

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:** 5CF2251 **Parcel Number:** 380705124015  
 2. **Temporary Resource Number:** 49 **SHF/CLG Grant Number:** CO-06-017  
 3. **County:** Chaffee  
 4. **City:** Salida  
 5. **Historic Building Name:** Deegan Boarding House/Kenilworth Rooms  
 6. **Current Building Name:** Thomas House Bed and Breakfast  
 7. **Building Address:** 307 E. First Street  
 8. **Owner Name and Address:** Office, Tammy L. and Steven C., 307 E. 1st St., Salida, CO 81201

## II. GEOGRAPHIC INFORMATION

9. **P.M.** N.M. **Township** 49N **Range** 9E  
 NW 1/4 NW 1/4 NE 1/4 NE 1/4 **of Section** 5  
 10. **UTM Reference** **Zone** 13 **Easting** 413788 **Northing** 4265396  
 1. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'  
 12. **Lot (s):** Lots 11, 12, & 13, exc. a strip 2'X 83' along Lot 11 **Block(s):** 24  
**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):** Irregular  
 15. **Dimensions in Feet: Length** 64 **X Width** 55  
 16. **Stories:** 2  
 17. **Primary External Wall Material(s) (enter no more than two):**  
 Stucco  
 18. **Roof Configuration (enter no more than one):**  
 Hipped  
 19. **Primary External Roof Material (enter no more than one):** Metal  
 20. **Special Features (enter all that apply):**  
 Porch, Chimney, Balcony, Flared Eave  
 21. **General Architectural Description:**

Two-story stucco bed and breakfast with low-pitched hipped roof with center deck, standing seam metal roofing, and flared, overhanging eaves. Walls clad with smooth stucco. Façade (north) has central entrance with door surmounted by decorative glass transom reading "Thomas House." Transom and windows have flattened arch hood molds. Flanking entrance are tall 1/1-light double-hung sash windows. Projecting central porch with column supports is topped bay a balcony with wood balustrade. Facing balcony are a central entrance flanked by windows. Second story windows are shorter than first story.

East wall has stairs to second story, double-hung sash windows with hood molds, and entrance with hood mold.

East wall of building steps out on south and has a chimney with metal top. North wall of projecting section has a small double-hung sash window with hood mold on each story. West wall has double-hung sash windows flanking a short window (all with hood molds) on the second story and windows with hood molds on the first story. There is a stucco projection on the west. Three double-hung sash windows with hood molds are visible on the rear wall.

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

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

Corner lot with level site with concrete sidewalks and rocks in parking lawn. Blue Spruce at northwest corner. Yard with grass, bushes, and low plantings along sidewalk. Hot tub enclosure on west with wood privacy fence.

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

One-story front gabled roof frame garage with asphalt composition roofing, wide lap siding, and fiberglass overhead garage door. Garage faces west.

#### IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate Actual 1888

**Source of Information:** Owner's Website and Salida Mail, 1 January 1889

26. **Architect:** Unknown

**Source of Information:**

27. **Builder/Contractor:** Unknown

**Source of Information:**

28. **Original Owner:** Bertha (Mrs. Andrew) Deegan

**Source of Information:** Salida Mail, 1 January 1889

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

The owner's website indicates that this house was built in 1888. This house does not appear in a March 1888 photograph of Salida from Tenderfoot Hill. The 1886 and 1888 Sanborn maps do not cover this block. The Salida Mail of 1 January 1889, reporting on construction during 1888 reports the construction of a two-story brick apartment house on the corner of First and D streets. The house is shown on the 1890 Sanborn map, with a one-story projection at the rear. Between 1890 and 1893 the rear projection was removed, and the house was labeled "boarding." Between 1898 and 1904 a large one-story rear addition with small projecting porch and small enclosed projection was built. A small outbuilding was also constructed. Between 1914 and 1929 the outbuilding became a garage and another outbuilding was erected. A 1937 photograph of the house to the east shows part of this building. The building appears to have stucco walls at that date. According to the Assessor the garage was built in 1950.

