

COLORADO CULTURAL RESOURCE SURVEY  
**Architectural Inventory Form**

- |            |   |
|------------|---|
| 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: 5CF406.94
2. Temporary Resource Number: 111
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Keim Rooming House/Josephine Hill Rooming House
6. Current Building Name:
7. Building Address: 130 E. 2nd St.
8. Owner Name and Address: Cook, William E., P.O. Box 523, Salida, CO 81201

Parcel Number: 368132422256  
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 413596 Northing 4265462

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

12. Lot (s): 21-22 Block(s): 22  
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 65 X Width 30

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, Porch, Segmental Arch Windows

21. General Architectural Description:  
Two-story rectangular orange brick dwelling with flat roof. Façade has cornice with brick dentils and bands of molded brick. Projecting porch topped by balcony at center of façade. Balcony has decorative balustrade with cross-braced sections. Center entrance with segmental arched transom and brick lintel with molded brick is flanked by large double-hung sash windows with similar lintels. Projecting porch has tapered column supports atop a concrete deck. Center entrance with segmental arched transom faces porch. On west side of porch is segmental arched plate glass window with brick hood mold with gauged brick and molded trim. Window on east is segmental

arched with double-hung sash window. Foundation is covered with concrete. One-story flat roof projection on west is composed of different shade of brick and has brick cornice.

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

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

Grass and bushes next to porch; lamppost; concrete sidewalk.

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

None

#### IV. ARCHITECTURAL HISTORY

**25. Date of Construction:** Estimate 1898-1904 Actual

**Source of Information:** Sanborn Maps, 1898 and 1904

**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 appears on 1904 through 1945 Sanborn fire insurance maps. The building is shown with a short one-story rear projection near the east end on the 1904 through 1914 maps. Between 1914 and 1929 the house received a full width one-story L-shaped rear addition with a one-story projection off of it toward the east end.

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

#### HISTORICAL ASSOCIATIONS

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

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

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

**34. Site Type(s):** Boarding House

**35. Historical Background:**

This building was erected between 1898 and 1904, according to Sanborn fire insurance maps. The Assessor's 1900 year of construction could be correct. The building was addressed as 132 E. 2nd Street on 1904 through 1945 Sanborn maps. The 1903-04 and 1905-06 city directories indicate that Mrs. Josephine Hill offered furnished rooms in this building.

Mrs. Catherine Fagan, a forty-nine year old widow was keeping this rooming house according to 1920 manuscript Census returns. She had immigrated to the U.S. from Ireland and was a naturalized citizen. She had four lodgers at the time of the Census: two railroad workers, a baker, and a grocery store salesman. Mrs. Amalia Pauly (the widow of Harry M. Pauly) operated the house in 1922-23.

The 1927-28 and 1930-31 city directories stated that William C. Keim owned and resided in this building. Mr. Keim operated the wall paper and paint store across the street at today's 131 E. 2nd Street. Members of the Keim family continued to live here and rent out lodgings through at least 1961: in 1951 W.C. Keim was listed, while in 1961, Mabel M. Keim was here.

**36. Sources of Information:**

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; U.S. Census Bureau, Census of Population, 1920, Manuscript Returns, Enumeration District 10, Chaffee County, CO.

#### 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 is associated with the construction of boarding houses in downtown Salida at the turn of the century. The building displays architectural features representative of late Victorian construction, including the decorative brick cornice, the segmental arched windows, and the porch with tapered columns and balcony.

43. Assessment of Historic Physical Integrity Related to Significance:

This building has moderate historic integrity. A one-story brick projection on the west was built after 1945, according to Sanborn maps. The parlor window has been altered to plate glass. The balcony balustrade also appears to be nonoriginal. The rear wall has been stuccoed.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

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

This building is located in 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): 12: 36; 13: 27.

