

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:** 5CF2232 **Parcel Number:** 380705129067  
2. **Temporary Resource Number:** 87 **SHF/CLG Grant Number:** CO-06-017  
3. **County:** Chaffee  
4. **City:** Salida  
5. **Historic Building Name:** Henderson/Tubbs House  
6. **Current Building Name:** Cole House  
7. **Building Address:** 225 D Street  
8. **Owner Name and Address:** Cole, Thomas H. and Donna K., 225 D St., Salida, CO 81201

## II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E  
NW 1/4 SE 1/4 NW 1/4 NE 1/4 of Section 5  
10. **UTM Reference Zone** 13 **Easting** 413687 **Northing** 4265270  
1. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'  
12. **Lot (s):** Lots 14 through 17 (part) having 45'3" frontage **Block(s):** 29  
**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** 45 **X Width** 25  
16. **Stories:** 1  
17. **Primary External Wall Material(s) (enter no more than two):**  
Stucco  
18. **Roof Configuration (enter no more than one):**  
Gabled/Front Gabled  
19. **Primary External Roof Material (enter no more than one):** Asphalt/Composition  
20. **Special Features (enter all that apply):**  
Porch, Fence  
21. **General Architectural Description:**

One-story house with front gabled roof with overhanging eaves and asphalt composition roofing and shed roof addition on north. Walls clad with stucco. Foundation is covered with stucco. Front has small louvered vent at apex of gable face and off-center gabled roof porch with slender turned spindle supports with lace-like brackets, concrete deck, and shaped vergeboards. Entrance facing porch has wood door with diamond-shaped light. South of door is large plate glass picture window. At north end is set back shed roof addition with two small three-light windows with a shared sill. There is a wood deck in front of the addition. The north wall of the addition has paired three-light windows, and toward the rear is a setback bay with a plate glass window. The south wall has a large plate glass picture window toward the center of the wall and a small two-part window toward the rear.

22. **Architectural Style/Building Type:** No Style

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

Gravel drive on south. Two aspen trees in parking lawn. Grass in front yard and small tree at south end. Hedge along alley on north. Woven board fence at rear.

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

Although the rear of the property is enclosed with a privacy fence of woven boards, a second rectangular building is visible. The second building has a gabled roof with widely overhanging eaves, textured stucco walls, and small windows set high on the walls. Based on Sanborn maps, the building, originally a garage, was built between 1914 and 1929.

#### IV. ARCHITECTURAL HISTORY

25. **Date of Construction: Estimate**

**Actual** 1885

**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 house appears on the 1886 Sanborn map of Salida. The Assessor's construction date of 1885 could be correct. In 1886 the house was a simple rectangular building without a porch or the projection on the north. There were three small outbuildings at the rear of the property. By 1888 the northern projection had been added. By 1890 a porch extending across the façade of the gable end had been built. The porch was shown on the 1890-1898 Sanborn maps. The 1904 Sanborn map showed the house without a porch, and two of the small outbuildings had been replaced by a large stable at the rear (addressed 225 ½). The 1909 map showed the house again with a full-width porch on front, which was also shown on a 1937 Assessor's photograph and the 1945 Sanborn map. The 1937 photograph showed that the house had horizontal board siding and paired 4/4-light double-hung sash windows. A later Assessor's photograph showed the house with stucco walls, a large multi-light window, and a gabled hood on the front. The stucco was applied in 1944. Between 1914 and 1929 the stable was removed and a large garage was shown on the site, as well as a small outbuilding.

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 in 1885, according to Chaffee County Assessor records. William M. Henderson and Nettie Henderson lived at this address in 1903. William was a repairman for D&RG. Andrew Tubbs, a laborer, lived here by 1906. He married Anna in 1894. Andrew was born in Pennsylvania in 1863 and Anna was born in New York in 1869. By 1910 Andrew was working as a carpenter. In 1910 Martis W. Weldon, a fireman for D&RG, occupied the home. He was born in Alabama in 1875. Also living here was his Canadian-French wife, Maggie (b.1880) and their children: Pearl M. (b.1902), Doris H. (b.1905), and Marty D. (b.1909). The Weldons lived at a different address in Salida by 1920.

Harry E. and Flora Austin lived at the house in 1922. Harry was an auto operator. In 1931 Arthur M. and Lou Fletcher resided at this address. Arthur, a carpenter, was born in Illinois in 1865 and Lou was born in 1867 in Ohio. Lou's parents were both from Germany, while Arthur's parents were from Scotland and England.

By 1951 Jerry Entihar, who was retired, lived here. He died in July 1957, when he was described as a "long time resident." Also in 1951 Joseph F. Drobnick lived here with his wife Staffie, who was a bookkeeper at Argys Brothers Garage. Joseph worked at the Monarch Quarry as an electric helper. The 1965 city directory indicated that this was the residence of Joseph F. and Staffie Drobnick, who owned the house, and Mrs. Grace Murnane. The Drobnicks continued in the same employment as they had in 1951.

**36. Sources of Information:**

Salida Mail: 9 July 1957, 1; 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, built in 1885, is associated with the first years of Salida's development. None of the original materials used in the exterior design is visible today, thus diminishing the building's historic physical integrity.

