

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: 5CF406.68
2. Temporary Resource Number: 90
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Sherman Hotel
6. Current Building Name: Sherman Hotel, Paulette Brodeur Gallery
7. Building Address: 149-51 W. 1st St.
8. Owner Name and Address: New Sherman LLC, P.O. Box 16541, Denver, CO 80216

Parcel Number: 368132421230
SHF Grant Number: 2001-02-004

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 413512 Northing 4265619
11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 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): Other
15. Dimensions in Feet: Length 74 X Width 36
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
21. General Architectural Description:

Two-story red and orange/red brick commercial building with beveled corner on northwest and stone foundation. Flat roof with cornice with molding and dentils. Short brick chimney on west with metal top. Brick of upper story of west wall and beveled corner is of different shade of red than lower wall and has white mortar joints. The beveled corner has an entrance with door with large rectangular light, transom, and sidelights on the first story and a 1/1-light double-hung sash window on the upper story. The beveled corners of the upper story have contrasting brick and there is a decorative corbelled, paneled, and dentiled cornice above the first story.

The north wall (front) of the building has three 1/1-light double-hung sash windows with brick sills (small window near the center of the building with large windows on either side). There is a brick sill course on the second story. The first story has two storefronts, with the entrance to the west storefront in the beveled corner. The west storefront has a metal lintel, clerestory windows, plate glass display windows with dark brown brick below the windows, and projecting concrete at the foundation. The east storefront has a metal lintel and band of clerestory lights. A hanging sign is above the off-center entrance that has a door with a large rectangular light and transom. There is a large plate glass display window to the east with glass blocks at the bottom and dark brown brick under the glass. A smaller similar window is to the west.

The west wall of the building has 1/1-light double-hung sash windows with brick sills on the upper story. The decorative first story cornice continues on the west wall. At the north end of the wall is a sash and transom window with leaded glass transom with rock-faced stone sill and lintel. There is an entrance with door with four vertical lights with beveled glass and a leaded glass transom. Further south on the wall is a door with rectangular light and two plate glass windows. The south end of the west wall has a shingled shed roof hood with brackets, board and batten siding, a plate glass window, and a paneled and glazed door.

22. **Architectural Style/Building Type:** Late 19th and Early 20th Century American Movements/Commercial Style

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

Parking on east side of building.

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

Sherman Hotel, 123-25 G St.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1909-14 Actual

Source of Information: Sanborn maps, 1909 and 1914.

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 built between 1909 and 1914 as a one-story building according to Sanborn fire insurance maps; a narrow private alley lay to the south. In about 1928, a second story was added to the building and a second story section was built across the private alley and attaching to the building to the south. The 1929 Sanborn map shows these changes in place, while a photo in the October 1927 Salida Mail Booster Edition still shows this as one story. The first story section filling in the private alley was built after 1945.

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

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Commerce and Trade/Restaurant
Commerce and Trade/Specialty Store

32. **Intermediate Use(s):** Domestic/Hotel
Commerce and Trade/Restaurant

33. **Current Use(s):** Commerce and Trade/Specialty Store
Domestic/Hotel

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

35. **Historical Background:**

This building was constructed between 1909 and 1914, according to Sanborn fire insurance maps for those dates.

The 1914 map showed a saloon in the western part of the building and a restaurant in the eastern part. The 1911-12 city directory does not show a saloon and/or restaurant in this location, suggesting that the building was erected toward the latter part of the 1909-14 time period.

In 1922 the New Sherman Café was located at 151 W. 1st Street; F.M. Gibson was the proprietor. The 1927-28 city directory lists the Sherman Coffee Shoppe at number 151; it was operated by Mrs. Leona Reppeto and J.B. Chapman.

In about 1928 the building gained a second story and was attached to the building to the south. An article in the October 1927 Salida Mail "Booster Edition" indicated that the owners of the Sherman Hotel (south at 121 and 123 G Street) 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." 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.

After 1928, guest rooms for the Sherman Hotel apparently occupied the newly constructed second floor of the building. While Sanborn maps for 1929 and 1945 do not explicitly identify this section as part of the Sherman Hotel, "Downtown Walking Tour" (2002) information indicates that it was part of the hotel. Other businesses continued to be housed on the first floor of this building. In 1930-31, Harry M. Reynolds, a tax consultant occupied number 149, while Colorado State Employment Services (Richard Lane, manager) was housed in number 151. The New Sherman Coffee Shop was at 151 W. 1st Street in 1942. Two unidentified stores were shown in the building on the 1945 Sanborn map. The 1951 city directory listed Community Loan and Finance at 149 W. 1st Street. P.W. Cutwell was the manager and Paul J. Cutwell was the owner.

The 1951 and 1961 city directories showed that the Sherman Hotel was still operated by the Heberer family: Mrs. Nina Heberer, owner, and Robert C. Heberer, manager. At the time of the 1981 historic buildings survey this building housed the Sherman Hotel and Colorado State Job Service.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Russ Collman, Trails Among the Columbine (Denver: Sundance Publications, 1992), 286-87; Salida Mail Booster Edition, 21 October 1927; Downtown Walking Tour, 2002.

