

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: 5CF406.82
2. Temporary Resource Number: 75
3. County: Chaffee
4. City: Salida
5. Historic Building Name: The Best Rooms
6. Current Building Name: First Street Books
7. Building Address: 246 E. 1st St.
8. Owner Name and Address: Heger, Frank E. & C. Piper, 205 S. Mill St. Ste. 225, Aspen, CO, 81611

Parcel Number: 368132403072
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E
1/4 1/4 SE 1/4 SE 1/4 of Section 32
10. UTM Reference
Zone 13 Easting 413767 Northing 4265464
11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 23, 24 (part) Block(s): 3
Addition: Salida Original Townsite Year of Addition: 1880
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): Square
15. Dimensions in Feet: Length 33 X Width 31
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):
Decorative Cornice, Segmental Arch Windows.
21. General Architectural Description:

Two-story painted brick building with flat roof stepped down toward rear. Metal cornice with molding and brackets (end brackets have foliate ornament), dentils, and panels. Second story of facade has four, tall, narrow, segmental arched double-hung sash windows with arched brick hood molds and wood sills. First story has a center entrance with a wood door with large rectangular light, a transom, and an arched hood mold. Concrete steps access entrance. Flanking entrance are paired double-hung sash windows (this is the original configuration) with shared hood molds and sills. East and west walls have segmental arched windows.

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

. Landscaping or Special Setting Features:

House is set next to sidewalk.

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1890-93 **Actual**

Source of Information: Sanborn ins. maps, 1890-93

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 building displays the same footprint on 1893 through 1945 Sanborn fire insurance maps.

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

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Domestic/Hotel

32. **Intermediate Use(s):** Commerce and Trade/Business

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

34. **Site Type(s):** Boarding house

35. **Historical Background:**

This building was erected between 1890 and 1893, according to Sanborn fire insurance map information. The Assessor's 1950 year of construction is not correct. The house is addressed as 234 E. 1st Street on 1904 through 1914 Sanborns, and as number 246 on 1929 and 1945 maps.

This building offered furnished rooms or was run as a boarding house during the historic period. An undated historic photograph by Meigs in the files of the Denver Public Library shows this building and the two to the east; a sign above the door of this building reads "Furnished Rooms." In 1903-04 Mary Foss operated a boardinghouse here. Mrs. Mary C. Witham offered furnished rooms here according to the 1911-12 city directory.

Members of the Everett family operated The Best Rooms here for more than forty years. The 1922 and 1930-31 city directories listed Mrs. Lee A. Everett as the proprietress, featuring "Strictly Modern Rooms, Permanent or Transient." George Everett was shown as the owner in 1951, while Harvey Everett operated the facility in 1961.

By 1981, Salida Drafting was located in the building. Today the building houses a bookstore.

36. **Sources of Information:**

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Denver Public Library, Western History and Genealogy, photographic collection, undated Meigs photograph, number X-13411.

VI. SIGNIFICANCE

37. **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 is associated with the development of multi-family residences near downtown Salida, having been built in the 1890s and operated as a boarding house. The building is representative of the Italianate style dwellings erected in Salida during the nineteenth century, reflected in its ornamental cornice, tall double-hung sash windows with hood molds, and symmetrical façade.

43. Assessment of Historic Physical Integrity Related to Significance:

The building displays substantial integrity. Alterations include painting of the brick and a nonoriginal door.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. N/A

This building is located within the existing 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

..II. RECORDING INFORMATION

47. Photographic Reference(s): 8: 37; 9: 4, 6, 8

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.

