

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

| | |
|------------|---|
| 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: 5CF406.85
2. Temporary Resource Number: 70
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Haight & Churcher Terrace
6. Current Building Name:
7. Building Address: 214-16 E. 1st St.
8. Owner Name and Address: Martin, Paul Arthur & Kathryn T., 214-16 E. 1st St., Salida, CO 81201

Parcel Number: 368132403065
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 413738 Northing 4265494

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

12. Lot (s): 17-18 Block(s): 3
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 48 X Width 33
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, Balcony, Fence
21. General Architectural Description:

Two-story rectangular red brick terrace apartment building with raised, coursed, rock-faced sandstone foundation. Center, projecting two-story porch has corbelled cornice along upper story with bands of plain and rock-faced brick, band of dentils, and short projecting brick piers with rounded brick finials flanking gabled brick pediments. Upper story of porch has two arched openings with compound arches, balustrade with rows of plain and rock-faced brick, and railings of rock-faced sandstone. Course of dentils between stories. First story has two arched entrances to porches with similar arches with plain and rock-faced brick on the front of the arches. Facing each porch are

paneled and glazed doors with decorative carving and 1/1-light double-hung sash windows. The porches have concrete steps and wood porch floors. Walls on each side of the porch have the same style cornice and end piers with round arched finials. Tall, narrow, 1/1-light double-hung sash windows with segmental arches have rock-faced stone sills on second story. First story windows are plate glass, sheltered by flared metal hoods with braces, and have painted rock-faced stone sills. Wrought iron fence encloses front yard.

Garages

At rear of property are two rectangular brick garages with flat roofs and two sets of double paneled beadboard doors facing alley and segmental arched pedestrian doors and windows.

22. Architectural Style/Building Type: Late Victorian/Queen Anne

23. Landscaping or Special Setting Features:

Front yard enclosed with wrought iron fence.

24. Associated Buildings, Features, or Objects:

Two garages (see architectural description).

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate **Actual** 1899

Source of Information: Salida Semi-Weekly Mail, 5 June 1900, 4.

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

Original Owner: Haight & Churcher

Source of Information: Salida Semi-Weekly Mail, 5 June 1900, 4.

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

The 1898 Sanborn map indicates that this lot had a carpenter shop at the rear. The present building was shown on the 1904 map. Two small garages were erected at the rear between 1914 and 1929.

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

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Multiple Dwelling

32. Intermediate Use(s): Domestic/Multiple Dwelling

33. Current Use(s): Domestic/Multiple Dwelling

34. Site Type(s): Terrace Apartment Building

35. Historical Background:

This terrace was erected in 1899 at a cost of \$4,500 by Haight and Churcher, who conducted a furniture and undertaking business and were builders and contractors in early Salida. The 5 June 1900 edition of the Salida Semi-Weekly Mail reported that each side of the terrace had six rooms, exclusive of halls and bathrooms. "These are strictly modern homes, everything that science has provided having been incorporated in them. It is doubtful whether a handsomer or better arranged building is to be found in any city of similar size in this state. The owners deserve much credit for having given Salida so pretty an example of the builder's handicraft."

Haight & Churcher engaged in building and contracting in Salida prior to 1887, and "did most of the heavy contracting and building" in the early days of the city. In 1887 they went into the furniture, carpet, and undertaking business. Haight had come to Cleora in 1878 and erected the first building at the settlement three miles below the future site of Salida. Frank B. Churcher moved to Cleora a year later. In 1900 the Salida Semi-Weekly Mail reported that the firm of Haight & Churcher was "one of the strongest in this part of the state. They carry a stock of furniture and carpets valued at over \$20,000 and also own considerable improved real estate. Besides, they are

financially interested in several outside business propositions." Eleanor Fry notes that the firm "specialized in home furnishing sales and had a woodworking shop in which they produced a small amount of furniture." In addition, they were the only coffin makers in the city." Fry states, "If people didn't like what was in stock, the store would order fancy furniture and coffins for people who were willing to wait." The 1905-06 city directory indicated that Frank B. Churcher lived in this building.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Semi-Weekly Mail, 5 June 1900; Eleanor Fry, Salida: The Early Years (Salida: Arkansas Valley Publishing Co., 2001).

