

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:** 5CF2219
2. **Temporary Resource Number:** 76
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Newman Boarding House
6. **Current Building Name:** Spence House
7. **Building Address:** 225 C Street
8. **Owner Name and Address:** Spence, William B. and Holly M., 225 C St, Salida, CO 81201
- Parcel Number:** 380705128054
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
NW 1/4 NW 1/4 SE 1/4 NE 1/4 of Section 5
10. **UTM Reference Zone** 13 **Easting** 413778 **Northing** 4265199
11. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'
12. **Lot (s):** Rear 55 ft. 10 in. Lots 14, 15, and 16 **Block(s):** 28
Addition: Sackett's Addition **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** 43 **X Width** 38
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**
Stucco
18. **Roof Configuration (enter no more than one):**
Mansard
19. **Primary External Roof Material (enter no more than one):** Metal
20. **Special Features (enter all that apply):**
Chimney, Porch, Fence
21. **General Architectural Description:**
One-story stucco house with shed roof projection on south. Mansard roof with center deck has center chimney with corbelled top that has been covered with stucco. Roof is clad with standing seam metal roofing and has flared, overhanging eaves. Plain cornice board at tops of walls. Projecting, center, shed roof porch with wrought iron supports and concrete deck. Center door flanked by tall, narrow, double-hung sash windows. North wall has a small, central, flat arch window flanked by tall, narrow, flat arch, double-hung sash windows. Rear shed roof projection has window on north. South wall has two flat arch double-hung sash windows. Shed roof projection toward rear has a wide double-hung sash window on south wall.
22. **Architectural Style/Building Type:** Late Victorian/Second Empire

23. Landscaping or Special Setting Features:

Landscape: Grass in front yard and parking lawn. Large bush at northwest corner of house. Vertical board fence around backyard.

24. Associated Buildings, Features, or Objects:

Associated Buildings: Gambrel roof modern metal shed south of house.

IV. ARCHITECTURAL HISTORY

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

Source of Information: Photographs of Salida from Tenderfoot Hill, 1895 and 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 house is not on an 1895 photograph taken from Tenderfoot Hill, but is on a 1902 photograph. The house is shown on the 1904-1945 Sanborn maps of Salida and is labeled "concrete." Earlier Sanborn maps do not cover this area. A 1937 Assessor's photograph shows the house with the metal roof, stucco walls, and a small center porch. Assessor records indicate the house is of stone construction with a cement exterior on a stone foundation.

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

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Hotel

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:

In 1903-04 the city directory indicated that Nettie Ann (Mrs. A.J.) Newman ran a boarding house here. Mrs. Newman was a resident of Salida for fifty years. She was born in Jacksonville, Illinois, in 1877. In 1896 she married Albert John Newman in Winchester, Illinois. The Newmans had four children. Mr. Newman died in March 1960 and Mrs. Newman in May 1960. In 1903-04 boarders in the house included the following people: Mrs. Lizzie Summers; J.B. O'Neil, a trucker; Harry Raypole, a fireman; and Arthur Raypole, a machinist. Harry Raypole was born June 25, 1877 in Lincoln, Nebraska. He went to Leadville around 1900, marrying Florence Hileman in 1905. They had a son, Homer who died in 1917. Retiring as a railroad engineer in 1942, he died in March 1950. Mrs. Nettie Newman continued to run the boarding house in 1906, although only Mrs. Lizzie Summers is listed by name as a boarder in that year. Residents included three railroad employees, a bookkeeper for a mercantile company, an assayer at the smelter, an electrician, a clerk, and a retired woman.

By 1911-12, James Cole, a painter for D&RG lived here with Clyde F. Proudfoot (1878-1962), a division storekeeper for D&RG. Eli E. and Anna C. Davis lived here by 1931. No occupation was listed for either of them. In 1951, Charles Stanley and Lela M. Ward Ronald, lived here. Charles was retired at this point, having previously worked as an electrician, employed by Climax. Charles was born on August 22, 1882, in Meaford, Ontario, Canada. Lela was born July 19, 1881 in Downeyville, Colorado. They had two daughters, Jean and Elena and two sons, Willard and Frank. Charles died of a heart condition in July 1962. He had been a Salida resident for 44 years and active in the Presbyterian Church and the Salida Elks Lodge. Lela died in August 1969. An Assessor appraisal card indicates that Harris E. Snyder was a previous owner of this building, followed by C.S. Conrad. The dates of their ownership are not given.

