

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

- 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: 5CF2306
- 2. Temporary Resource Number: 108
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Pledger/Huffman House
- 6. Current Building Name: N/A
- 7. Building Address: 228 E. Third Street
- 8. Owner Name and Address: Huffman Trust Utd., 228 E. 3rd St., Salida, CO 81201

Parcel Number: 380705130079  
SHF/CLG Grant Number: CO-06-017

## II. GEOGRAPHIC INFORMATION

- 9. P.M. N.M. Township 49N Range 9E  
NE 1/4 SW 1/4 NW 1/4 NE 1/4 of Section 5
- 10. UTM Reference Zone 13 Easting 413613 Northing 4265289
- 11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
- 12. Lot (s): Rear 50 ft. Lots 11, 12, and 13 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): Rectangular
- 15. Dimensions in Feet: Length 35 X Width 33
- 16. Stories: 1
- 17. Primary External Wall Material(s) (enter no more than two):  
Other Wall Material
- 18. Roof Configuration (enter no more than one):  
Gabled/Side Gabled
- 19. Primary External Roof Material (enter no more than one): Metal
- 20. Special Features (enter all that apply):  
Porch, Fence
- 21. General Architectural Description:

One-story, rectangular, frame house with overhanging eaves, standing seam metal roofing, and tall metal pipe chimney on east roof slope. Walls are clad with horizontal, nonhistoric, lap siding and foundation is concrete. South wall has two tall double-hung sash windows on gable end. Inset porch at west end of south wall has wrought iron supports and concrete deck. Two doors open onto porch; both have storm doors. One double-hung sash window at south end of porch facing east. Projecting bay on east has two bands of four-light windows on east wall. West wall has a stepped out shed roof bay at the east end with two small windows on the north wall and one double-hung sash window on the west end.

- 22. Architectural Style/Building Type: No Style

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

Level site with concrete sidewalk and gravel in yard. Shrubs in parking lawn. Two large elm trees in yard. Yard enclosed with split rail fence. Alley on west.

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

There are two (one small, one larger) nonhistoric gabled roof metal sheds associated with the house. The 1929 and 1945 Sanborn maps show a concrete block garage on the alley and another outbuilding to the north; neither is still extant.

**IV. ARCHITECTURAL HISTORY****25. Date of Construction: Estimate**

Actual 1921

**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):**

The Assessor currently reports a 1921 year of construction for this house, which could be correct, as the site is vacant on the 1914 Sanborn fire insurance map and this house is shown on the 1929 edition. The 1929 and 1945 Sanborn maps depict this building as a one-story generally rectangular dwelling with an open porch at the southeast corner. The old Assessor appraisal card and the attached 1937 photograph indicate that this house was of frame construction on a concrete foundation with composition roofing; the roof ridge was oriented east-west. A later undated photograph shows the current north-south asymmetrical roof configuration.

**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 about 1921, replacing two smaller dwellings addressed as 224 and 226 E. Third Street; it was originally a backlot building associated with 248 D Street. The 1930 manuscript Census showed Howard and Florence Hayes living here with their infant son John. Mr. Hayes (22 years old) was a machinist for the railroad. His wife was 21 years old; all members of the family were Colorado natives. The Hayes were renting the house for \$27 a month. In 1931 this property was vacant. According to the old Assessor appraisal card, Herbert G. Hodding, proprietor of the Salida Greenhouse and Flower Store, once owned this property.

By 1951 Robert "Ace" and Nora D. Stingley Pledger lived at this house. Robert was born in 1876 in Dewitt County, Texas, and came to Salida at the age of twenty. He worked as a rancher until 1899 when he began working for the mechanical department of D&RG. Robert's first wife, Carrie Sneddon, died in 1926 and he married Nora Lang in 1928. Nora was born in 1884 in Kansas. Robert worked for the railroad as a fireman for thirty-four years. He was involved in only one accident in his entire career. In 1922-23, he went to Denver to work for the car department repairing coaches damaged during the Pueblo flood. He retired in 1950. Mr. Pledger had served as a Salida city councilman in 1929-33, during which time the city water system was enlarged. He died in March 1953, following an illness that had lasted several months. Nora died five years later, in September 1958, following a stroke.

By 1965, Gary L. and C. Annette Huffman and their two children lived at this address. Mr. Huffman was a teacher. The Huffman's were shown as owning the house, and it is still owned by the same family.

