

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:** 5CF291
2. **Temporary Resource Number:** 135
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Salida Electric Light Station/Public Service Co.
6. **Current Building Name:** Salida Steam Plant
7. **Building Address:** 220 W. Sackett Ave.
8. **Owner Name and Address:** City of Salida, 124 E St., Salida, CO 81201

Parcel Number: 368132409031
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 413610 Northing 4265774

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** 102 **X Width** 96

16. **Stories:** 1
 17. **Primary External Wall Material(s) (enter no more than two):**
 Brick

18. **Roof Configuration (enter no more than one):**
 Other
 19. **Primary External Roof Material (enter no more than one):** Metal

20. **Special Features (enter all that apply):**
 Segmental Arched Window, Glass Blocks

21. **General Architectural Description:**
 Large brick industrial facility located next to the river. North side of plant has two gabled red-orange brick components with overhanging eaves, molded brick raking cornice, brick wall piers and end piers enframing wall, and round vents near apex of gable. Modern deck built in front of building on north. North part of east wall is divided into three bays by wall piers. Bays are slightly inset and have bands of molded brick at the top. Each bay has paired 2/2-light double-hung sash windows with transoms and shared concrete sills and there are multi-light inset basement windows. South of this is a red brick component with stone foundation and with one segmental arched 2/2-light

double-hung sash window, one bricked in window, and an entrance accessed by a concrete ramp with wood railings. South of this is blank brick wall with stepped parapet. South wall of this section displays painted brick, flat roof, large multi-light window at east end and tall garage door opening with metal lintel at west end. West of this is taller orange brick flat roof component with large panel of glass blocks and brick pier at east end. Projecting lower orange-red brick flat roof bay west of this has corbelled cornice and small wood-covered segmental arched opening. Angled corner on southwest has metal slab door facing concrete stoop and band of nine small openings at top of wall with horizontal board hinged covers. South part of west wall of this component has plywood on wall and double metal doors. North of this gabled component, which is divided into three slightly inset bays by wall piers, each with a factory style window with concrete sill. At gable peak of this section is visible a monitor roof projection with overhanging eaves, metal siding, and band of eight-light windows facing west.

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

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

Outdoor sculptural garden to northwest, river flows immediately northeast of the plant.

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction: Estimate**

Actual 1887

Source of Information: Fry, Salida: The Early Years, 61-63

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

Original Owner: Salida Edison Electric Light Co.

Source of Information: Fry, Salida: The Early Years, 61-63

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

The 1890 Sanborn fire insurance map shows a building with a large square section with a smaller, clipped rectangle attached to the west. Between 1898 and 1904, the small rectangular section was enlarged and a separate office building added; the facility had two sixty-foot chimneys. Between 1909 and 1914, the plant was substantially enlarged to the northwest and north; a 135 foot iron chimney replaced the two shorter chimneys. Between 1929 and 1945, the plant was further expanded to the north.

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

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Industry/Processing/Extraction/Energy Facility

32. **Intermediate Use(s)** Industry/Processing/Extraction/Energy Facility

33. **Current Use(s):** Recreation and Culture/Theater

34. **Site Type(s):** Steam power plant

35. **Historical Background:**

This steam power plant supplied electrical power to Salida from about 1887 until 1958. Based on an examination of Sanborn fire insurance maps, it appears that the oldest part of the current building was erected prior to 1890; this location is not covered by the 1888 Sanborn. Other sources indicate that the original plant was erected in 1887 and expanded many times over the years.

Salida received an Edison Electric Light Plant in 1887, just five years after Thomas Alva Edison had installed a plant in New York City. The local company was organized by R.M. Ridgway, S.M. Jackson, and A.J. Truesdell. F street was lighted for the first time on 7 December 1887. The company provided arc-lighting for streets and railroad facilities of the D&RG Railroad. The coal-fired plant was 28 feet square, with an attached boiler room and a 75-foot tall smokestack. According to a Salida Mail article of 2 July 1948, the original Edison plant "with its clapboard

covering, stood on the site of the present steam plant of the Public Service Company." According to local historian Eleanor Fry, the original frame building was clad in brick in 1900 to match the rest of the structure. The plant received additions between 1909 and 1914 and between 1929 and 1945.

The Edison Electric Light Co. of Salida merged with Salida Light Power and Utility Company (which had built a hydroelectric generating system on the South Arkansas River) in 1905. In 1916, the Colorado Power Company acquired the Salida electric system. That company was acquired by Public Service Company of Colorado in 1924. As PSCo constructed larger, more efficient generation plants, the continued operation of the Salida plant became no longer necessary. (When the plant was put in operation in 1946, it was the first period of prolonged operation in fifteen years.) In 1958, it was placed on standby status, and five years later was taken out of service completely. The building was then used for storage.

The building was purchased for \$35,000 in 1987 by Salida Enterprise for Economic Development, which then deeded the property to the city. Improvements were made to convert the plant into a theater venue. The Powerhouse Players, under the production of Woody and Marilyn Pyeatt of Dallas, Texas, put on live shows during the summer from 1989 to 1993. Live performances have continued at the Steam Plant and, in 1995, the outdoor Sculpture Garden opened on the grounds.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; "Salida Walking Tour," 2002; "The Salida Division," Lines, November 1964, 21-22; "Salida Hydro No. 2: 60th Anniversary, 1908-1968," Publics Service Company of Colorado, 1968; Salida Mail, 2 July 1948; Eleanor Fry, Salida: The Early Years (Salida: Arkansas Valley Publishing Co., 2001), 61-63.