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

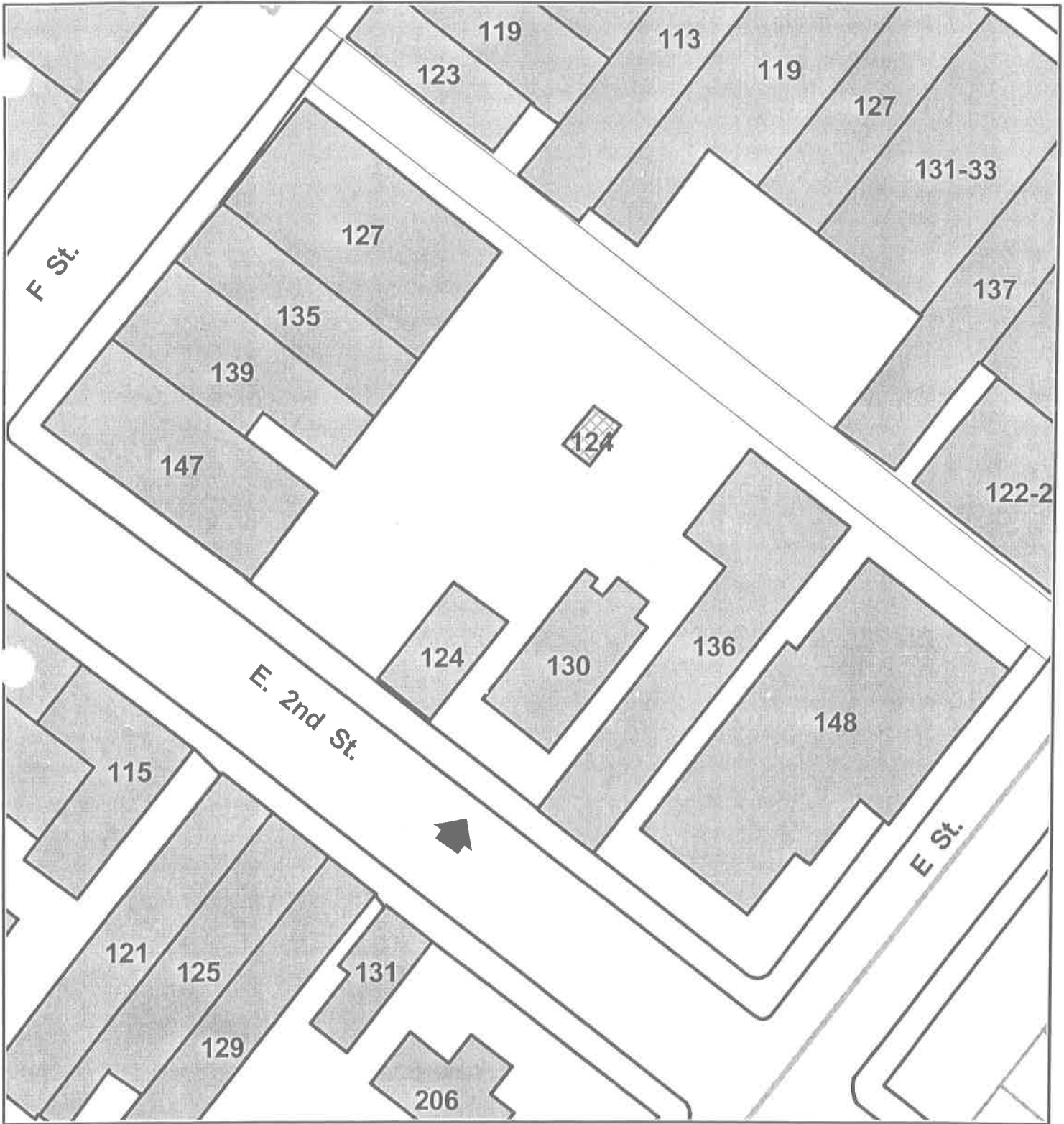
51. Organization: Front Range Research Associates, Inc.

