

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:** 5CF2247 **Parcel Number:** 380705130088
2. **Temporary Resource Number:** 118 **SHF/CLG Grant Number:** CO-06-017
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Comstock Terrace and Carpenter Terrace
6. **Current Building Name:** N/A
7. **Building Address:** 223-49 E Street
8. **Owner Name and Address:** Nelson, Kathleen, 223 E. St., Salida, CO 81201

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
SW 1/4 NW 1/4 NW 1/4 NE 1/4 of Section 5
10. **UTM Reference Zone** 13 **Easting** 413590 **Northing** 4265342
1. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'
12. **Lot (s):** 21 **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):** Irregular
15. **Dimensions in Feet: Length** 196 **X Width** 65
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):**
Porch, Decorative Cornice, Chimney
21. **General Architectural Description:**

Two-story light orange brick terrace style multi-family residential building with flat roof and four projecting entrance bays on the façade (west). The building has a decorative cornice that has corbelling and paneling and decorative stucco panels. Projecting bays have decorative insets with stucco. Third bay from south end has cornice with central arched parapet above plaque reading A.M. Carpenter 1903. Coursed, rock-faced, sandstone foundation. Each projecting bay has two wide arched openings with compound archivolts composed of brick headers rising from brick piers, with stucco panels between piers. Entrances have wood doors and multi-light sidelights facing concrete steps with side walls. The second story of each projecting bay has two round arched windows with lintels composed of two rows of headers that merge with a decorative lintel course and rock-faces stone sills and a sill course. There

are large rectangular panels of decorative stucco flanking the windows. Setback bays at each end of façade feature a large depressed three-centered arch with gauged brick and a sash and transom window with a painted, rock-faced stone sill. There are decorative courses of brick at lintel and sill level. Second story windows are aligned above the first story windows and are double-hung sash and slightly smaller. Set back bays between projecting bays have two sash and transom windows (like those of the outer bays) on the first story and two double-hung sash windows on the upper story (like those of the outer bays).

A division of the building into two parts is evident after the first three bays on the north, which was known as the Comstock Terrace. The north wall is blank and has a plain cornice. The south wall is stucco and has two projecting bays with a three-centered arch double-hung sash window on each story of each bay. Between the projecting bays are two chimneys extending from the mid-point of the first story. The corbelled cornice extends to the south wall, where it has been stuccoed. The rear wall has a one-story shed roof stucco projection at the south end that has a two-part window on the south wall and a small porch on the east. There are a double-hung sash window and a small fixed-light window on the second story above the projection. There is a full-height metal pipe chimney on the wall adjacent to the projection. Further north is a two-story shed roof brick projection with an angled corner on the northeast and metal frame windows. Other projections on the rear wall are not visible from the street.

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

23. Landscaping or Special Setting Features:

Concrete sidewalk in front of building and parking lawns with varied elements, including gravel, stones, flowers, bushes, tree, and grass. Front yards have some evergreen and flowering bushes and trees. Wrought iron fence around two yards.

24. Associated Buildings, Features, or Objects:

One-story rectangular garage with a gabled roof, overhanging eaves with exposed rafters, metal roofing, and stucco walls. The garage has a paneled overhead door, and there is a metal carport on the west. There is a second rectangular one-story garage with gabled roof, overhanging eaves with exposed rafters, and stucco walls. Third garage is rectangular, with stucco walls, a flat roof stepped down toward the rear, and a garage door facing East 3rd Street. The garage has an off-center entrance and a multi-light window on the west wall.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1903

Source of Information: Plaque on Building

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Emma Comstock; Archibald M. Carpenter (?)

Source of Information: Salida City Directory, 1903-04

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

This building is divided into eight ownership parcels, from 380705130081 for 249 to 380705130088 for 223. According to the Assessor the garage was built in 1960.

This building is not on the 1898 Sanborn map of Salida, but it is on the 1904 map. The building has a plaque reading "1903." In 1904 the building was addressed 223-249 E Street. The north part of the building was labeled "Comstock Terrace," while the south part was labeled "Carpenter Terrace." The footprint of the building did not change on Sanborn maps between 1904 and 1945. The building was shown with two outbuildings at the rear of the northern end in 1904.

