

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:** 5CF2218
2. **Temporary Resource Number:** 98
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Chapman Terrace
6. **Current Building Name:** N/A
7. **Building Address:** 214-22 C Street
8. **Owner Name and Address:** Breunich, Thomas W. & Kay R., 203 Shavano Ave., Salida, CO, 81201 (For Unit 3)
- Parcel Number:** 380705129586
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
SW 1/4 SW 1/4 NE 1/4 NE 1/4 of Section 5
10. **UTM Reference Zone** 13 **Easting** 413769 **Northing** 4265236
11. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'
12. **Lot (s):** Unit 3 **Block(s):** 29
Addition: 2nd and C St. Condos **Year of Addition:** N/A
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** 66 **X Width** 44
16. **Stories:** 1
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):**
Porch, Chimney
21. **General Architectural Description:**

One-story stucco three-unit dwelling with flat roof. Stucco chimneys extend from mid-points of north and south walls above roof. Walls and foundation clad with textured stucco. Metal coping along roof. Each living unit has center door sheltered by small porch flanked by windows. Two of the doors are paneled and glazed and one is a modern slab wood door with rectangular light. There are covered up transoms above the doors. The porches have flat roofs, supported by tapered square columns atop solid stuccoed balustrades. Porch steps are concrete. The windows have depressed three-centered arches and are double-hung sash. There are no windows on the north and south walls of the main wing of the building. There are small flat roof projections at the rear that are stepped in from the side walls of the main wing and have shed roof enclosed porches.

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

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

Landscape: The building is adjacent an alley on the south. There are low evergreen bushes next to the porches. The porches extend to the front sidewalk. There is no parking lawn in front.

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1895-1902 Actual

Source of Information: Photographs of Salida taken from Tenderfoot Hill, 1895-1902

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 is now divided into three ownership parcels (parcel number 380705129586 for 214, 380705129587 for 218, and 380705129588 for 222).

This building does not appear on an 1895 photograph of Salida taken from Tenderfoot Hill, but does appear on a 1902 photograph. The building is shown on the 1904 Sanborn map; earlier maps do not cover this area. Rear porches were added to the rear projections between 1914 and 1929. The footprint of the building did not change between 1929 and 1945. The 1904 Sanborn map shows two abutting outbuildings on the alley and a one-and-a-half story stable at the northeast corner of the parcel. The shapes of these buildings remain the same on 1904 through 1945 Sanborn maps, although the stable was converted to a garage between 1914 and 1929.

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

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, Three-unit Dwelling

35. **Historical Background:**

This three-unit building was erected between 1895 and 1902. Although now addressed 214-22 C Street, it was addressed 216-24 C Street in earlier years. The 1922 city directory identified the building as the Chapman Terrace.

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Thomas W. Baird (b.1873), a brakeman for the railroad, and his wife, Rebecca A. Baird (b.1881), lived here from 1903 to at least 1906. Thomas Baird was described as a pioneer resident of Salida. He was born in Louisiana and came to Salida at age 14 (1887). He married Rebecca Ferguson of Salida on 5 December 1902. Mr. Baird was a switchman with the Denver & Rio Grande Railroad for seventeen years. In 1922 his health deteriorated and he was forced to retire. He died in 1923, and Rebecca Baird died in 1945.

In 1911-12 the city directory listed Chester Hedges, a carpenter with the Denver & Rio Grande Railroad, at this address. The 1913-14 city directory listed Ethel Henderson, widow of Benjamin, at this address. In 1922, Warren D. and Faye Hall lived here. They both worked for the Salida Harness Company, Faye as the bookkeeper and Warren as a salesman. Warren D. Hall died after a short bout of pneumonia following the measles in 1935. He was described as "one of the best known and most popular young businessmen in the county." Mr. Hall was born in

Stockton, New York, in 1900. He attended school in Salida and later enrolled at Colorado Agricultural College in Fort Collins. In 1924 he married Bertha Ingram in Denver. They returned to Salida, and Mr. Hall was associated with his father in the Salida Harness Company. For several years he also had a successful poultry farm near Salida.

Chauncey M. and Grace Dougherty lived here by 1931. Mr. Dougherty (b.1888) was a brakeman for D&RGW. He was born in Kansas, while Grace Dougherty (b.1890), whose father emigrated to the U.S. from Northern Ireland, was born in Colorado. The couple had three daughters and one son. In 1951, two couples lived at 214 C St.: William C. and Virginia Anderson and Robert W. and Ethel Adkisson. Mr. Adkisson was a manager at the Y & R Motor Co. and Mr. Anderson was a partsman for the Allphin Motor Co.

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William "Will" E. and Katie Carter lived here in 1903. William (b.1862) was a conductor. He died in a railroad accident in 1906. Katie died twelve years later, in 1918, after a short illness of appendicitis. She was born in Pennsylvania in 1872. She owned a novelty store on F Street, as well as working at the D&RG Hospital. The Salida Mail noted in her obituary that she had been a prominent member of the Ivy Circle and the Ladies Auxiliary to the B. of R.T. , and was "a highly respected resident of Salida." She died in Denver in 1918.

In 1922, William A. and Anna Babbitt lived here. William worked as an agent at the Jewel Tea Co. Lauren A. and Margaret McKiben lived here by 1931. Mr. McKiben worked as a rancher. In 1965 this was the residence of Claude W. and Mary Jane Torbit and their two children. Mrs. Torbit was a telephone operator, while Mr. Torbit was a meat cutter at Boys Market.

