

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: 5CF2229
2. Temporary Resource Number: 121
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Colman House
6. Current Building Name: N/A
7. Building Address: 216 D Street
8. Owner Name and Address: Perschbacher, Raymond J., P.O. Box 965, Salida, CO 81201
- Parcel Number: 380705130106
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
SW 1/4 NE 1/4 NW 1/4 NE 1/4 of Section 5
10. UTM Reference Zone 13 Easting 413679 Northing 4265324
1. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): Lots 1, 2, 3, and 4 Block(s): 30
Addition: Blake's Resurvey of Block 30 Year of Addition: 1898-1904
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 47 X Width 26
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):
Stucco
18. Roof Configuration (enter no more than one):
Gabled/Cross Gabled
19. Primary External Roof Material (enter no more than one): Asphalt/Composition
20. Special Features (enter all that apply):
Porch, Fence, Chimney
21. General Architectural Description:
One-story gabled roof stucco dwelling with asphalt composition roofing, stucco chimney, and overhanging eaves. Front porch at intersection of gables has shed roof and large, tapered, corner pier. Projecting front gable has very wide plate glass picture window on front and entrance on south wall. Horizontal sliding window facing east onto porch. North wall has sliding window toward rear. Shed roof projection with sliding windows across rear. Assessor records indicate the foundation is concrete.
22. Architectural Style/Building Type: No Style
23. Landscaping or Special Setting Features:

Front yard is enclosed by woven wire fence and has entrance gate. Grass in front yard and roses next to house. Concrete curb along edge of front yard. Pavers and young tree in parking lawn.

24. Associated Buildings, Features, or Objects:

Large rectangular garage with front gabled roof with asphalt composition roofing, overhanging eaves, and exposed rafters. Walls clad with stucco. Wall facing alley has tall narrow window on gable face centered above two sets of hinged, paneled, wood, garage doors. Projecting gabled roof porch with post supports on north shelters entrance. Concrete slab in front of north wall. Assessor records indicate the garage is 20' X 20', log, and covered with stucco.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1914-29 **Actual**

Source of Information: Sanborn Maps, 1914 and 1929

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 house does not appear on the 1914 Sanborn map, but it is shown on the 1929 Sanborn map. Assessor records indicate that it was stuccoed in 1931. The house is shown in a 1937 Assessor's photograph when it had stucco walls, two brick chimneys with corbelled tops, its original double-hung sash windows on the façade, and its current porch. The footprint of the house had not changed by 1945. The garage building at the rear was also shown on the 1929 and 1945 Sanborn maps. The house was at times addressed 212 or 214 D St.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site Type(s): House, Single Family Dwelling

35. Historical Background:

This house was built between 1914 and 1929. In 1931 Mrs. Genevieve E. Colman, who operated the Colman Advertising Service, lived here. The 1951 city directory indicated that John L. and Ruby O'Hrel lived here. John worked for D&RGW. Also living at this house was Norman and Mary Rowan Morrison. Norman (b.1905) was a conductor for D&RGW. Mary (b.1909) burned to death in November 1965. The 1965 city directory listed Corbon G. and Carol M. Cotton at this address. Mr. Cotton was a state driver's license examiner. An Assessor's appraisal card indicates that Alex McKenzie was a previous owner of this house, followed by Norman H. Morrison, et al.

36. Sources of Information:

Salida City Directories; Sanborn Insurance Maps; Chaffee County Assessor records; US Census records, 1900-1930.

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 house is one of the later ones erected in this Salida neighborhood. The house appears to have undergone a variety of alterations, including stucco wall cladding, window alterations, and porch alterations.

43. Assessment of Historic Physical Integrity Related to Significance:

The house has undergone alterations, but essentially reflects its appearance in 1937. Alterations since that date include replacement of a double-hung sash window facing the porch with a sliding window and replacement of two double-hung sash windows on the front gable with a large picture window.