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, Multi-family Residence

35. Historical Background:

This large two-story, eight-unit terrace was built in 1903, apparently in two sections. The 1904 and 1909 Sanborn fire insurance maps identified the northern two units as the Comstock Terrace and the southern six units were labeled as the Carpenter Terrace. According to the 1903-04 city directory, Emma Comstock, the possible original owner of the northern section, resided in the building at 223 E Street. She was the widow of Seth H. Comstock and one of the proprietors of Comstock and Kendall, confectioners. Mrs. Comstock lived elsewhere in Salida in 1905-06, but she was listed at this address from 1910 through at least 1931. The 1910 Census indicated that she was a native of Illinois, who was then 64 years old with no occupation listed. She lived here with her daughter, Myrtle J. Comstock, a 36-year-old music teacher. The Census identified her as an owner, while the other residents of the building were shown as renters. This information conflicts with the belief of some local residents who assert that the units were individually owned from the outset of the building.

Archibald M. Carpenter was the possible original owner of the southern section. According to the 1903-04 and 1905-06 city directories, Carpenter lived in the building at 245 E Street; no occupation was provided. The household included his wife's parents. By 1910, the Carpenters lived elsewhere in Chaffee County. Manuscript Census information for that year reported that he was a native of Pennsylvania who was then fifty-three years old and living on his "own income" (a term generally denoting retired or independently wealthy). His family consisted of his wife Ursula L. (34 years old), two children, and his widowed mother-in-law, Julia F. Peck.

The 1903-04 city directory revealed a variety of occupations represented by residents of the building. There were a number of railroad employees living in the terrace, including an engineer (Ira S. Williams), a hostler, a helper, a conductor (Edward Evans), and an apprentice (Frank C. Peck, Carpenter's brother-in-law). Other occupations included a watchman, a music teacher (Lulu Eyck), a superintendent (Elmer E. Briggs), and physician Frederick A. Jackson. Dr. Jackson, who died in 1932, came to Salida in about 1887 and was "one of Salida's leading doctors for years," specializing in eye, ear, and throat treatment. He also lived here during 1905-06.

City directories and Census returns do not identify any long-term residents of the terrace, other than Mrs. Comstock. Mrs. Margaret E. Sampson, the widow of William R., lived here in 1922 and 1931. Other notable residents over the years included: Dr. Thomas L.A. Shaffer (a prominent physician and surgeon who came to Salida in 1899 and was listed here in 1922-23); William Rech (chief dispatcher for the Denver and Rio Grande Western Railroad who resided here in 1911-12); George C. Smith (an employee of the D&RGW for 53 years who rose from call boy to engineer and lived here in 1931); and William L. Hance (a railroad conductor who moved to Salida in 1899 and lived here in 1905-06).

36. Sources of Information:

U.S. Census, Census of Population, manuscript returns, Chaffee County, 1910; Salida city directories; Salida Mail, 28 September 1936, 1, and 17 and 23 June 1937, 1; Mountain Mail, 28 December 1964, 1; Salida Record, 2 and 12 April 1912, 1; Sanborn Insurance Maps; Chaffee County Assessor records.

VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation: N/A

Designating Authority: N/A

Local Landmark Eligibility: Yes

Local Landmark Criteria: X 1 - Exemplary Property X 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;
 - 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:** 1903
41. **Level of Significance:** Local
42. **Statement of Significance:**

This building is a well-preserved representative of the large two-story brick terraces erected in Salida. Notable features include the decorative brick cornice, light orange brick walls with decorative courses, arched windows, decorative tablets, and projecting entrance bays with porches with arched entrances. This building is significant as one of the largest terraces erected in Salida during the early part of the twentieth century, and it was the largest building surveyed during this project. Its residents over the years included many employees of the Denver and Rio Grande Railroad, reflecting the town's importance as a division point, as well as representatives of other occupations. This building is potentially eligible to the National and State registers.

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

This building maintains historic physical integrity. Minor alterations include painted stone sills, replacement of some doors, and stucco on the south wall. The rear has a stucco projection at the south end and others not visible from the street.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. **National Register Field Eligibility Assessment:** 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):** 18: 2-11, 28-29; 20: 5-6
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.

