

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:** 5CF406.69 **Parcel Number:** 368132421230
2. **Temporary Resource Number:** 97 **SHF Grant Number:** 2001-02-004
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Red Cross Hospital/Sherman Hotel
6. **Current Building Name:** New Sherman Hotel
7. **Building Address:** 123 G St.
8. **Owner Name and Address:** New Sherman LLC, P.O. Box 16541, Denver, CO 80216

II. GEOGRAPHIC INFORMATION

9. **P.M.** N.M. **Township** 50N **Range** 9E
1/4 1/4 SW 1/4 SE 1/4 **of Section** 32
10. **UTM Reference**
Zone 13 **Easting** 413497 **Northing** 4265595
11. **USGS Quad Name:** Salida East, Colo.
Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.
12. **Lot (s):** 11, 12, 13 (part) **Block(s):** 21
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** 66 **X Width** 41
16. **Stories:** 2
17. **Primary External Wall Material(s) (enter no more than two):**
Brick
18. **Roof Configuration (enter no more than one):**
Other
19. **Primary External Roof Material (enter no more than one):** Metal
20. **Special Features (enter all that apply):**
Decorative Cornice, Glass Blocks
21. **General Architectural Description:**

Two-story rectangular red brick building (painted brick on south wall) with stone foundation and with mansard-like hipped roof with center deck and flared overhanging eaves. Corbelled brick chimney on south. Bracketed cornice with dentil molding (brackets are paired). Upper story of façade has five tall evenly spaced 1/1-light double-hung sash windows with rock-faced stone lintels and sills. First story has center, slightly inset entrance with wood door with geometric glazing, glass block transom, stone lintel and threshold and concrete steps. Next to entrance on north is large tripartite window (replacing two windows like those south of entrance) with plate glass flanked by 1/1-

light double-hung sash windows. Window has stone lintel and sill. South of entrance are two 1/1-light double-hung sash windows with stone lintels and sills. South wall continues cornice and has one small window and two double-hung sash windows on each story. Two-story wing at rear has flat roof and double-hung sash windows with stone lintels and sills.

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

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

Façade of building is even with sidewalk.

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

Sherman Hotel Addition, 121 S. G St.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1890-93 Actual

Source of Information: Sanborn Maps, 1890 and 1893

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 parcel is shown as vacant on the 1890 Sanborn map. The 1893 map shows the present building with an off-center one-story addition at the rear. Between 1914 and 1929 the addition was replaced by a full-width one-story addition at the rear. The building originally had cresting on the roof and a gabled hood above the entrance.

30. **Original Location:** Yes **Date of Moves**

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Commerce and Trade/Business/Brothel

32. **Intermediate Use(s)** Health Care/Hospital

33. **Current Use(s):** Domestic/Hotel

34. **Site Type(s):** Hotel Building

35. **Historical Background:**

This building was built between 1890 and 1893, according to Sanborn fire insurance maps for those years. The 1893 Sanborn labeled this building "Ill fame," suggesting that it housed a brothel. In 1898 it was labeled "lodgings."

The Red Cross Hospital was established in this building in 1902 by Dr. Frank N. Cochems. The Salida Mail reported that Dr. Cochems reportedly founded the facility because "a number of years ago the people of Southern and Western Colorado and Northern New Mexico were sorely in need of a hospital in which the confidence of all would repose unreserved." It was described as "one of the most up-to-date hospitals in the West, and the good work it has done throughout its career can hardly be overestimated."

It was described in 1904 as a "private institution supported by Dr. Cochems." Other doctors on staff in 1904 included Dr. Shafer, Dr. Jones, Dr. Parker, and Dr. McClure. The hospital had a capacity of twenty-five patients and advertised "all modern surgical and medical methods of treatment," including X-Rays and violet rays." City directories for 1903-04 and 1905-06 list Dr. Cochems as the surgeon in charge. Alice G. Mahoney was the matron in 1903-04, while Maple Grove was matron in 1905-06. The new Red Cross Hospital at 140 W. 3rd Street was completed in 1908-09, and the 1909 Sanborn showed "lodgings" in this building.

The 1914 through 1945 Sanborn maps show this building was used as part of the Sherman Hotel. The 1911-12 city directory lists the Sherman House at 123 S. G Street, with Harold F. Herr, proprietor. A new two-story building was

built north of this one between 1909 and 1914 and is shown as part of the Sherman Hotel on Sanborn maps. In 1922, the Sherman Hotel was still operated by Harold F. and Tillie Herr. Adam Heberer and his son, Max, had acquired the hotel in 1923 and undertook redecorating and improvements to the general equipment of the hotel. The Sherman Coffee Shoppe was operated in connection with the hotel. The senior Heberer had lived in Colorado since about 1887 and had previously operated the Plaza Hotel in Denver. While the Sherman Hotel was "known primarily as a commercial hotel it boasts however of yearly entertaining many wealthy eastern guests who come to visit this wonderful region with their families during the summer months." A free shuttle bus to and from the railroad station was provided for guests.