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:

Statement of Significance:

This building is representative of the growth and development of downtown Salida during the early twentieth century and particularly the history of hotels in the city. The building was originally erected as a one-story building, and it received an upper story addition in the late 1920s, when it became part of the Sherman Hotel to the south. The

building retains much of its historic character, notably its beveled corner, flat roof with brick cornice and first story cornice, double-hung sash windows of the upper story, and two storefronts on the façade.

Assessment of Historic Physical Integrity Related to Significance:

The building displays substantial integrity, although the east storefront has altered display windows and the storefront at the south end of the west wall has been remodeled.

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 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):** 14: 29A, 31A, 33A; 15: 17.

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

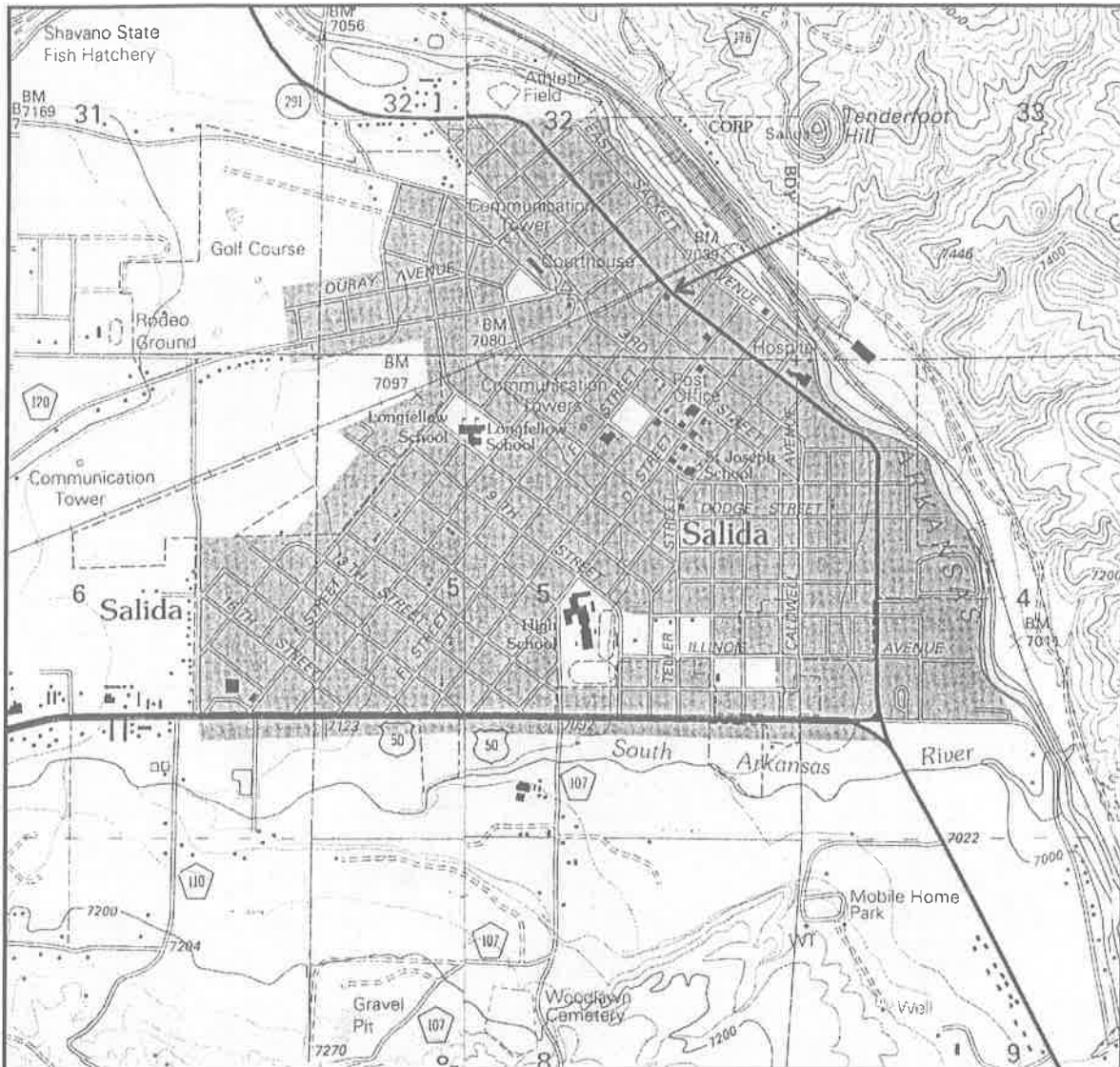


149-51 W. 1st Street, 5CF406.68



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

149-51 W 1st St, 5CF406.68



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

