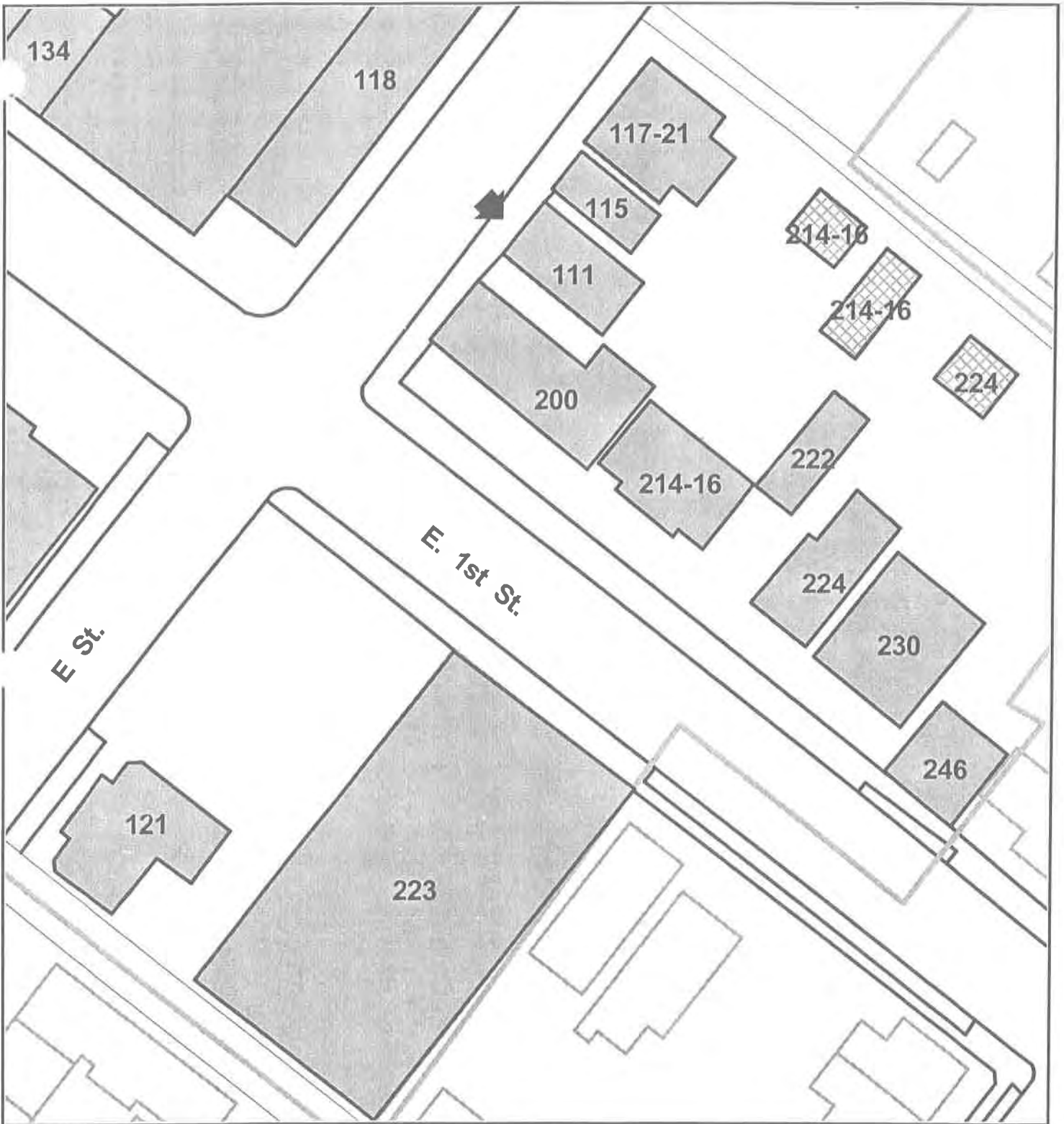
**53. Phone Number(s):** (303) 477-7597

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**

Downtown Salida Historic Buildings Survey, 2001-02  
Sketch Map

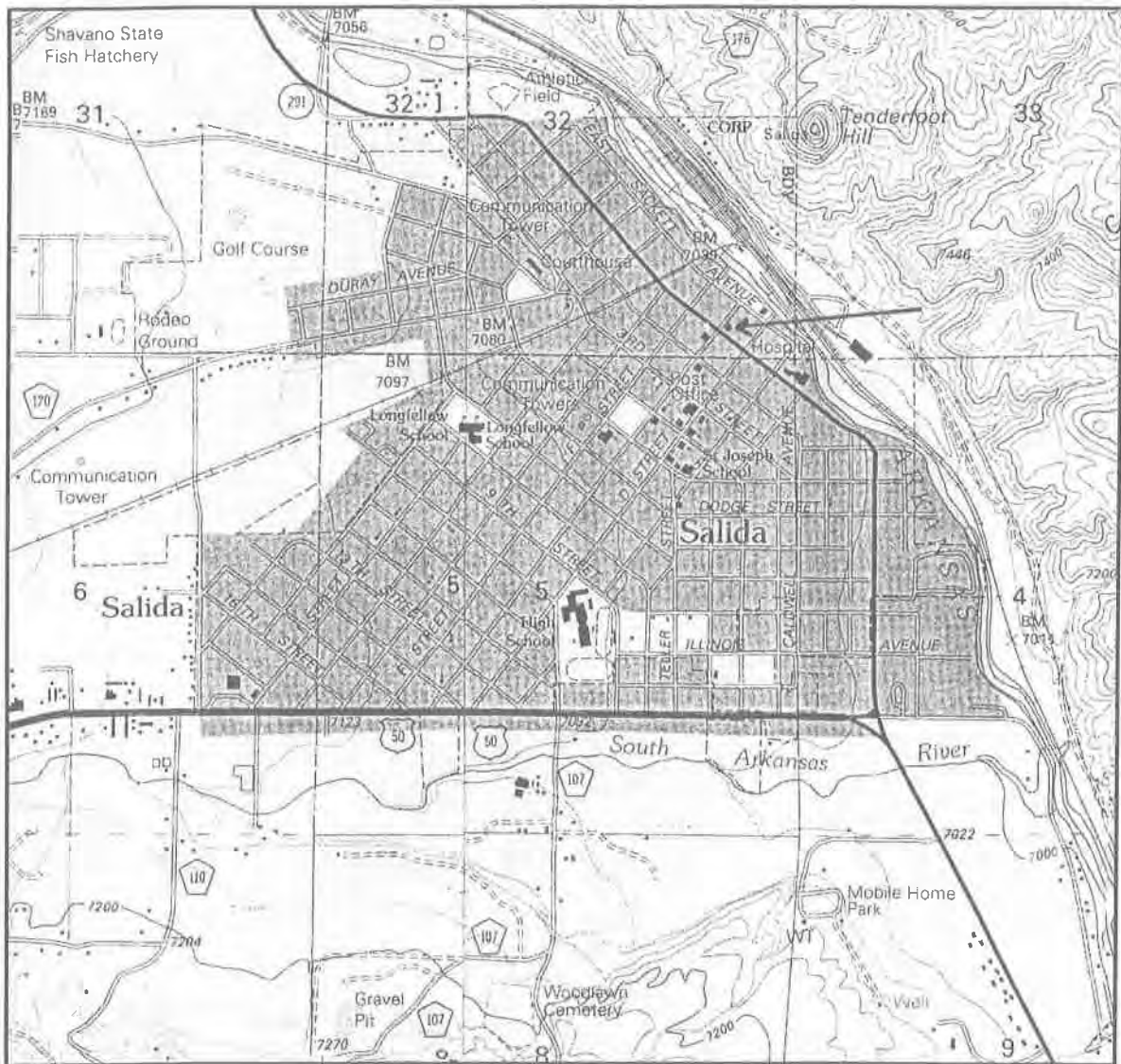


111 N. E Street, 5CF406.96



**Downtown Salida Historic Buildings Survey, 2001-02**  
**USGS Location Map**

111 N E St, 5CF406.96



Mosaic of extracts from U.S. Geological Survey, "Salida East, Colo.," and "Salida West, Colo.," (Denver, Colo.: U.S. Geological Survey, 1994).