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

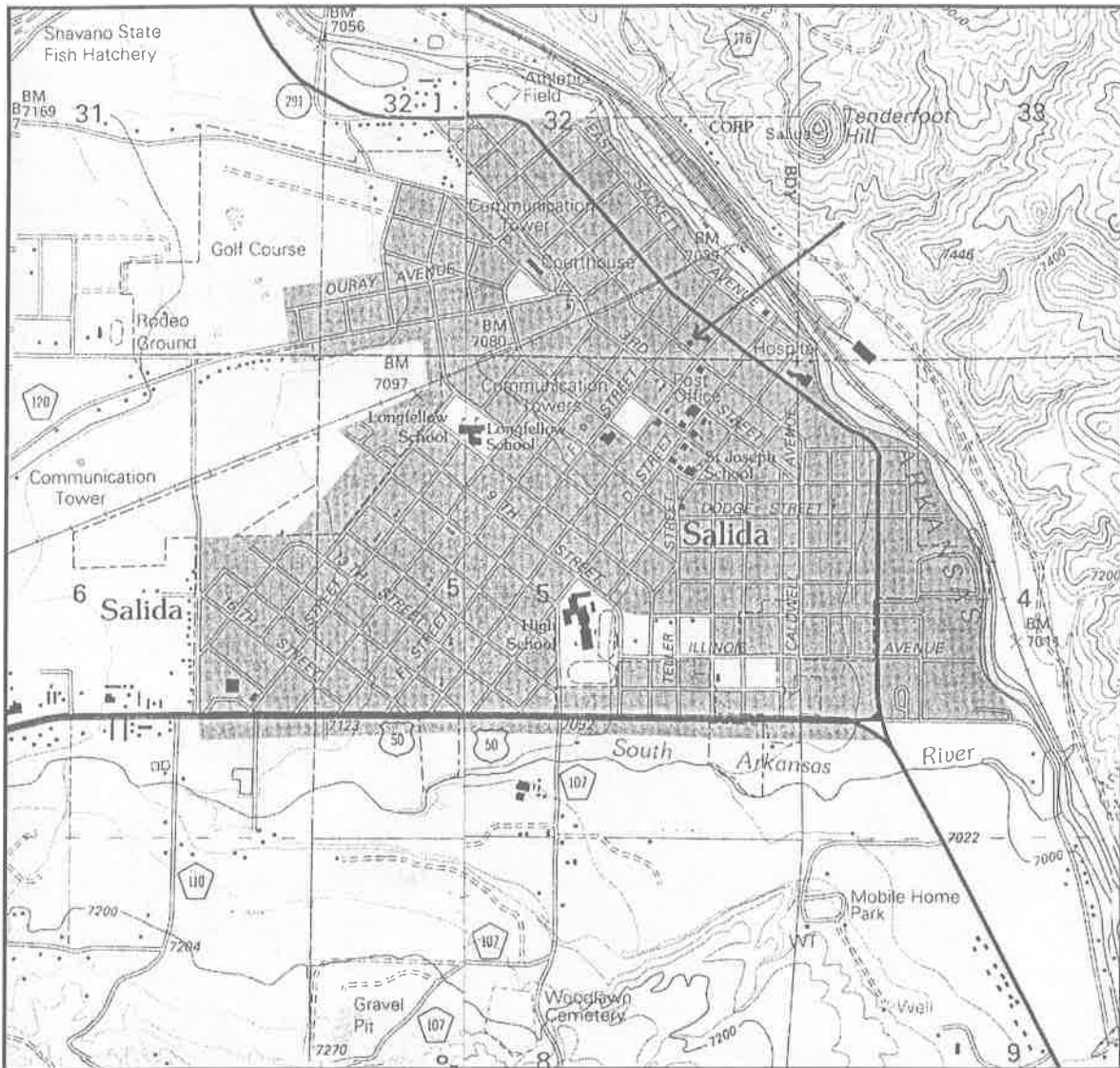


130 E. 2nd Street, 5CF406.94



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

130 E 2nd St, 5CF406.94



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