36. Sources of Information:

Salida Photographs, 1895 and 1902; Salida city directories: 1903, 1906, 1911-12, 1931, 1951; Salida Mail: 9 March

1950, 1; 20 July 1962, 1; 21 August 1969, 1; Salida Sanborn Maps; Chaffee County Assessor records; U.S. Census, 1900, 1910, 1920, 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 representative of the one-story mansard roof dwellings erected with features of the Second Empire style in Salida. The house was an early boarding house that attracted railroad workers and a variety of other persons of varied occupations.

43. Assessment of Historic Physical Integrity Related to Significance:

The house maintains historic physical integrity despite alterations. Alterations include an addition on the south and enlarged porch. Despite these alterations, the house retains its original scale, mansard roof, windows, and fenestration on the façade.

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: 2-7

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.

Resource Number: 5CF2219

Temporary Resource Number: 76

Architectural Inventory Form

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



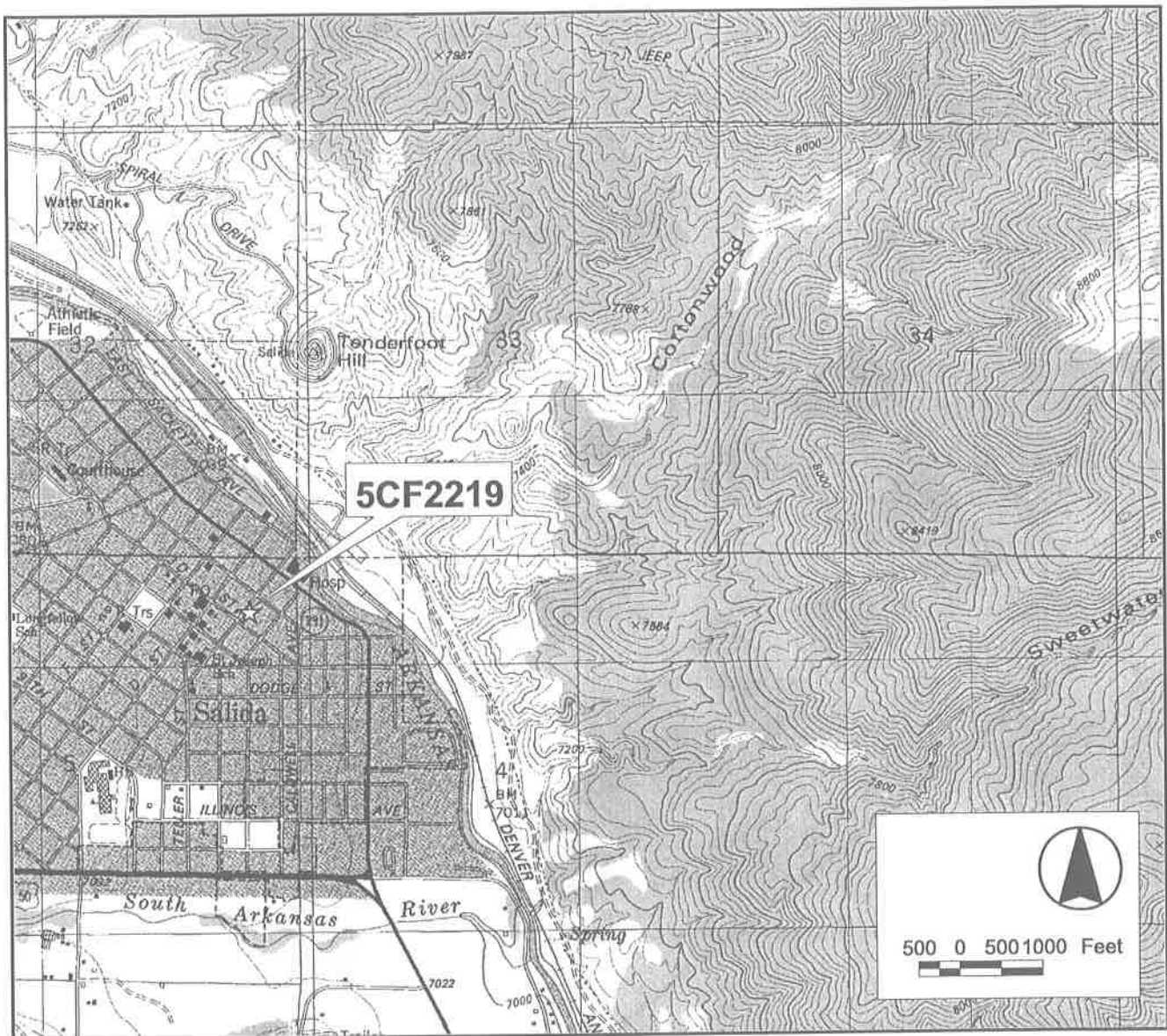
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



225 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).

225 C Street

