

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

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: 5CF2269 Parcel Number: 368132403054
2. Temporary Resource Number: 22 SHF/CLG Grant Number: CO-06-017
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Knox Hotel, Kelly Rooming House, Nasious House
6. Current Building Name: Plum Tree Inn
7. Building Address: 247 E. Sackett Avenue
8. Owner Name and Address: Irwin, Agnes Sullivan, 247 E. Sackett Ave., Salida, CO 81201

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E
SE 1/4 NW 1/4 SE 1/4 SE 1/4 of Section 32
10. UTM Reference Zone 13 Easting 413835 Northing 4265523
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): Front 90 ft. Lots 1 through 3 Block(s): 3
Addition: Salida Original Town Year of Addition: 1880
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 49 X Width 32
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 Window, Porch, Chimney
21. General Architectural Description:

Two-story, rectangular, flat roof brick building. Front (north) has decorative entablature with paneled end brackets and smaller brackets, a wide frieze with cable and other moldings, and a molded cornice. There are two chimneys at the top of the east wall and two on the west. Three tall, narrow, segmental arch 1/1-light double-hung sash windows with gauged brick lintels and projecting wood sills on second story. Projecting hipped roof porch with sawtooth frieze, decorative brackets, turned spindle supports and concrete deck. Facing porch is center entrance with transom above door. Entrance is flanked by two wide double-hung sash windows. There is a painted sign on the east wall reading "the Plum Tree Inn" and depicting a flowering tree. The east wall has a segmental arch window toward the front on the second story and two on the rear half of the building. The first story has a one-story brick bay

window with tall, narrow, segmental arch windows and beveled corners. There is a one-story flat roof brick projection on the rear with an entrance and a plate glass picture window facing east. The west wall has three segmental arch double-hung sash windows on the upper story and two on the rear half on the first story. The base of a chimney is on the first story toward the front. The is a one-story brick projection is visible at the rear.

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

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

Level corner site with gravel and small bushes in tree lawn. Large bush at northwest corner of front porch.

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

Barn to west is one-and-a-half-story, with front gable roof with double-hung sash window on gable face. Walls are horizontal hewn logs.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate

Actual 1891

Source of Information: Sanborn Map, 1890 and Photograph 1891

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 1889 year of construction provided by the Assessor is incorrect. The building was erected in 1891, as it does not appear on the 1890 Sanborn fire insurance map but is shown on an 1891 photograph of Salida taken from Tenderfoot Hill. Prior to 1898, the building is shown on the same parcel as 126 and 130 N. D Street to the south; 1898 and later Sanborn maps show the building on its own parcel. On 1893 and 1898 maps the building is shown as two-stories, with a one-story open front porch, a center one-story rear addition with an open porch facing east, and a rectangular north-south outbuilding in the southwest corner of the property. Between 1898 and 1904, the rear addition was expanded to nearly the full width of the building, and the outbuilding at the southwest corner was oriented east-west. Between 1914 and 1929 a garage (oriented east-west) was added on the south property line.

30. **Original Location:** Yes

Date of Moves: N/A

V. HISTORICAL ASSOCIATIONS

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

32. **Intermediate Use(s):** Domestic/Hotel

33. **Current Use(s):** Domestic/Hotel

34. **Site Type(s):** Hotel, Single Family Dwelling, Inn

35. **Historical Background:**

This building was erected in 1891. The 1893 Sanborn identified this building as the Knox Hotel. By 1898, the building was labeled as "furnished rooms." The 1903-04 city directory listed at least eight lodgers at this address, all of whom worked for the Denver and Rio Grande Railroad in such capacities as boilermaker, machinist, hostler, or helper. By 1905-06, Marie Kelly (the widow of Thomas) was operating a rooming house in this building. Several members of her family also lived here, including two sons who worked as brakemen for the D&RG. One other brakeman, a fireman, and a boilermaker for the railroad lodged here as well.

The 1911-12 city directory still indicated that Mrs. Kelly was operating a rooming house at this address. George and Thomas Kelly, her sons, lived here and were now conductors with the D&RG. Other residents included two brakemen, a hostler, and an engineer for the railroad. The 1920 Census listed Mrs. Kelly, her son Thomas (still a conductor), her daughter Marie (a pianist at a theater), and two railroad worker lodgers at this address. The 1931 city directory no longer listed Mrs. Kelly, although her son, railroad conductor Thomas F. Kelly, still resided here, as

well as Edmund J. and Josephine (Kelly) Cody. Mr. Cody, Thomas' brother-in-law, was a fireman for the railroad at that time. Mr. Cody eventually retired as an engineer for the Rio Grande. Mr. and Mrs. Cody both died in 1960.

In 1951, Chris Nasious, a baggageman at the D&RGW freight depot, was living here. Dan George, a fellow baggageman, also lived here. By 1965, Art and Ann Nasious and a child resided at this address. Mr. Nasious was a cook at Famous Joe Furphy's Restaurant.

36. Sources of Information:

Mountain Mail, 5 April 1960, 1, and 1 September 1960, 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: Yes

Local Landmark Criteria: X 1 - Exemplary Property X 3 - Architectural Signif. 5 - Archeological Imp.
2 - Historic Signif. 4 - Noted Designer: 6 - Contributing Bldg.

38. Applicable National Register Criteria:

- X 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;
 - X 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).
Does not meet any of the above National Register criteria.