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In 1911-12, Troy B. Hackler (b.1872), a clerk at Howell Drug Co., lived here with his wife Nanny (b.1879) and their daughter Mary (b.1899). Troy, who was from Missouri, and Nanny, born in Texas, were married in 1898. Howard J. and Thelma Sowers Nabors lived here by 1931. They had two sons: Kay and Gerald. Howard was a well-known railroad man who worked for D&RGW, as a fireman, and later, as an engineer. Born in Oklahoma, he went to Durango at an early age with his parents. He served in World War I, in France, as well as staying with the army of occupation for a year in Germany. He was a member of several fraternal organizations, including Salida Lodge No. 59 and the B.P.O. Elks. He died in November 1948 at the age of 49. Thomas M. and Netalee Green lived here by 1951. Thomas worked as a Depry Collector for the IRS. In 1965 this was the residence of Willer W. Ronald, a mechanic at Climax Molybdenum. Mr. Ronald was cited as the owner of the property.

36. Sources of Information:

Photographs of Salida, 1895 and 1902; Salida Daily Mail-Record: 12 November 1948, 1; Salida Mail: 2 August 1918, 1, 18 May 1923, 1; Salida City directories: 1903-04, 1905-06, 1911-12, 1922, 1931, 1951, 1965; U.S. Census: 1910, 1920, 1930; Sanborn Maps of Salida; 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 building is representative of the multi-family terraces that historically housed many Salida residents, especially railroad workers. The building represents the Terrace style through its flat roof, rectangular plan, and multiple porches on the front.

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

This building retains historic physical integrity. Although the application of stucco to the walls is the major alteration to the building, it still retains its original height, scale, porches, windows, entrances, and design.

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: Contributing

46. **If the building is in an existing NRHP district, indicate contributing status:** N/A

VIII. RECORDING INFORMATION

47. **Photographic Reference(s):** 14: 8-13
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.

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



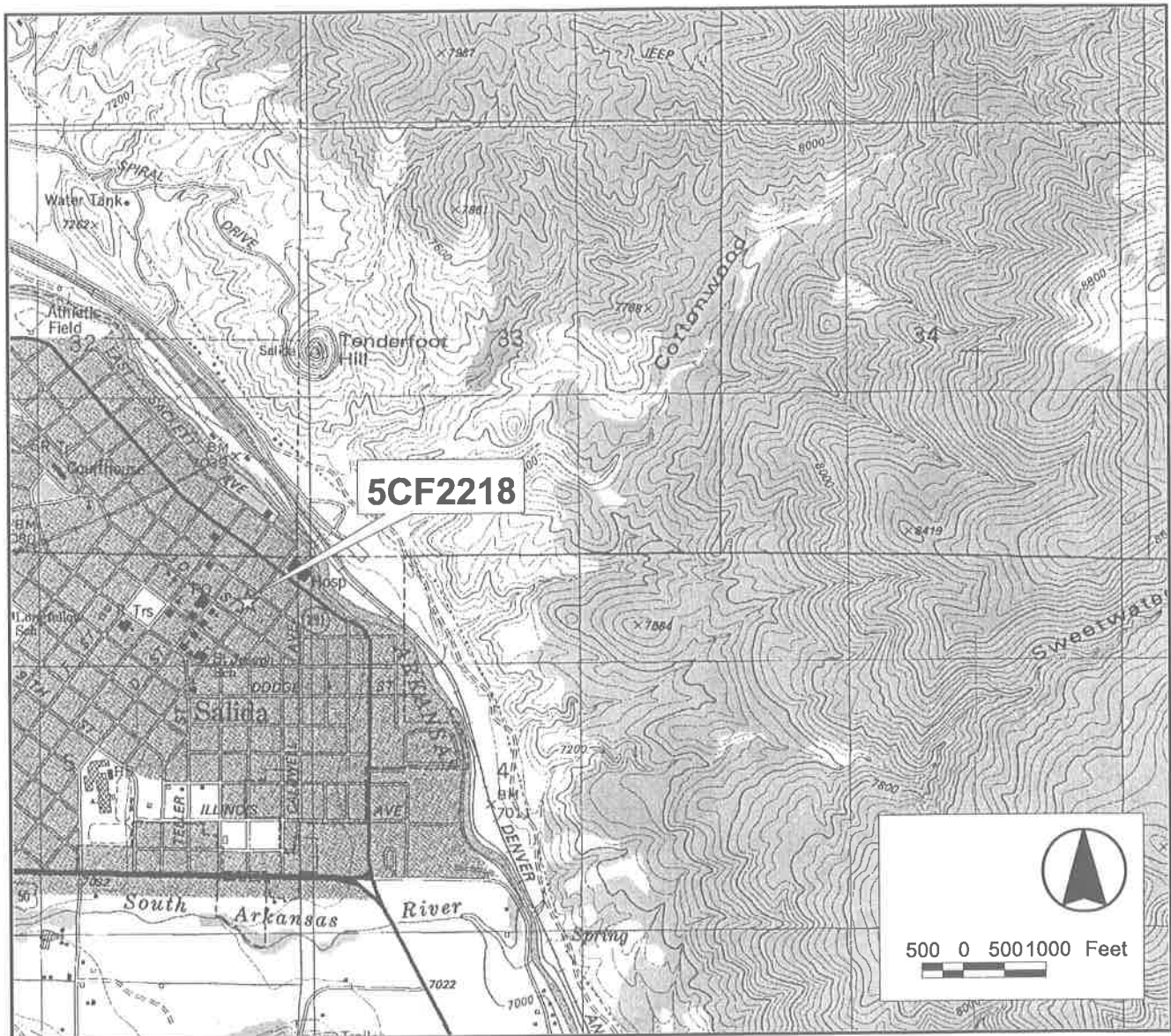
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



214-22 C 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).

214-22 C Street

