

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

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: 5CF406.104
2. Temporary Resource Number: 106
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Randol Residence and Furnished Rooms
6. Current Building Name: Balance Point
7. Building Address: 228 E St.
8. Owner Name and Address: Landau, Martin H. & Goodman, Brenda G., 228 E St., Apt. B, Salida, CO 81201

Parcel Number: 380705131154
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
1/4 1/4 NW 1/4 NE 1/4 of Section 5
10. UTM Reference
Zone 13 Easting 413557 Northing 4265379
11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 11-13 Block(s): 31
Addition: Haskell's Addition Year of Addition: 1881
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): U-Shaped
15. Dimensions in Feet: Length 47 X Width 43
16. Stories: 2
17. Primary External Wall Material(s) (enter no more than two):
Brick
18. Roof Configuration (enter no more than one):
Hipped/Cross Hipped
19. Primary External Roof Material (enter no more than one): Metal
20. Special Features (enter all that apply):
Decorative Cornice, Segmental Arch Windows
21. General Architectural Description:

Two-story rectangular brick dwelling with low hipped roof with metal roofing and overhanging eaves with wide frieze board and brackets. Red brick walls with stone quoins. Foundation is covered with concrete. Façade is symmetrical, with center entrance with segmental arched transom and paneled and glazed door facing concrete stoop. Tall, narrow, double-hung sash windows with brick lintels and stone sills on first and second stories. On south is one-story painted brick projection with flat roof topped by wood deck. Hipped roof dormer at rear, as well as two shed roof frame entrance projections, one old and one newer.

VI. SIGNIFICANCE

7. 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 building, erected within the first decade of Salida's development, is representative of the Italianate style popular for larger houses during the late nineteenth century in Colorado. Features reflecting the Italianate style include the hipped roof with overhanging eaves and brackets, segmental arched double-hung sash windows, and symmetrical façade.

43. Assessment of Historic Physical Integrity Related to Significance:

The original porch is missing, and the one-story projection of the south appears rebuilt and is topped by a wood deck. A newer one-story projection is at the rear.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

National Register Field Eligibility Assessment: Not eligible

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: 15, 17, 19.

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

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

Landscaping or Special Setting Features:

Wide sidewalk and concrete ramp in front of building, as well as newer landscaping; parking on north.

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1883-1886 **Actual**

Source of Information: Sanborn Maps, 1883 and 1886

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** James B. and Mary A. Randol (?)

Source of Information: City Directory, 1903-04

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

This block was vacant in 1883, according to the Sanborn map. The present building appears on the 1886 map, with a two-story outbuilding at the rear. Between 1898 and 1904 a second outbuilding was built. The second outbuilding was addressed 228 1/2 on the 1909 and 1914 maps.

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

V. HISTORICAL ASSOCIATIONS

Original Use(s): Domestic

32. **Intermediate Use(s):** Domestic/Multiple Dwelling

33. **Current Use(s):** Commerce and Trade

34. **Site Type(s):** Dwelling

35. **Historical Background:**

Based on an examination of Sanborn fire insurance maps, this building was constructed between 1883 (when this entire block was shown as vacant) and 1886 (when this building is shown). The building is shown as a dwelling on 1886 through 1945 Sanborn maps; it was historically addressed as 228 E Street.

The 1903-04 and 1905-06 city directories show that Mary A. Randol was offering furnished rooms at this address. She was the widow of John B. Randol. J.B. Randol was the head of J.B. Randol & Son Dry Goods, "which was described in 1889 as the largest and most popular dry goods store in Chaffee County." The firm made it a rule to carry goods that were "tasteful and elegant, but extremely reasonable in price." J.B. Randol was cited as "one of Salida's most honored citizens." Mrs. Randol still resided here in 1911-12.

The 1920 manuscript census returns show Ermine DeWeese and her daughter, Esther, living here. Ermine, forty-seven, was the widow of James W. DeWeese, a Salida real estate and insurance man. She was born in Missouri, while Esther was a Colorado native. Neither was shown with an occupation in 1920. The two women still lived here in 1922-23; the city directory identified Esther as a milliner.

By 1951, Randall and Florence Johnstone owned this building. Mr. Johnstone was a fireman for the D&RGW Railroad. Part of the house was in commercial use as the Johnstone Ceramic Gift Shop, a business operated by Mrs. Johnstone which featured novelty gifts. A number of rental apartments also existed in the building.