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: Architecture**40. Period of Significance:** 1899-1953**41. Level of Significance:** Local**42. Statement of Significance:**

This well-preserved building is significant for its representation of the terrace type, multi-unit dwellings erected during the late nineteenth and early twentieth centuries in Salida. The building is notable for its elaborate cornice, two-story porch with arched openings, and stone and brick composition. The property is also important for retaining its historic wrought iron fence. Based on comparison of similar buildings in Downtown Salida, this building is potentially eligible to the State and/or National Register of Historic Places.

43. Assessment of Historic Physical Integrity Related to Significance:

The building displays excellent historic physical integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register Field Eligibility Assessment:** Eligible**45. Is there National Register district potential? Discuss.** N/A

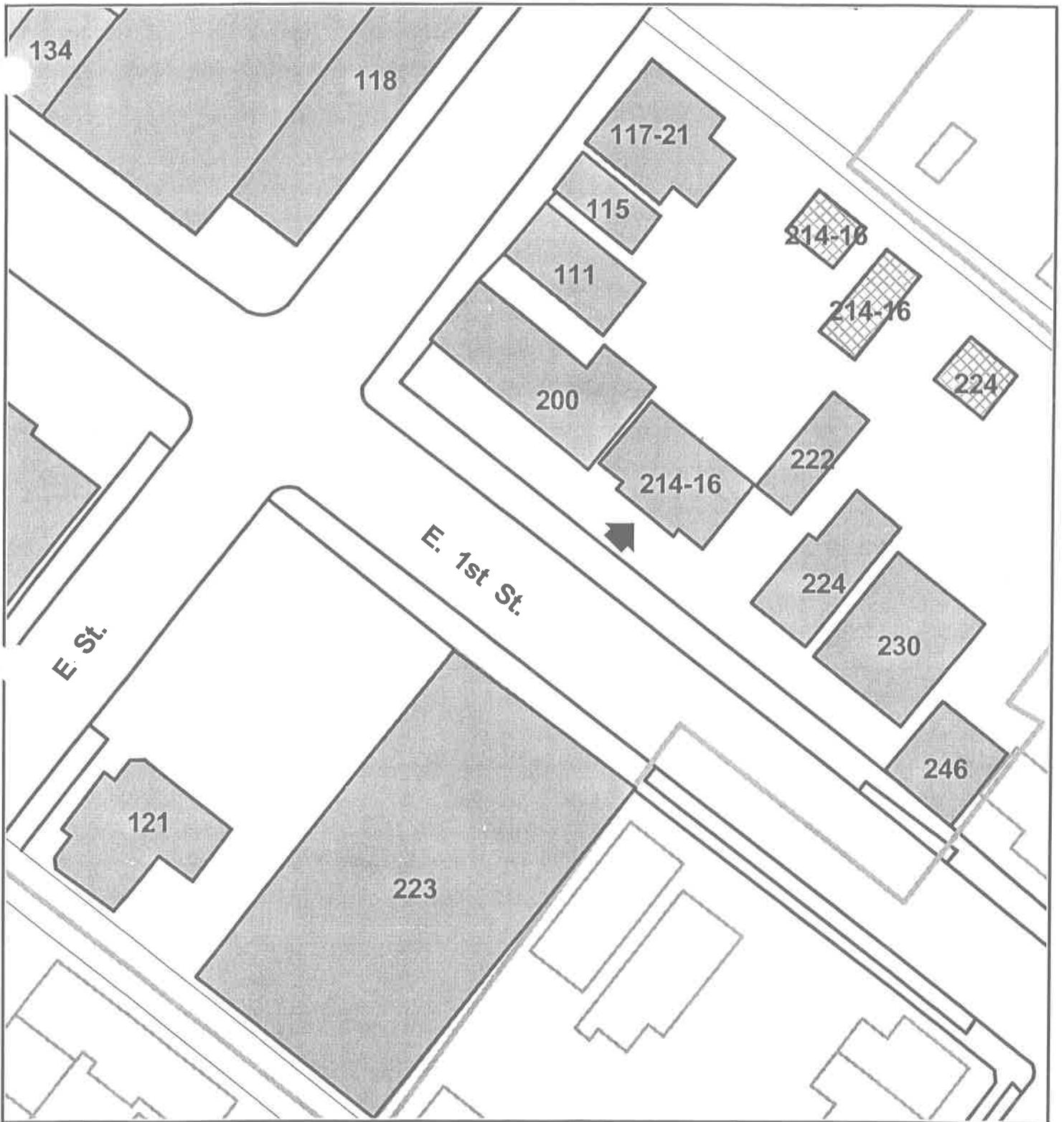
This building is located within an existing National Register district, the Salida Downtown Historic District.