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).

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

39. Area(s) of Significance:

40. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

This coal-fired steam electrical generating plant provided Salida with electrical power from 1887 through 1958. The original company, organized by local citizens, was absorbed as the electrical power industry became more centralized in the early part of the twentieth century. The facility became part of Public Service Company of Colorado in 1924. Although it received several additions during its operation as a steam plant and has also undergone some alterations in recent years, the building's historic character is still apparent, particularly in the double gabled north wall.

43. Assessment of Historic Physical Integrity Related to Significance:

The building has experienced numerous additions since the initial construction in 1887. The building's tall iron smokestack is no longer present and there have been changes to door and window openings, including bricking up some windows. The building displays moderate historic physical integrity, as many of the alterations were made during the historic period. If included in the historic district, the building would be a contributing resource.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. N/A

This building is located outside the existing Salida Downtown Historic District. If included in the historic district, the building would be a contributing resource.

If there is NRHP district potential, indicate contributing status: N/A

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 2: 24A, 26A, 28A, 30A

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



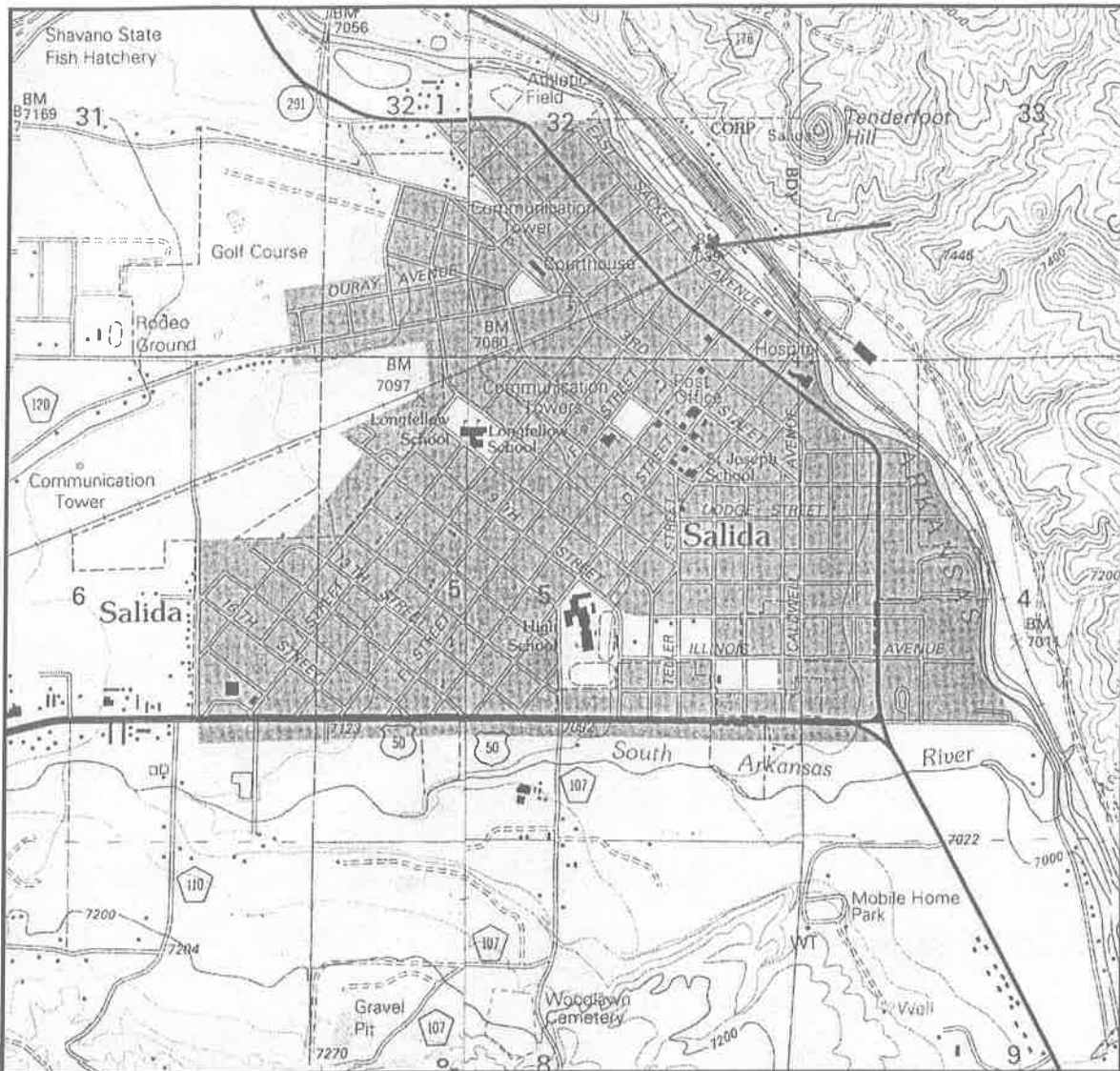
220 W. Sackett Avenue, 5CF291

20 0 20 40 Feet



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

220 W Sackett St, 5CF291



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