**36. Sources of Information:**

Salida city directories; U.S. Census, 1930; Salida Mail, 17 February 1950, 1; 31 March 1953, 1; 3 April 1953, 1; Mountain Mail, 3 September 1958, 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:** 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 dwelling is an example of a backlot house built in Salida during the 1920s. Known early residents worked for the Rio Grande Railroad. Alterations to this 1921 house have diminished its historic physical integrity.

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

Alterations have diminished the historic physical integrity of this house. Changes include reconstructing the roof (from an east-west symmetrical gable to a north-south asymmetrical gable), recladding of walls with nonhistoric siding, installation of standing seam metal roofing, and stuccoing the ornamental concrete block foundation.

**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):** 17: 26-31; 20: 3

**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: 5CF2306

Temporary Resource Number: 108

Architectural Inventory Form

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



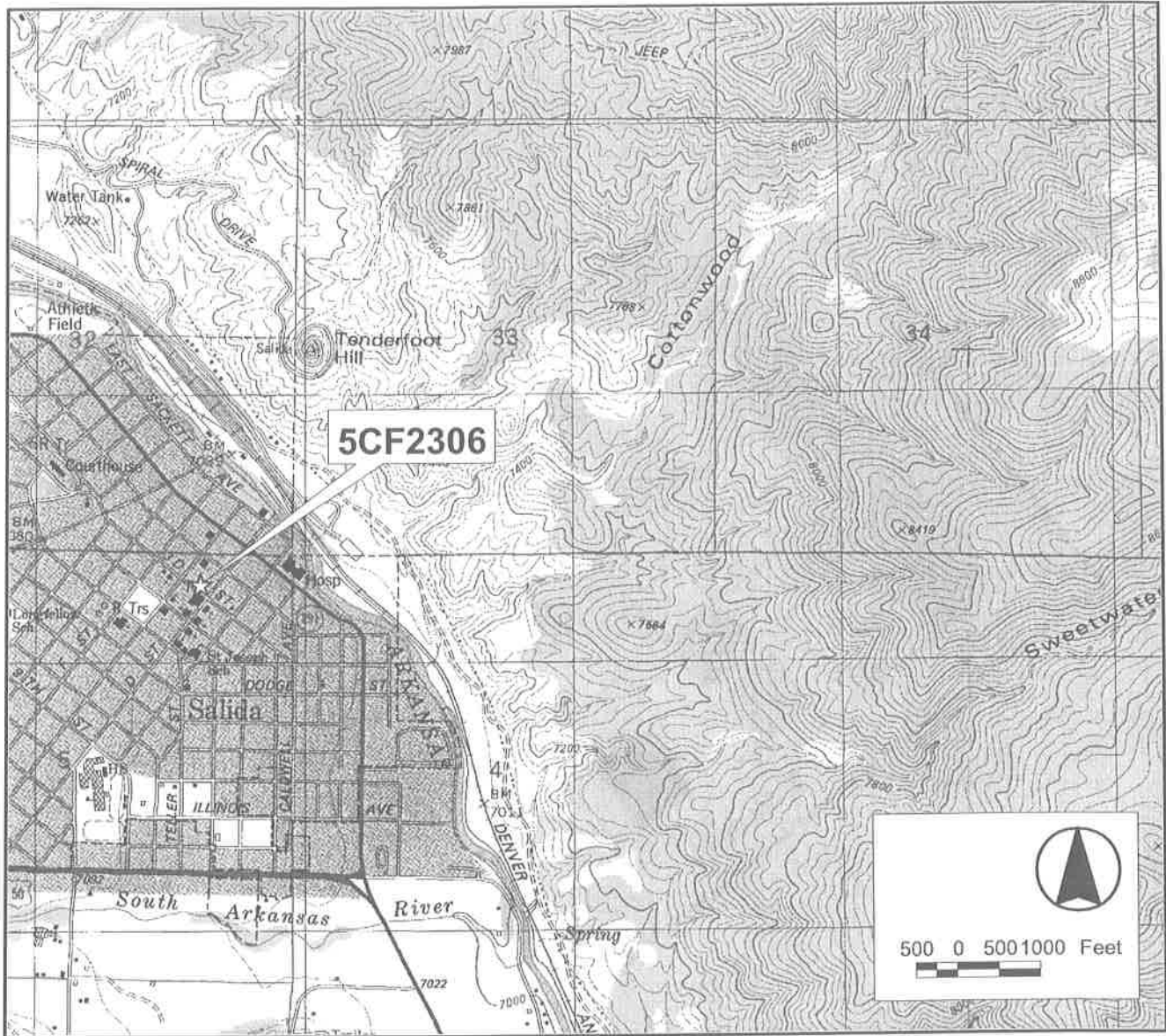
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



228 E. Third 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).

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