An article in the October 1927 Salida Mail "Booster Edition" indicated that the owners of the Sherman Hotel were planning an expansion of the hotel to eighty rooms that would include "a unique lay out court, flower beds and recreational center as one of the features." This expansion added a second story to the building at the corner of W. 1st and G streets which was subsequently used for guest rooms.

The 1951 and 1961 city directories showed that the Sherman Hotel was still located here. It was operated in both years by the Heberer family: Mrs. Nina Heberer, owner, and Robert C. Heberer, manager.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours; Survey Form, 125 G St., 1981; Salida Mail, 10 August 1906, 31 December 1909, and "Booster Edition," 21 October 1927; Russ Collman, ed., Trails Among the Columbine (Denver: Sundance Publications, 1992), 192-93; Salida Record, 1 January 1904; Cynthia Pasquale, One Hundred Years in the Heart of the Rockies (Salida: Arkansas Valley Pub. Co., 1980), 63.

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 building, erected in the early 1890s, is associated with the history of prostitution in Salida, having been a house of "ill fame" at the time of its construction. The building is also associated with the history of medical care in Salida, having served as the Red Cross Hospital for a short period during the 1900s. The building is also associated with the history of tourism and lodging in the city, as it has provided accommodations for more than 90 years.

43. Assessment of Historic Physical Integrity Related to Significance:

The building has moderate historic physical integrity. The original gabled porch hood is gone above the entrance, as is the cresting on the roof. A tripartite window has been added to the facade (probably during the historic period).

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

7. **Photographic Reference(s):** 15: 5, 7, 9.

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.

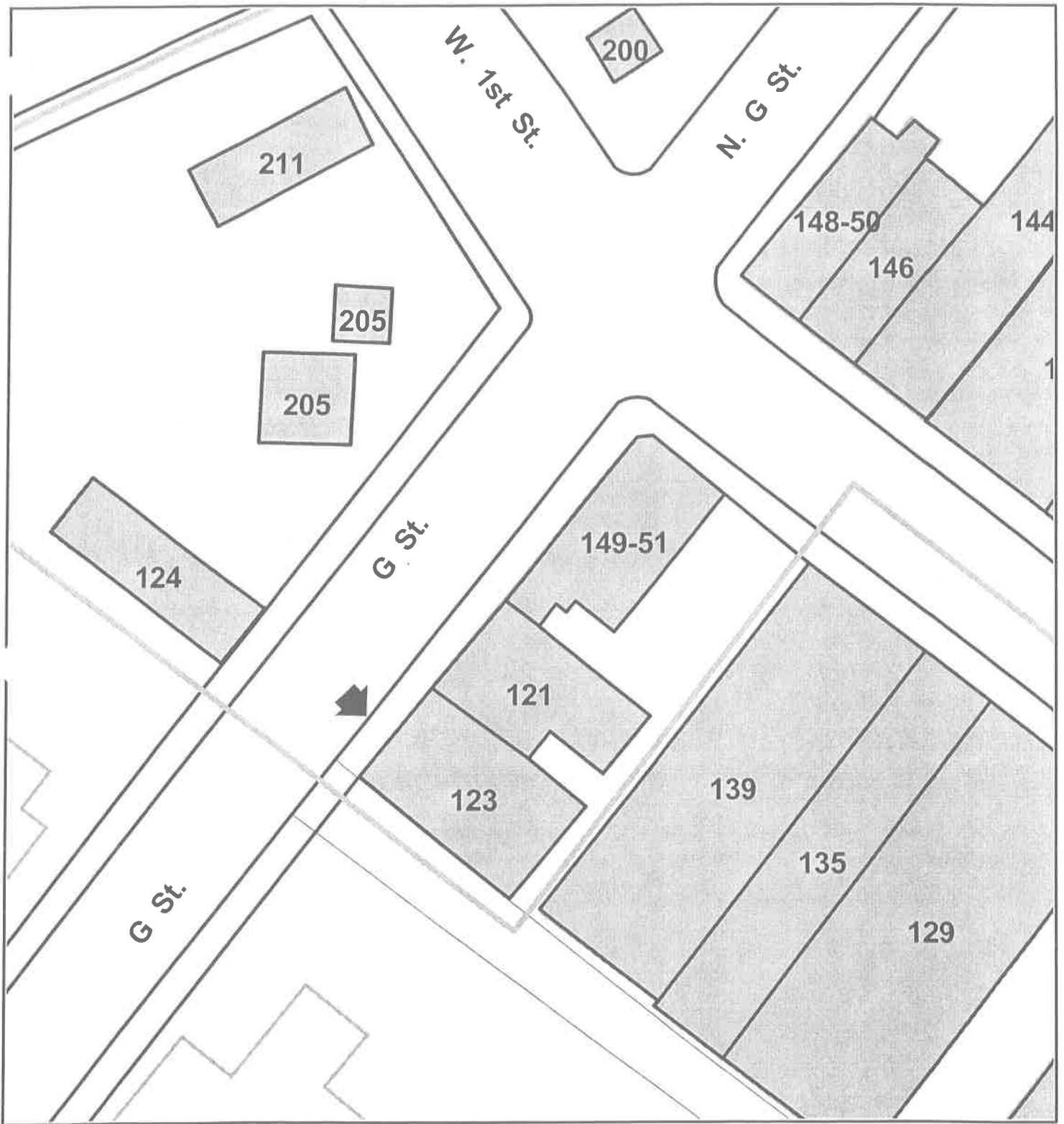
52. **Address:** 3635 W. 46th Ave.