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):** 8: 23, 25; 9: 16, 18, 22, 24.**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

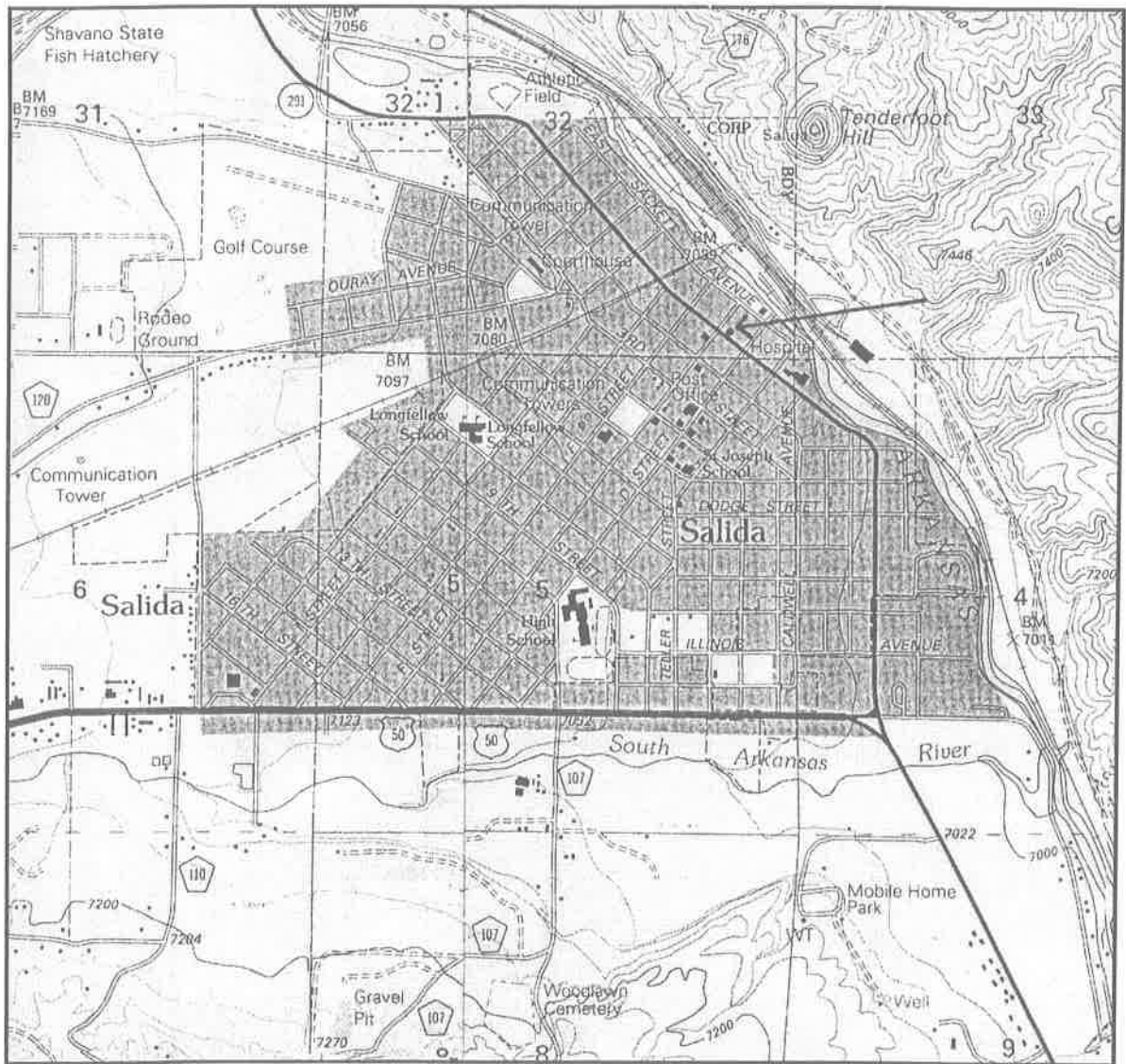


214-16 E. 1st Street, 5CF406.85



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

214-16 E 1st St, 5CF406.85



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

