

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: 5CF406.4
2. Temporary Resource Number: 49
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Palace Hotel
6. Current Building Name: Palace Hotel
7. Building Address: 204 N. F St.
8. Owner Name and Address: Spencer, Robert L., Jr., & Elizabeth A., 422 W. 2nd St., Salida, CO 81201

Parcel Number: 368132400035
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 413672 Northing 4265702

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

12. Lot (s): N/A Block(s): N/A
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 86 X Width 49
16. Stories: 3
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:

Three-story, orange brick, rectangular hotel building with flat roof with central parapet with corbel table at top and stone trim. Cornice of bands of molded brick flanking parapet. Two courses of rock-faced stone below parapet, with dentil band below the stone, and brick panel below the band. Flanking moldings and panel are enframed brick bays with half-circle inset panels filled with textured stucco. Corbel table and rectangular panels with textured stucco above thick rock-faced lintel course of third story. Third story has five sets of paired, tall, narrow, double-hung sash windows with transoms. Between paired windows are rectangular panels with stuccoed insets. Stone sill course

with dentil molding underneath. Second story is identical to third. First story has metal lintel with rosette ornaments. Center entrance flanked by rock-faced stone columns with brick capitals. Paneled door with nonhistoric decorative glass, stone threshold, glazed sidelights. Clerestory windows composed of panels of small lights. Fabric awnings. Flanking entrance are storefronts enframed by stone columns with brick capitals. Storefront on south has off-center wood door with large rectangular light and sidelight. Large two-part display window with buff colored brick under windows. North storefront has center, inset entrance with slab door with small rectangular light. Angled walls flank entrance and plate glass display windows have buff colored brick underneath. Southeast corner has neon hotel sign.

South wall of hotel has full-height brick chimney, double-hung sash windows with low segmental arched lintels and transoms (paired and single), and stuccoed section of wall near center. Rear wall has double-hung sash windows with low segmental arched lintels and transoms (paired and single) on second and third stories. Paneled and glazed doors with transoms on third story (one facing metal fire escape and one facing decayed wood balcony). Paneled and glazed door facing metal balcony on second story.

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

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

N/A

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate Actual 1906-09

Source of Information: Salida Mail, 20 April 1906, 1 and 9 April 1909, 1.

26. **Architect:** Charles J. Anderson

Source of Information: Salida Mail, 30 April 1906, 1.

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Ambrose Ramsey

Source of Information: Salida Mail, 9 April 1909, 1.

29. **Construction History (include description and dates of major additions, alterations, or demolitions):**

This parcel was shown as vacant on the 1904 Sanborn map. The 1909 map shows this building as a rectangular three-story building. Between 1909 and 1914 the building received a one-story rear kitchen addition (no longer extant). A 1920s photograph of the building shows that the storefronts have been altered (nonoriginal clerestory windows, display windows, and kickplates) since that time.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

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

35. **Historical Background:**

The Palace Hotel was erected in 1906-09 by Ambrose Ramsey. The 20 April 1906 Salida Mail reported, "Plans and specifications are now being drawn by Architect Anderson of this city for a two story brick block to be erected by Mr. A. Ramsay [sic] on lots owned by him on lower F street adjoining the Windsor Café. The building will be 48 X 100, the first floor to contain a commodious office and café or business room as the owner may decide later, and the second floor will be divided into twenty-five comfortable sleeping rooms. The building will be strictly modern in ever [sic] sense the word implies, being heated throughout with hot water and lighted with electricity. The front will be of

cut stone and pressed brick and when completed will add very materially to the attractiveness of that section of the city." The report continued, "Mr. Ramsay has successfully conducted rooming apartments on West First street for a number of years past and he now proposes to put up quarters that will be second to none in this city."

On 9 April 1909, a headline in the Salida Mail read, "Ramsey's Palace Block is Now Finished." The story reported that the city had been waiting for the three-story Ramsey Block to be completed, and it was now finished. Mr. Ramsey was said to have furnished the second floor and to be working on the third. "The building is a three story brick and 92 X 48 all over. The foundation is solid cement sunk to solid ground, being seven feet below the level of the basement. The basement is divided into four compartments with a heavy center wall, thus making the building extremely solid in construction. Mr. Ramsey himself personally directed all the work of construction and the building is the most substantial in the city. The two large store rooms on the first floor are designed for bar room and restaurant, with cellars correspondingly arranged."