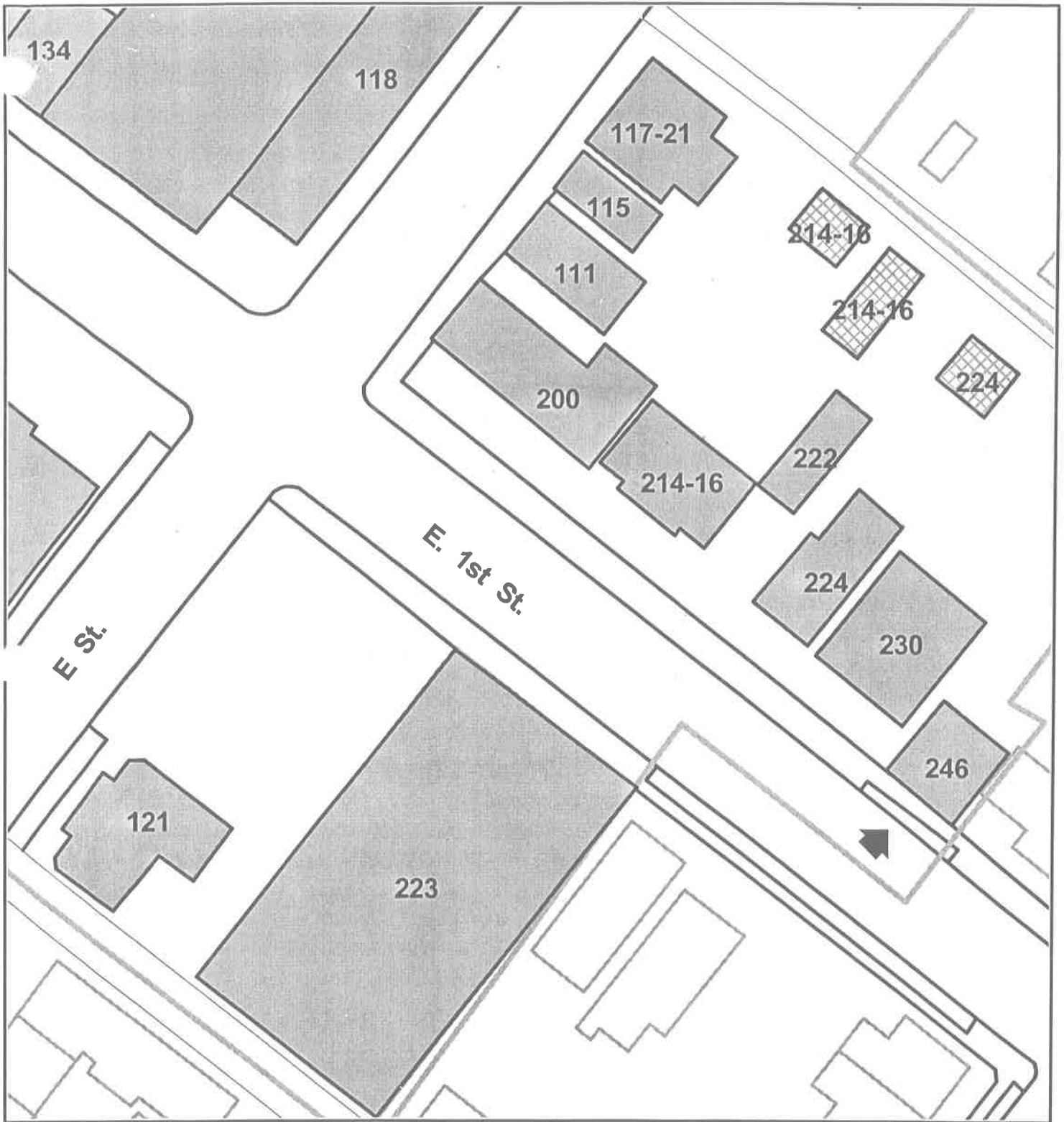
52. Address: 3635 W. 46th Ave.

