

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

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- 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:** 5CF2224 **Parcel Number:** 380705123009
2. **Temporary Resource Number:** 43 **SHF/CLG Grant Number:** CO-06-017
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Hensley/King Boarding House
6. **Current Building Name:** N/A
7. **Building Address:** 126 D Street
8. **Owner Name and Address:** Diesslin, John, 11 Silver Spruce Dr., Salida, CO 81201

## II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E  
NE 1/4 NE 1/4 NW 1/4 NE 1/4 of Section 5
10. **UTM Reference Zone** 13 **Easting** 413732 **Northing** 4265386
11. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'
12. **Lot (s):** NEly 37 1/2 ft. Lots 23 through 26 **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):** Rectangular
15. **Dimensions in Feet: Length** 29 **X Width** 28
16. **Stories:** 2
17. **Primary External Wall Material(s) (enter no more than two):**  
Stucco
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):**  
Segmental Arch Window, Balcony, Chimney
21. **General Architectural Description:**  
Two-story, flat roof, textured stucco residence with projecting enclosed entrance bay. Central entrance bay has flat roof topped by balcony, drop siding, slab door, and small windows on north and south walls. Paired windows set in segmental arch openings flank entrance bay. Second story has center door with segmental arch transom facing balcony with turned spindle balustrade. Segmental arch double-hung sash windows flank balcony. South wall has a stucco chimney and two segmental arched double-hung sash windows on the second story. North wall has two segmental arched double-hung sash windows on each story. Raised foundation is covered with concrete.
22. **Architectural Style/Building Type:** No Style

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

Level site with evergreen tree at northeast corner and tree and bushes on south.

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

None

**IV. ARCHITECTURAL HISTORY**

**25. Date of Construction: Estimate** 1890-1893 **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 building was erected between 1890 and 1893, based on Sanborn maps. This building was not shown on the 1890 Sanborn map. The building was shown on the 1893 Sanborn map. The basic footprint of the building did not change between 1893 and 1945. After 1945 an enclosed porch with balcony was added to the front. A small shed was associated with the building for many years but is no longer present.

**30. Original Location:** Yes **Date of Moves:** N/A

**V. HISTORICAL ASSOCIATIONS**

**31. Original Use(s):** Domestic/Hotel

**32. Intermediate Use(s):** Domestic/Hotel

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

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

**35. Historical Background:**

This house was built between 1890 and 1893.

In 1903-04, Lyman E. Hensley, the owner of L.E. Hensley & Company lived here. He was born about 1866 in Illinois. L.E. Hensley & Company specialized in real estate, insurance, and loans. It advertised, "If you want a little loan on your salary and do not want your employer to know about the matter, come in and see us and we will fix you up in short order, nobody has to sign a note with you to get money from us." The house was apparently a boarding house with five boarders. Henry Klein (b.1872), a clerk at J.F. Hutchinson, lived here with his wife Elizabeth (b.1878). Henry Klein was born in Colorado and Elizabeth Klein was born in Indiana. The 1900 Census listed Mr. Klein's occupation as butcher. Frank H. Colvin, a dancing master also lived here in 1903. By 1910, Hensley was living with his wife Dora in Denver.

Mary Frances King lived here beginning in 1906 until at least 1931. She was born in Ottumwa, Iowa on September 11, 1866. The 1910 Census listed her as a landlady running a rooming house. Her sister, Cora Davis (b.1882), lived here by 1911-12. The 1911-12 city directory listed several other people living with Mary King and her sister: Joseph A. Smith, a driver for the Salida Bottling Company; Mrs. Julia McNicol; and Kate McNicol, a waiter. By 1920, Mary King and Cora Davis still lived here, as did Cora's son Willie Davis (b.1905). Cora, who was married, worked as a chambermaid at a hotel, while her son was employed as an errand boy at a store. It is unclear where Mrs. Davis' husband lived. Mrs. King's occupation was listed as "keeper" of a rooming house in 1920. Mary King and Cora Davis lived here again in 1930, although Willie Davis had moved out. Neither of them were employed by 1930. Mary King died in October 1946. She was a Salida resident for fifty years.

In 1951, Mrs. Betty Maxey, the widow of Floyd Maxey, lived here. Mr. Maxey died in 1949, at the age of 43. In 1965 this was the residence of Vernon F. and Dolores S. Willis. Mr. Willis was identified in the city directory as a carpenter, and Mrs. Willis worked as a maid at the Rainbow Motel. The couple had two children.