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: Noncontributing

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 15: 14-19; 18: 20-21; 19: 21

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



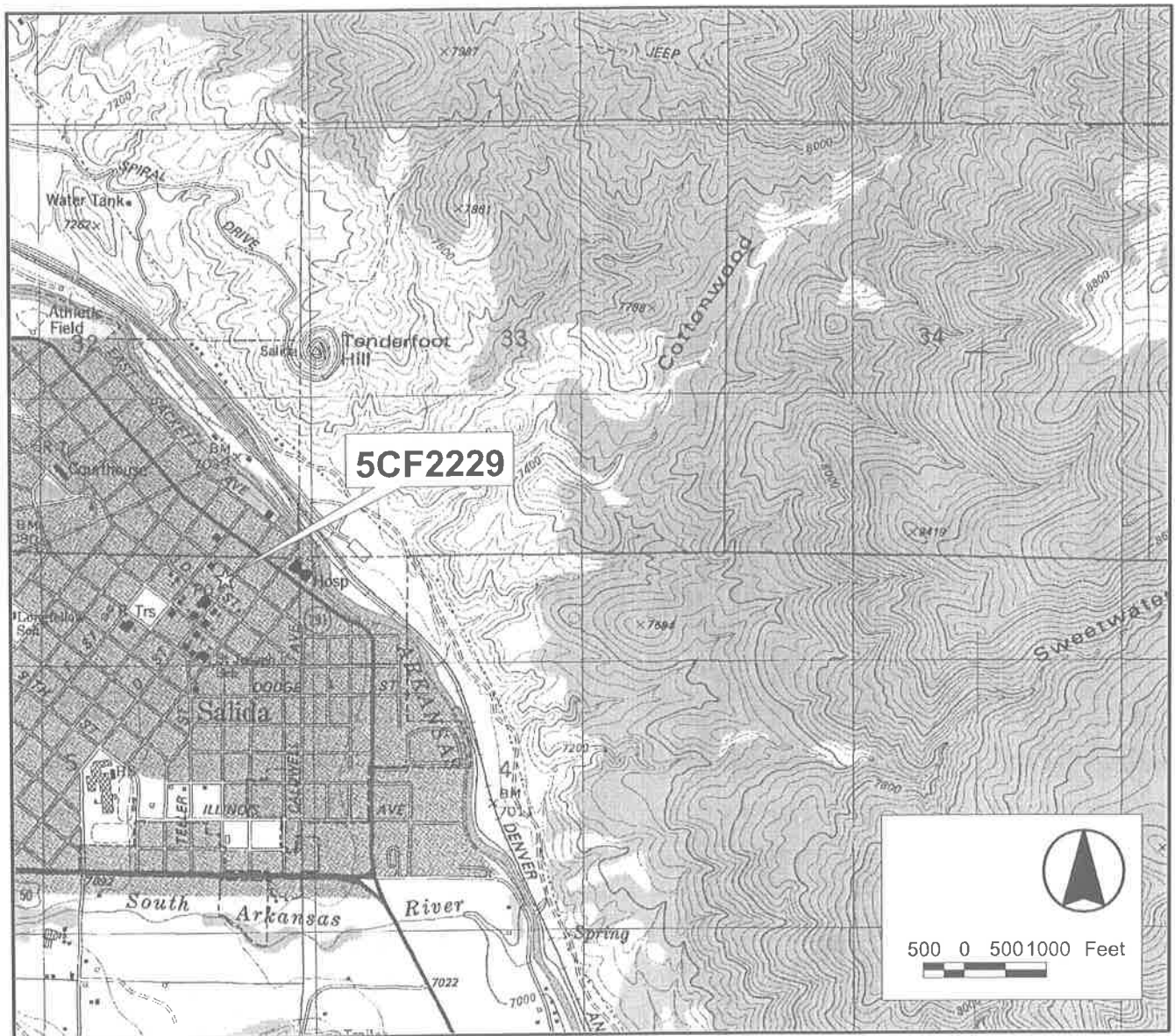
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



216 D 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).

216 D Street

