

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: 5CF406.103
- 2. Temporary Resource Number: 105
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name:
- 6. Current Building Name: Alan Sulzenfuss, Attorney & Chaffee County Closing Corp.
- 7. Building Address: 216 E St.
- 8. Owner Name and Address: Sulzenfuss, Alan L., P.O. Box 222, Salida, CO 81201

Parcel Number: 380705131091
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
1/4 1/4 NE 1/4 NE 1/4 of Section 5

10. UTM Reference
Zone 13 Easting 413578 Northing 4265393

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

12. Lot (s): D, E, F Block(s): 31
Addition: Sackett's Year of Addition: 1884

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): T-Shaped
15. Dimensions in Feet: Length 71 X Width 45

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, Segmental Arch Windows, Chimneys

21. General Architectural Description:
Two-story red brick apartment building with concrete foundation and with broad façade with flat roof with corbelled brick cornice with central shaped parapet on center of facade with arched inset with rough stucco and bands of molded brick. Concrete coping along outer sections of cornice. Paneled frieze with corbel table at bottom. End pilasters are banded, creating quoins at corners. Central two-story porch with hipped roof (with metal roofing) with flared eaves supported by fluted classical columns. Spindled balustrade on second story porch. Base of first story porch clad with carpet. Concrete pedestrian ramp with metal pipe railing on south.

Center of porch is inset and has two wood doors with oval lights and transoms facing porch; two similar doors flank inset area. Walls flanking inset area have quoins. Two segmental arched openings onto balcony at center. Flanking porch upper story are segmental arched double-hung sash windows with rock-faced stone sills. First story has sash and transom windows flanking porch. Brick lintel courses follow shape of lintels. Two brick chimneys with corbelled bases rise from middle of first story on north and south walls. Segmental arched double-hung sash windows between chimneys. Brick sill courses on first and second stories. Two-story central projection on rear with stairs to upper story.

One-story flat roof concrete block garage at rear has paneled pedestrian door on east wall and two overhead garage doors with shared concrete lintel on south wall facing alley.

22. **Architectural Style/Building Type:** Late 19th and 20th Century Revivals

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

N/A

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

Garage

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate Actual 1910

Source of Information: Chaffee County Assessor

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 parcel is shown as vacant on the 1909 Sanborn map, while the present building is shown on the 1914 map. The footprint of the building remained unchanged through the 1945 map. However, an interior light well is shown behind the main entrance on the 1914 map. The light well is gone on the 1929 map. A one-story outbuilding at the rear of the building was shown on the 1914 map. A separate garage was shown on the 1929 map. The two buildings adjoined each other on the 1945 map. A different garage is at the rear of the building today.

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):** Commerce and Trade/Business
Commerce and Trade/Professional

34. **Site Type(s):** Apartment Building

35. **Historical Background:**

According to an analysis of Sanborn fire insurance maps, this building was built between 1909 and 1914. The Assessor's 1910 year of construction could be correct. The building was addressed as 216, 218, 220, and 222 E Street on 1914 through 1945 Sanborn maps. The 1914 through 1945 Sanborns indicate that the building was divided into flats and housed multiple families.

The 1920 Census showed number 216 occupied by Richard H. Beck and his sister, Julia A. Beck. He was fifty-six, a native of Colorado, and a machinist with the railroad. She was thirty-seven and a native of Georgia. Two lodgers also lived with the Becks. Living in number 220 were Charles F. and Harriette Keyser and his mother Emma W.

Keyser. Mr. Keyser was a forty-five year old dentist born in Pennsylvania, while his wife was a forty-two year old Michigan native who was a public school teacher. Mr. Keyser's mother was seventy-two years old and a native of Germany. The inhabitants of number 222 were John L. Tyner (thirty-two), his wife, Bessie (thirty-seven), and their daughter, Martha D. (six). Mr. Tyner was a minister and the entire family were Indiana natives.

By 1951, several of the units of this building had been converted to office use. Number 216 was the office of Dr. Howard D. Smith; a physician and surgeon, who also served as City Physician. Number 218 housed the Department of Agriculture, Soil Conservation Service (Kenneth M. Shanks, manager) and the office and residence of Dr. James A. Gilbertson, a chiropractor. Lawrence M. and Flora B. Youngberg lived in number 220. Mr. Youngberg was a Civil Service instructor.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; U.S. Census Bureau, Census of Population, 1920, manuscript returns, Chaffee County, enumeration district 10.