**36. Sources of Information:**

Salida city directories; U.S. Census: 1900-1930; Salida Daily Mail, 15 October 1946, 1; Sanborn Insurance Maps; 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 house is associated with the history of multi-family residences in Salida, having been an early boarding house. Alterations to this dwelling have diminished its historic physical integrity.

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

The application of a thick covering of stucco has covered the original wall materials and cornice of the building, lessening its historic physical integrity. A nonhistoric enclosed porch and balcony have been added.

**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: 29-34

**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.

Resource Number: 5CF2224

Temporary Resource Number: 43

Architectural Inventory Form

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



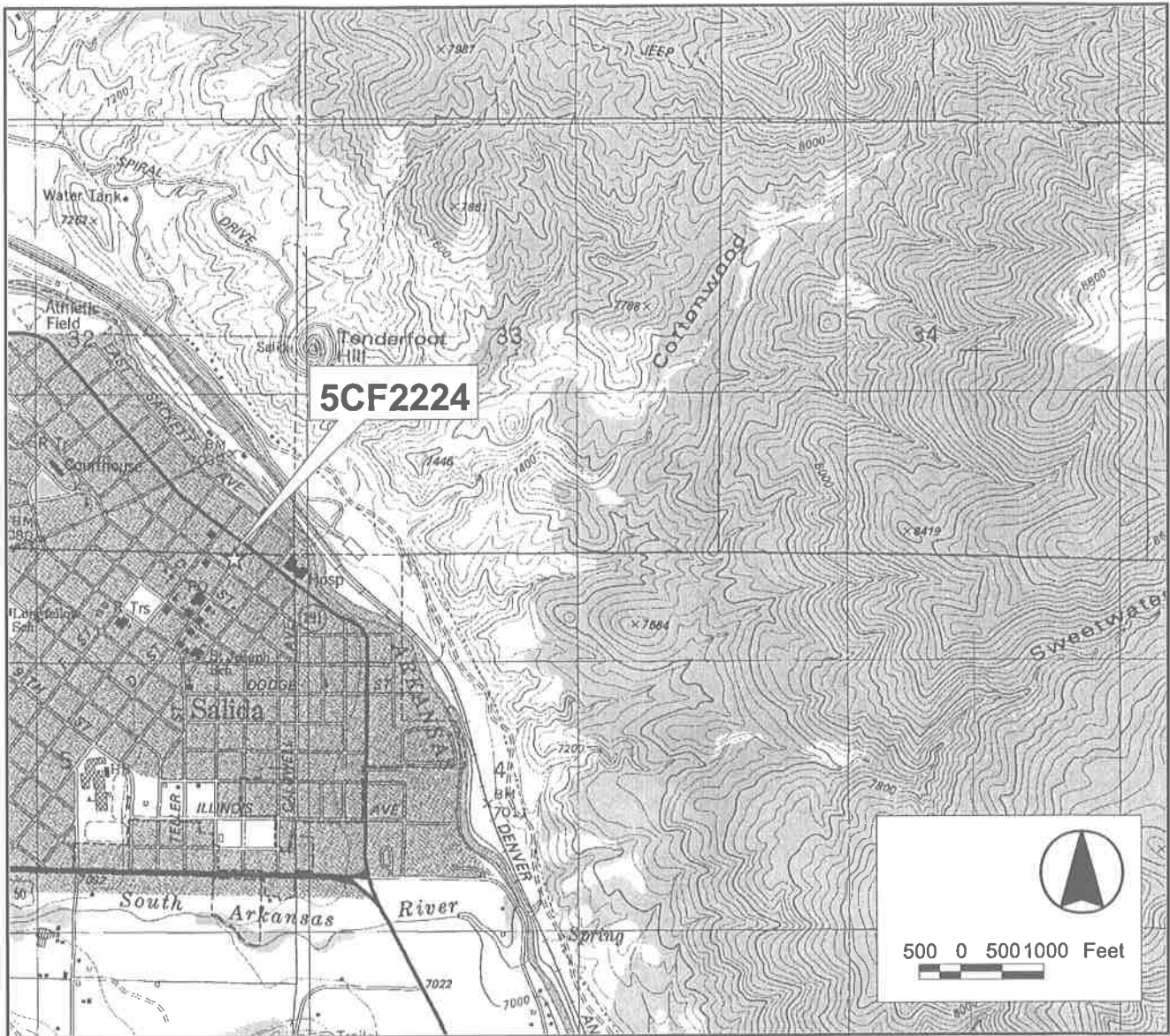
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



126 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).

126 D Street