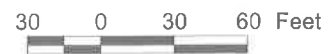
Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395



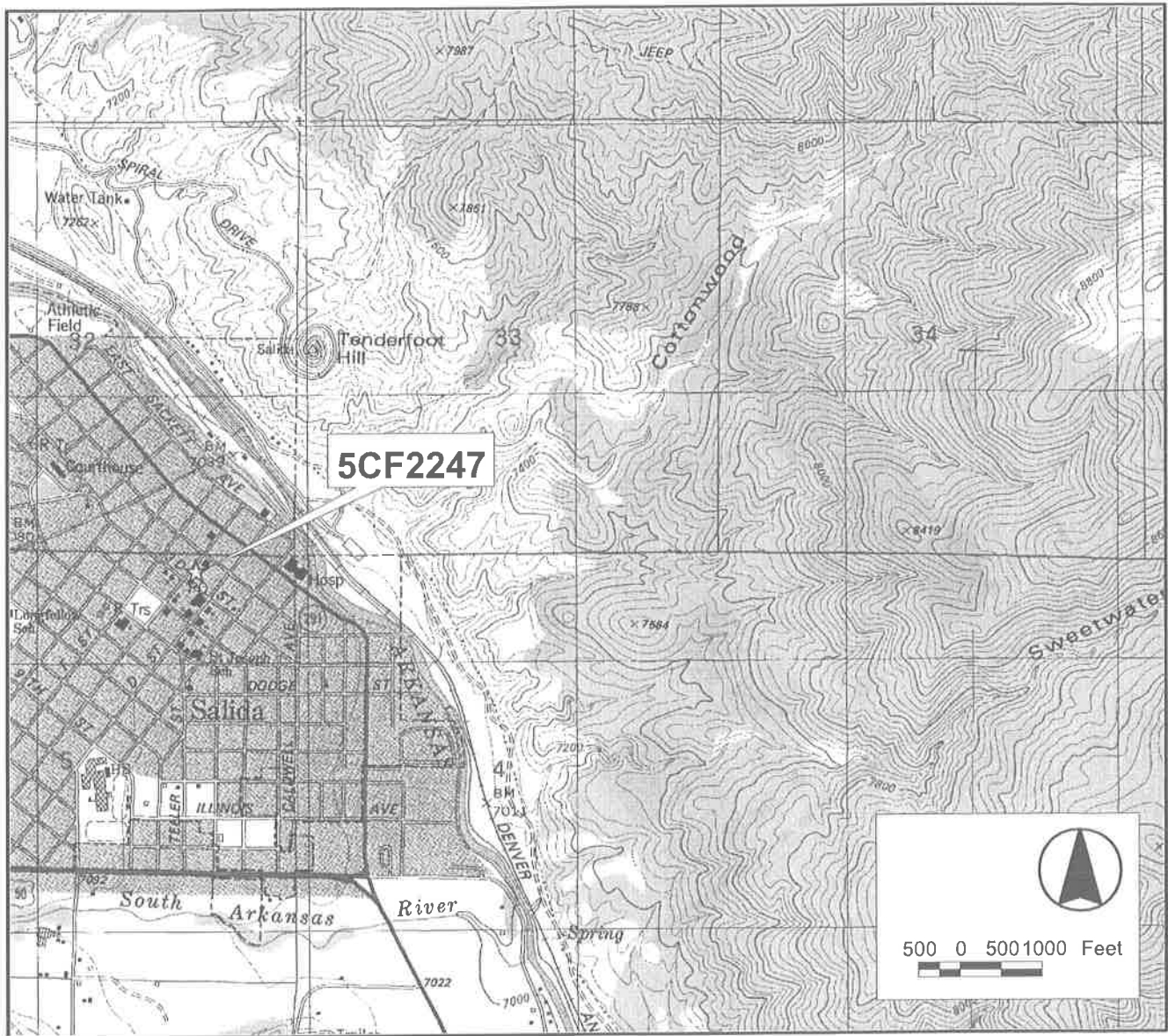
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



223-49 E 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).

223-49 E Street