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):** Bed and Breakfast

35. **Historical Background:**

This was a boarding house built and operated by Bertha (Mrs. Andrew) Deegan. The Salida Mail on 1 January 1889 listed, "Deegan, Mrs. Andrew, two-story brick apartment house with nine rooms, on corner first and D streets, \$1,800." Boarders living here during this year included George Haynes, a railroad brakeman, as well as Mrs. Lida French and Mrs. Nellie Campbell. In 1906, the occupants of the house all worked for the railroad. George Haynes, who had lived here in 1903, continued to live here and to work as a brakeman for the D&RG. John W. Divers, who lived here in 1906, also worked as a brakeman for the D&RG. Ernest S. Gregory worked as a machinist for the D&RG and James W. McCully was employed as a lineman for the railroad.

Mrs. Jennie M. Anderson, operated Kenilworth Rooms here during 1911-12. Her husband, Leonard Anderson, lived

here and worked as a machinist for the D&RG. Leonard (b. 1850) and Jennie Anderson (b. 1851) were both born in England, immigrating to the U.S. in 1879. They both became naturalized citizens in 1883. Other occupants of the house in 1911-12 included: Charles F. DeLannoy, employed as a helper; Harry E. Butler, Charles Dwelley, Charles Keeling, and N.E. Lewis, all employed as laborers; J.J. Neville, an inspector; and Dudley G. "Speedy" O'Daniels, who worked at the Senate Bar. Mr. O'Daniels was born in Kentucky in about 1886. His father worked as a physician in Denver, and Dudley O'Daniels came to Salida in 1906. He drowned in the pool at Glenwood Springs in August 1921. The drowning was believed to have been due to apoplexy or epilepsy, which he suffered from. He was unable to work for five years prior to his death because of poor health.

By 1920, the Andersons had moved with their son and grandson to 432 E. 3rd St. In 1922, Emma R. Clift, a bookkeeper for Best Laundry lived here. Mrs. Amanda M. Creswell was also a resident, as was E. Stuart Whitcomb, a second owner of the Best Laundry. In 1931, Martin and Anna Christensen offered furnished rooms here. They had two sons: Auger C. and William. Martin, Anna, and Auger were all born in Denmark, and emigrated to the U.S. in 1907. William was born in Colorado. Mrs. Christensen was the proprietor of the rooming house, while Mr. Christensen worked as a carpenter for the railroad. Their son Auger worked as a clerk for the Railway Express. They had at least eight lodgers living here in 1930, most of whom worked for the railroad, although several other occupations included a proprietor of a pool hall, a music teacher, a bookkeeper, and a saleswoman for a novelty shop. By 1951, Mrs. Anna Wellhauser was operating Creswell Rooms here. The 1965 city directory listed Ralph D. and Flora B. Porco as owners and residents of this house. They were the proprietors of Criswell Rooms and Mr. Porco also worked at Climax Molybdenum.

### 36. Sources of Information:

Salida Photographs, 1888 and 1895; Salida Mail, 2 August 1921, 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:

- 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 is representative of the large Italianate style dwellings erected in Salida during the nineteenth century. Representative features of the style seen in this house are the low-pitched hipped roof with flared overhanging eaves, and the tall windows with hood molds. The house is associated with the first decade of the city's development and is one of many boarding houses operated in this section of the city that attracted railroad workers.

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

The house displays historic physical integrity despite some alterations. The principal alteration is the application of stucco to the walls. Based on the original style of the house, the porch has been rebuilt. The exact date of these modifications is unknown.