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

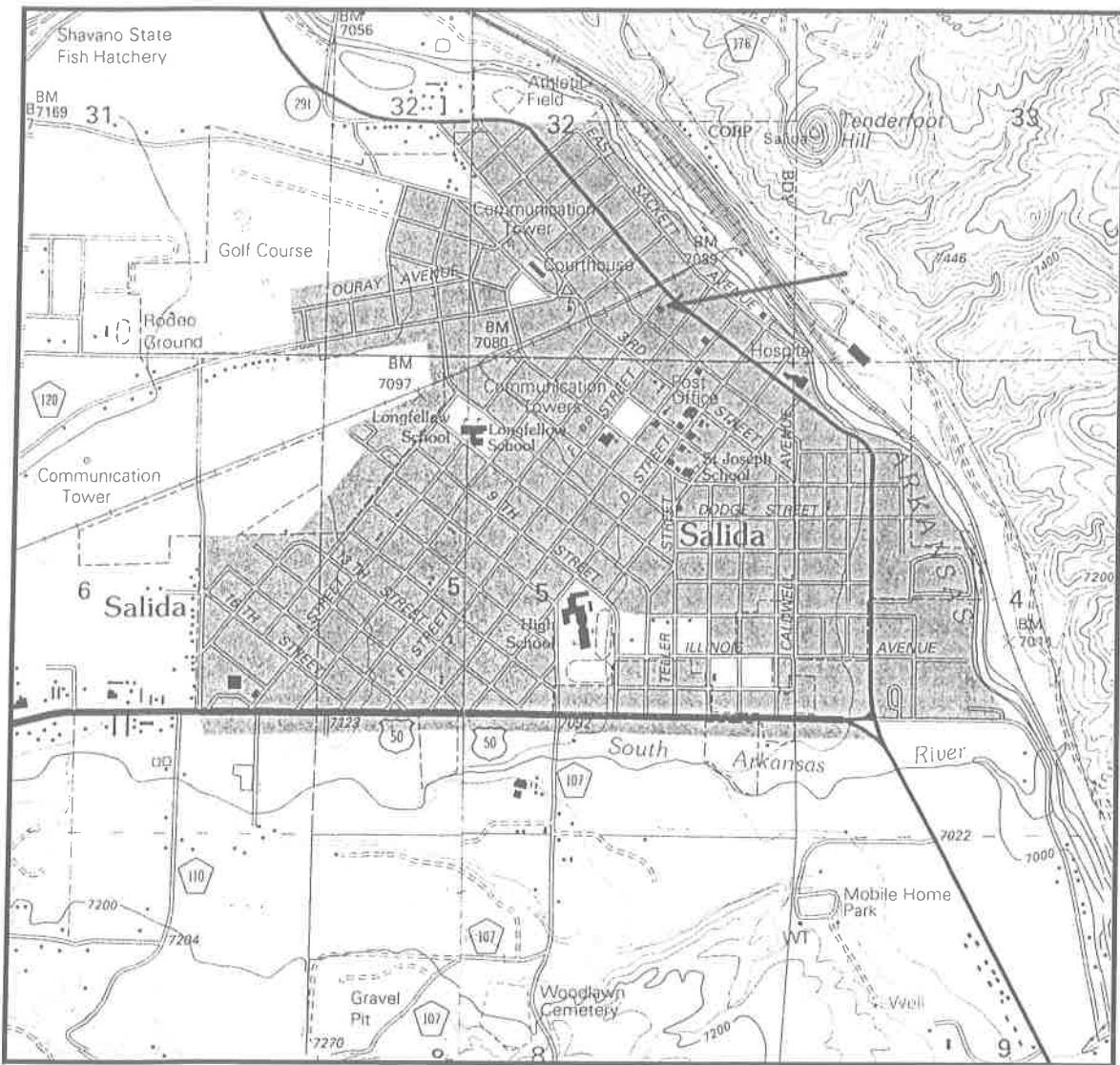


123 G Street, 5CF406.69



**Downtown Salida Historic Buildings Survey
USGS Location Map**

123 G St. 5CF406.69



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