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

39. Area(s) of Significance:

. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

This building is associated with the development of multi-family housing in Salida's downtown area during the early twentieth century. The well-preserved building is notable for its brick composition with decorative parapet, cornice, and frieze; segmental arched double-hung sash and sash and transom windows; and two-story projecting porch with classical columns. Further research should be undertaken comparing this building to other apartment buildings of the same era in the city to determine which are the most significant and therefore eligible to the National or State Registers.

43. Assessment of Historic Physical Integrity Related to Significance:

This building maintains substantial historic physical integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: More Data Needed

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): 20: 3, 5, 7, 9, 11, 13.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

. 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.

Resource Number: 5CF406.103

Temporary Resource Number: 105

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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

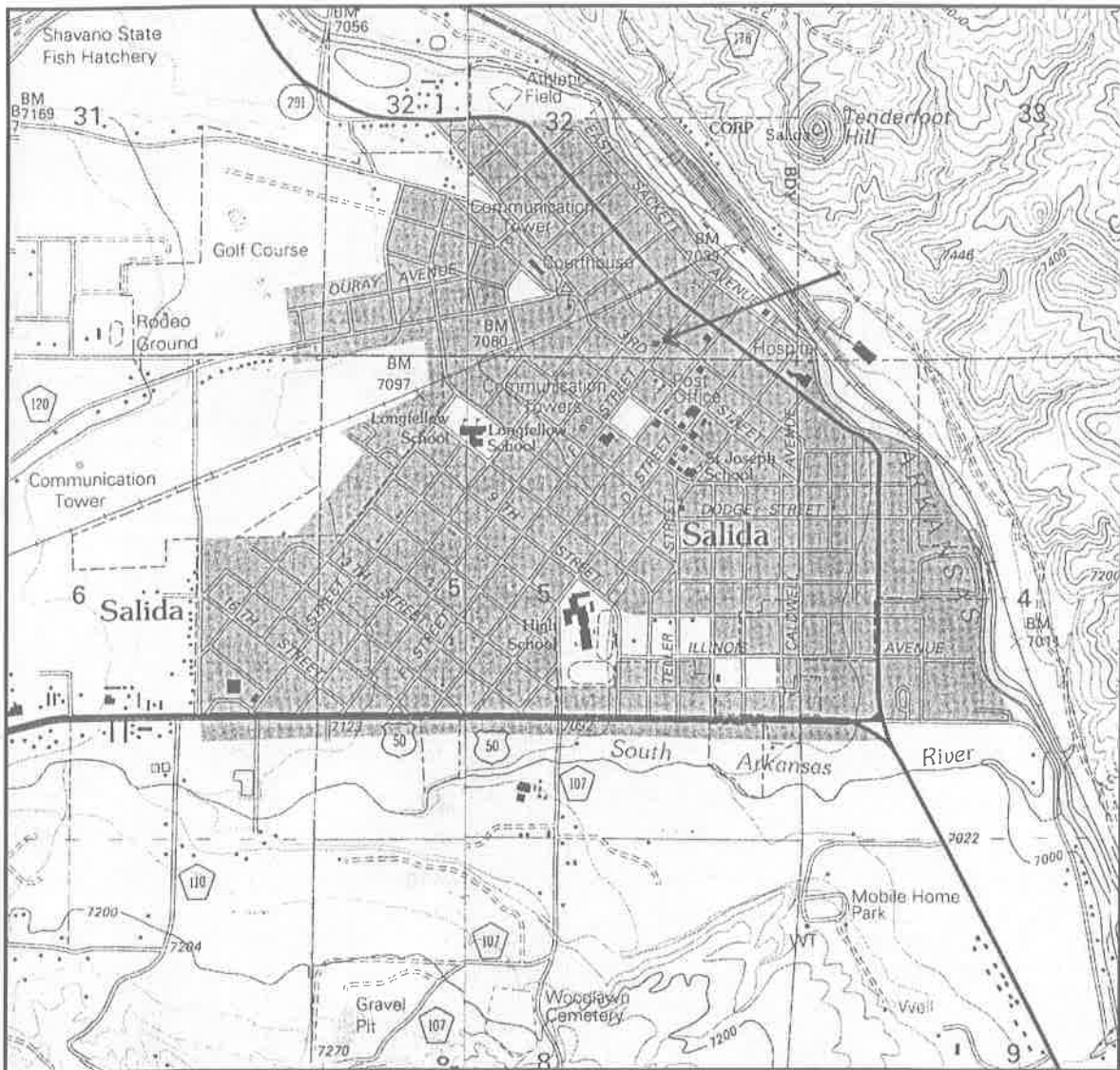


216 E Street, 5CF406.103



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

216 E St, 5CF406.103



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