"The building is properly named The Palace Hotel, for it is the best finished and best furnished block in the city and the location, right near the depot, will make it a winner as a hotel. There are 44 rooms in the upper stories and every room but four is an outside room, besides this, there is a window at the end of each hall and a rear exit at the end of the rear halls. The building is of modern fireproof construction and is so arranged that in case of fire every occupant in every single room in the house would have ample time to leave the building before even the most dangerous fire could gain any headway."

"Mr. Ramsey's taste in furnishing these rooms is the marvel of it all. Only the most expensive material has been used in the furnishings...." The furnishings were compared to the Brown Palace in Denver and New York hotels in terms of quality and detail. "Everything known to modern construction and furnishing is placed in this block and there is no argument when we say the building is the finest Salida ever had. It is finished throughout with Texas pine, drawn to the highest polish, even the doors being made of this expensive material, showing the natural grain of the wood....The building is a credit to Salida and Chaffee county and Mr. Ambrose Ramsey is to be congratulated on finishing such a building. It will stand till eternity." The article concluded that because Mr. Ramsey was busy with other business interests, he was offering the hotel for rent to someone who wished to operate it. A photograph of the completed building accompanied the article. The 31 December 1909 Salida Mail recorded that the cost of the building was \$20,000.

The 1914 Sanborn map showed that the first floor of the hotel was divided into a restaurant and a hotel office. The adjacent building on the corner to the south was also operated as part of the hotel. In the 1922-23 city directory, the Palace Hotel, operated by Mr. and Mrs. Egender, advertised "European, commercial men's headquarters, free bus from depot." In connection with the hotel, the Egenders operated the Palace Café. The Salida Mail Booster Edition of 1927 reported that Dr. R.B. Parris owned and operated the hotel (although most reports state that the Ramseys continued to own the building until 1970). The Palace, called a leading Salida hostelry, was described as "ideally located on the main street within a stone's throw of the D&RGW station." The hotel then had fifty-two "sunshiny and airy rooms equipped with hot and cold running water, baths and all modern conveniences." Dr. Parris was from Nebraska and had worked as a dentist in Rocky Ford. He came to Colorado to work as a dentist in 1908 and his first hotel venture was in Gunnison. He also operated a hotel in Durango and one in Canon City. The 1929 Sanborn map showed the first floor divided into a sample room and an office. The 1930-31 city directory indicated that Delacey Ramsey was the proprietor of the hotel. He was the son of Ambrose Ramsey. The Ramsey family still owned the hotel until Pat and Tom Bainbridge acquired it in 1970. They sold the building to Joyce and Derwood Hill in 1991. The Hills sold the hotel to John Mattingly eighteen months later. Elizabeth and Bob Spencer bought the Palace in 1995.

36. Sources of Information:

Salida Mail, 20 April 1906, 1, 9 April 1909, 1, 31 December 1909, 6; Salida Mail Booster Edition, 21 October 1927; Salida Walking Tours; Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Russ Collman, ed., Trails Among the Columbine (Denver: Sundance Publications), 222.

VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

- X 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;
 - X 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).
Does not meet any of the above National Register criteria.

39. Area(s) of Significance: Commerce
Architecture

40. Period of Significance: 1909-1953

41. Level of Significance: Local

42. Statement of Significance:

The Palace Hotel is significant for its representation of early twentieth century hotels in Salida. The building was erected in 1906-09 by local businessman Ambrose Ramsey, and was considered one of the finest buildings constructed in the city. The hotel continued to be owned by the Ramsey family (and operated by the family for many years) until 1970, and served many of the traveling salesmen and other visitors to Salida. The building was designed by local architect Charles J. Anderson. The building is notable for its early twentieth century design, brick and stone construction, decorative stone and brickwork and stuccoed panels, tall double-hung sash windows with stone lintel and sill courses, and stone columns of the first story.