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

Downtown Salida Historic Buildings Survey, 2001-02
Sketch Map

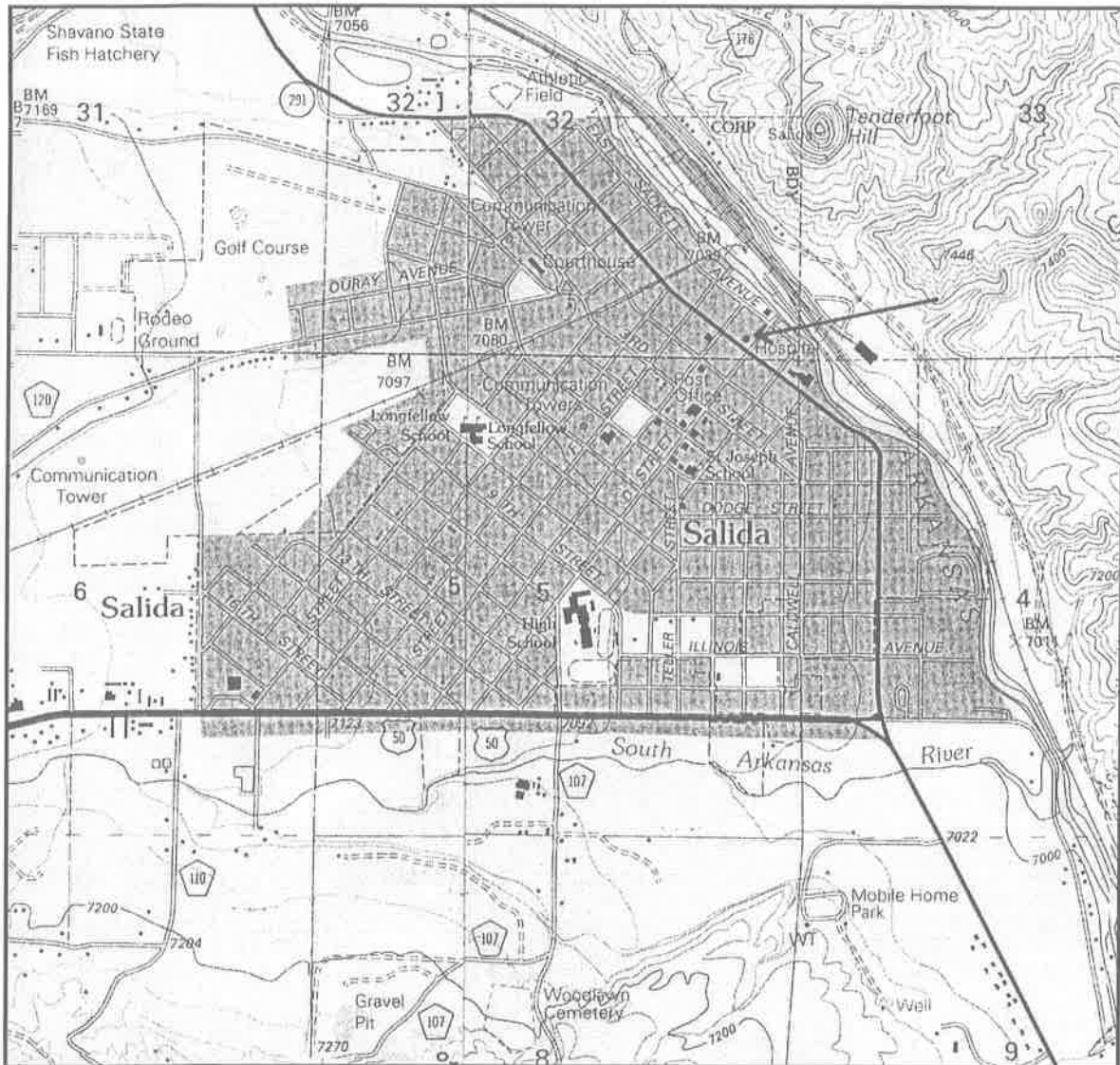


246 E. 1st Street, 5CF406.82



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

246 E 1st St, 5CF406.82



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