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, Colorado, enumeration district 10; Salida News, "Holiday Edition," 1889, 13.

Downtown Salida Historic Buildings Survey, 2001-02
Sketch Map

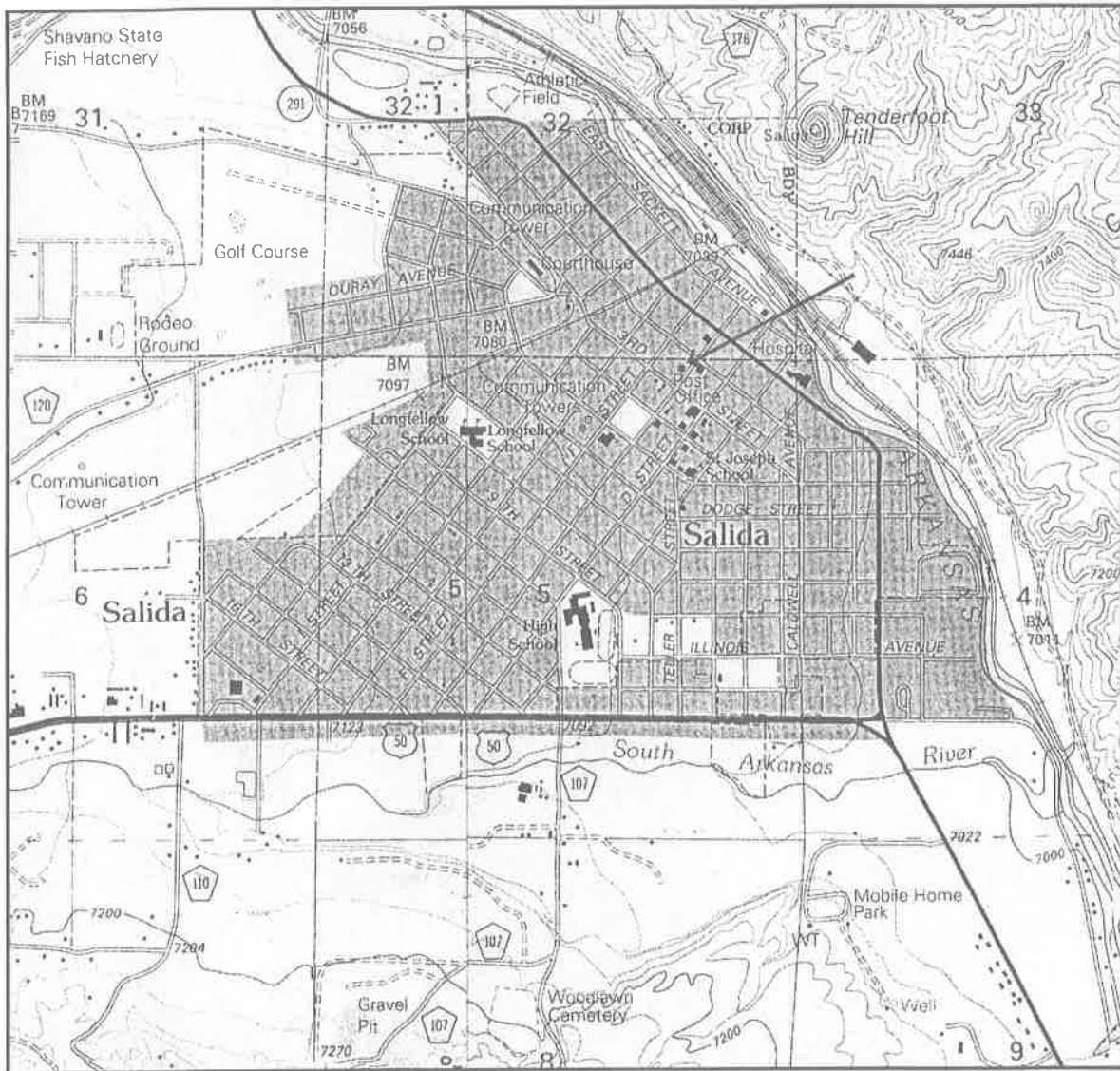


228 E Street, 5CF406.104



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

228 E St, 5CF406.104



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