43. Assessment of Historic Physical Integrity Related to Significance:

The building displays substantial integrity, with the principal alterations to the original design having occurred to the display windows, clerestory windows, kickplates, and entrances to the storefronts. Further research should be undertaken to determine whether these alterations are historic.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

National Register Field Eligibility Assessment: 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): 1: 12, 14, 16, 18

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



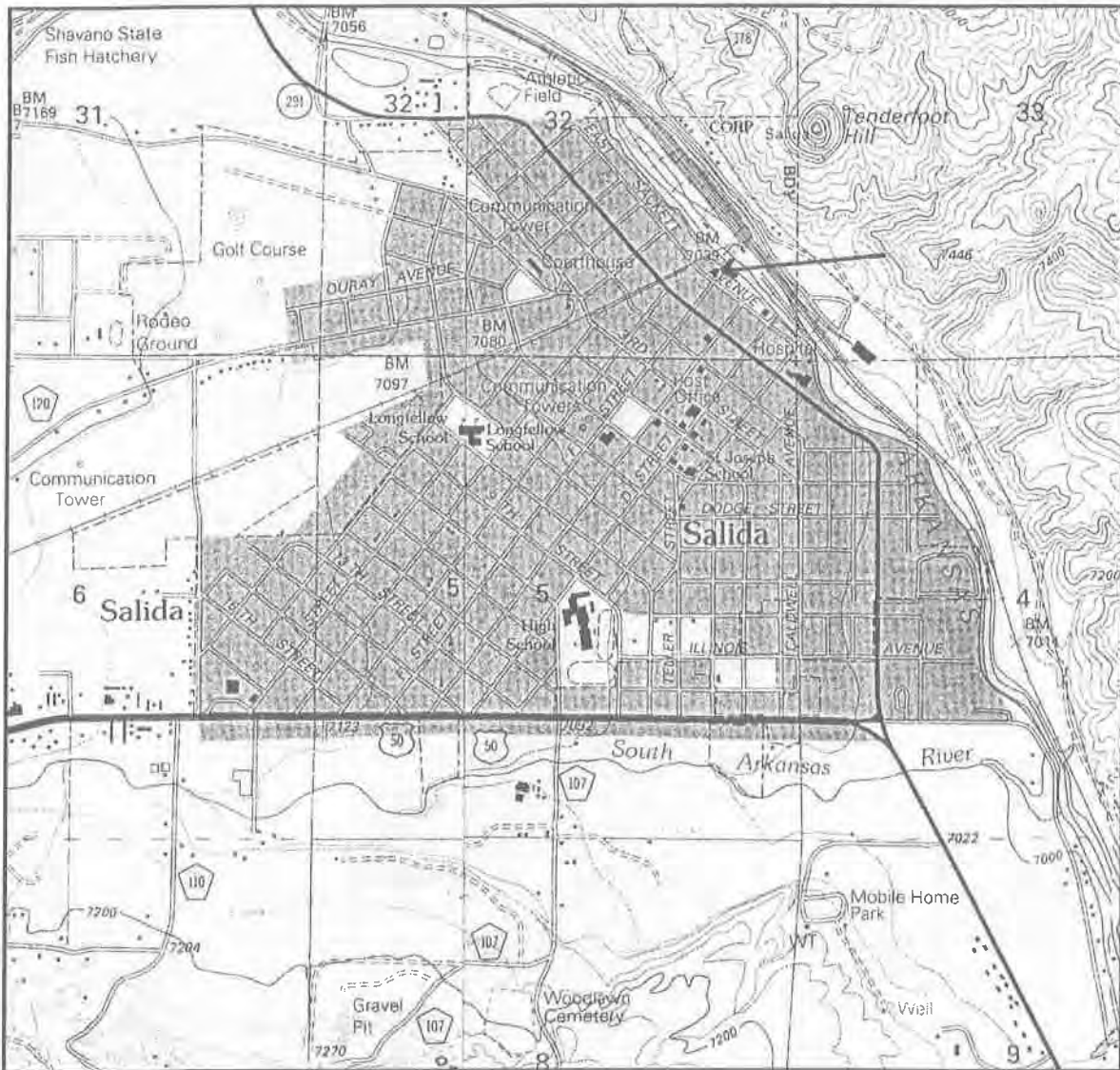
204 N. F Street, 5CF406.4

20 0 20 40 Feet



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

204 N F St, 5CF406.4



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