39. Area(s) of Significance: Architecture
Social History

40. Period of Significance: 1891; c. 1890-93

41. Level of Significance: Local

42. Statement of Significance:

This building is significant for its well preserved original architectural features, including brick walls, segmental arch windows, a decorative cornice, and an elaborately ornamented porch. Located at E. Sackett Avenue and N. D Street, this building was erected close to the depot and other facilities of the Denver and Rio Grande Railroad. Operated briefly as the Knox Hotel, the building later housed a rooming house operated by Marie Kelly for about two decades, as well as a residence for members of her family. The building later was the home of members of the Nasious family. The building is potentially eligible to the National and State registers.

43. Assessment of Historic Physical Integrity Related to Significance:

The building maintains its historic physical integrity, with no major alterations.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: 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

Resource Number: 5CF2269
Temporary Resource Number: 22

47. **Photographic Reference(s):** 1: 32-36

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.

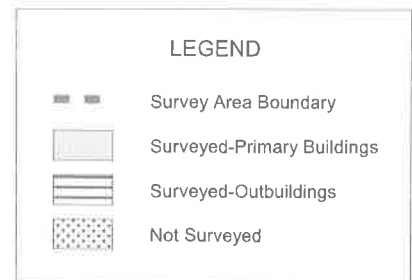
Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395

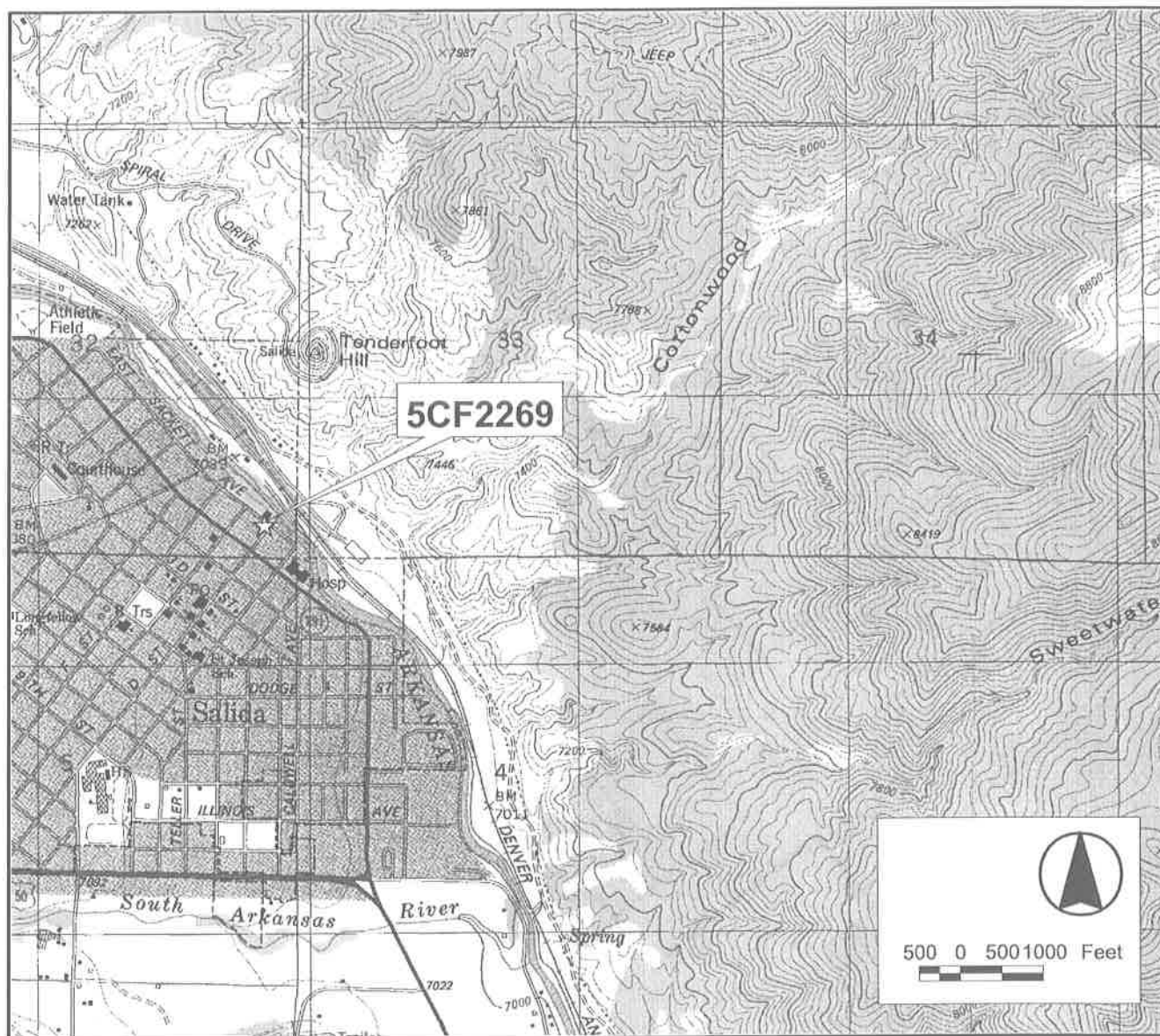


SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



247 E. Sackett Avenue





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

247 E. Sackett Avenue