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

The house has undergone a variety of alterations that diminish its historic physical integrity, including stucco on the walls, window replacements and alterations, and a replacement door. The current porch is different from the one shown on the 1945 Sanborn map, and a wood deck has been installed in front of the northern projection.

**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: 34-37; 16: 2-3; 19: 15

**Negatives Filed At:** City of Salida

**Photographer:** T.H. Simmons

Resource Number: 5CF2232  
Temporary Resource Number: 87

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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.

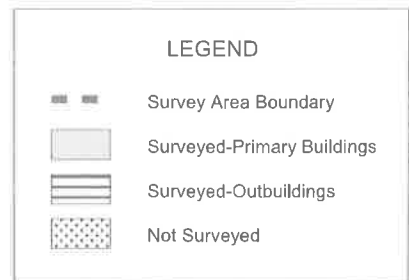
**Colorado Historical Society-Office of Archaeology and Historic Preservation**  
**1300 Broadway, Denver, Colorado 80203 (303) 866-3395**

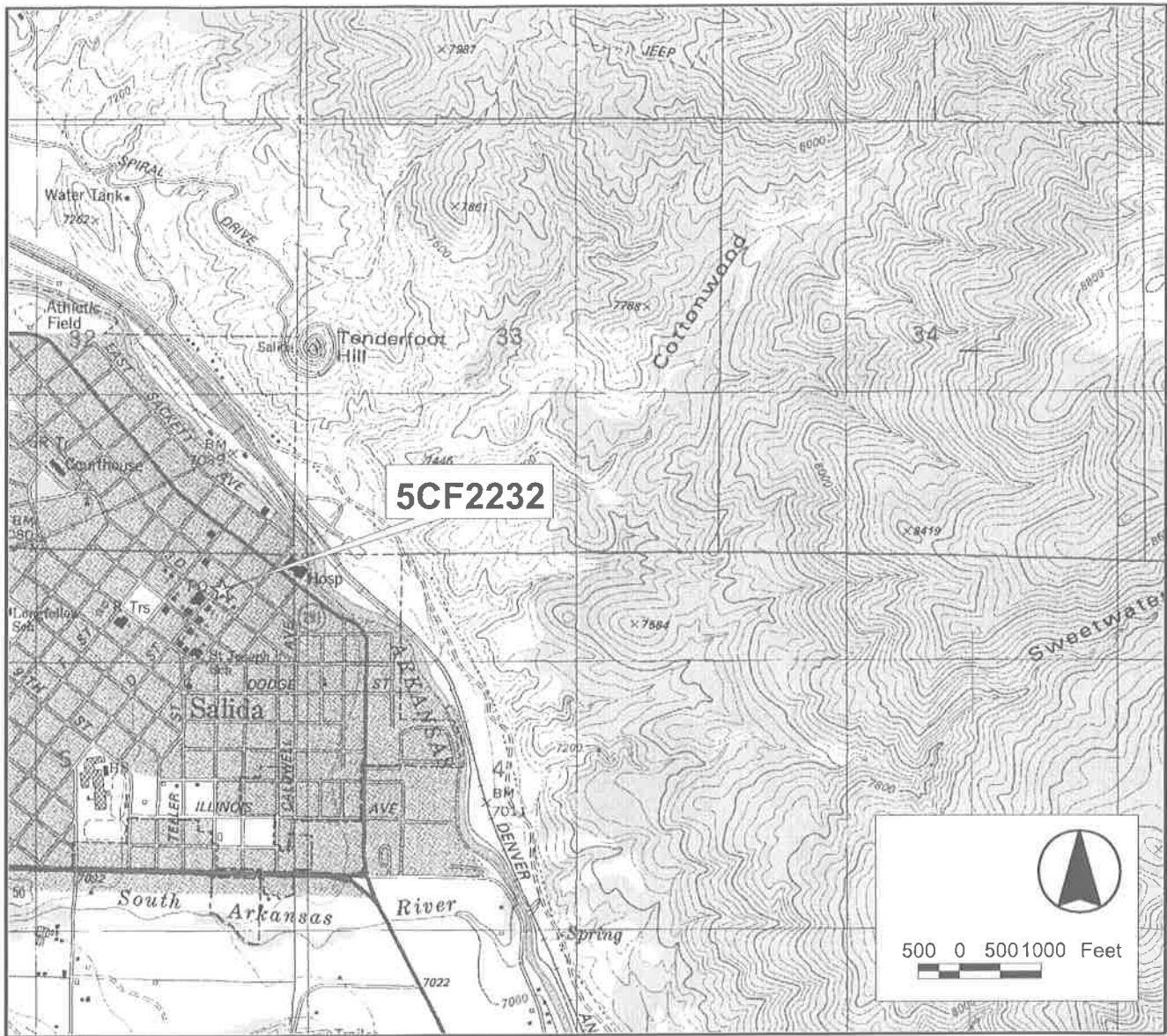


SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



225 D Street





SOURCE: Extract of U.S. Geological Survey, "Salida East, Colo.," 7.5 minute quadrangle map (Denver: U.S. Geological Survey, 1994).

225 D Street