## 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: Contributing

**46. If the building is in an existing NRHP district, indicate contributing status: N/A****VIII. RECORDING INFORMATION****47. Photographic Reference(s):** 5: 24-29; 7: 34-37**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**



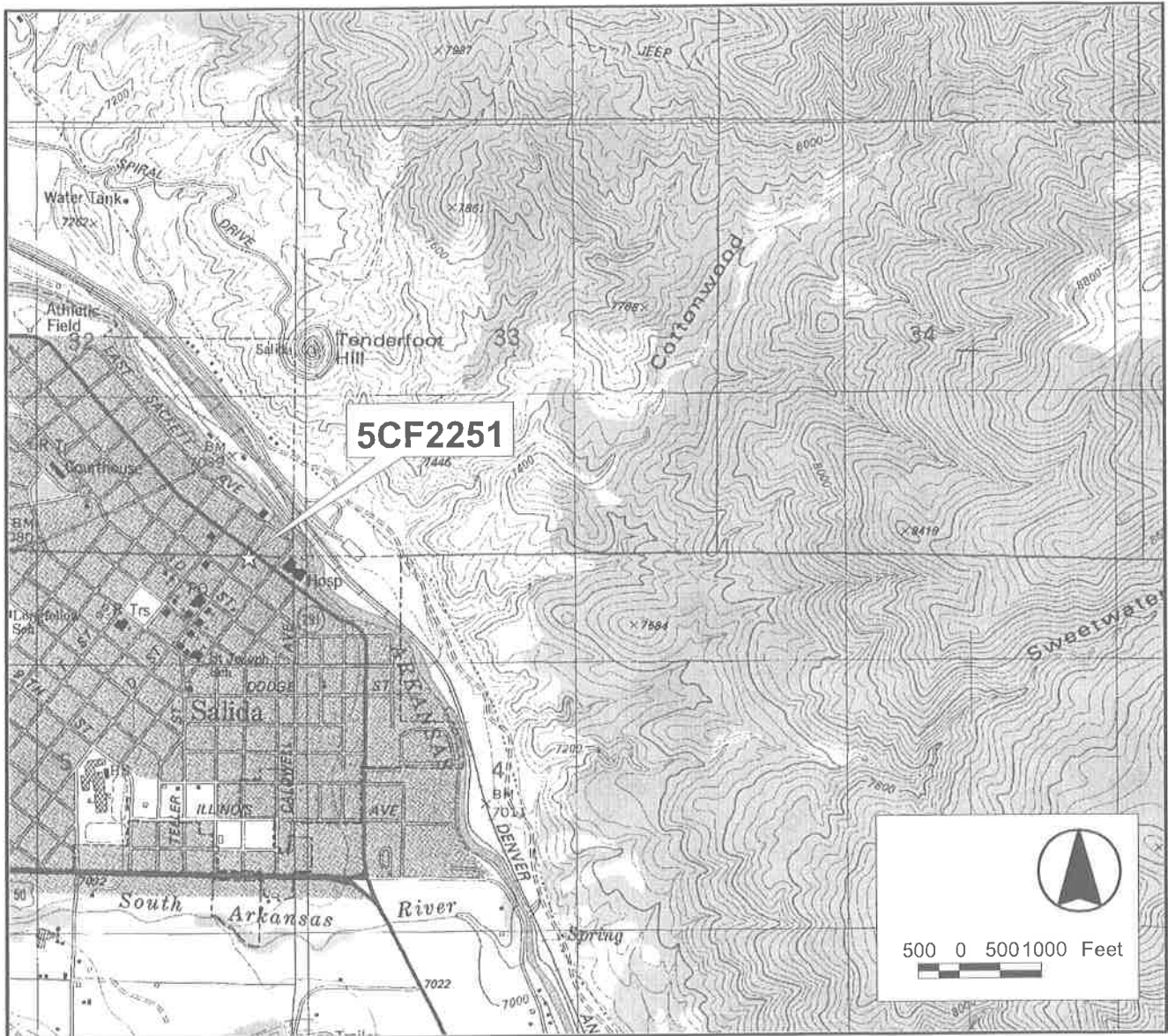
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



307 E. First 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).

307 E. First Street



