

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: 5CF2253 | Parcel Number: 368132402051 |
| 2. Temporary Resource Number: 16 | SHF/CLG Grant Number: CO-06-017 |
| 3. County: Chaffee | |
| 4. City: Salida | |
| 5. Historic Building Name: Foote Rooming House, Malloy Rooming House, Rio Grande Rooms | |
| 6. Current Building Name: Family Medicine | |
| 7. Building Address: 318-20 E. First Street | |
| 8. Owner Name and Address: Arnett, David M. and Margaret S., 320 E. 1st St., Salida, CO 81201 | |

II. GEOGRAPHIC INFORMATION

- | | | |
|--|---|------------------------|
| 9. P.M. N.M. | Township 50N | Range 9E |
| SE 1/4 SW 1/4 | SE 1/4 SE 1/4 | of Section 32 |
| 10. UTM Reference Zone 13 | Easting 413836 | Northing 4265415 |
| 1. USGS Quad Name: Salida East, Colo. | Year: 1983 | Map Scale: 7.5' |
| 12. Lot (s): Part Lot 18 and all of Lots 19 and 20 | Block(s): 2 | 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 48 X Width 47
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):
Segmental Arch Window, Decorative Cornice, Porch
21. General Architectural Description:

Two-story brick building with façade with projecting component on east (originally a separate dwelling) and a component (also a separate dwelling) with setback and projecting bays on the west. Both components have flat roofs and a unifying decorative cornice with bands of decorative brickwork. East component has paired, tall, 1/1-light windows set in a segmental arch aperture with gauged brick lintel, spandrel with carved inset, and shared sill at the center of the second story. The first story has an off-center, segmental arch entrance with gauged brick lintel, transom and paneled and glazed door with decorative glass. Aligned below the window of the second story is a similar window, minus the carved inset. The east wall has a segmental arch double-hung sash window with gauged brick lintel on each story at the south end, followed by a two-story brick bay window with segmental arch windows

and corners with beveled brickwork. At the center of the wall is a one-story shed roof porch with turned spindle support. There is a segmental arch transom above a paneled and glazed door and a segmental arch window with an air conditioning unit. The roof of the porch abuts the bay window and a second projecting, flat roof, two-story bay to the north, which has an entrance facing south onto the porch. The projecting bay is of a different shade of brick than the other bay and has no decorative cornice. Further north, the walls is the same shade as the southern part of the wall and has a segmental arch window on each story.

The western part of the building has paired double-hung sash windows set in segmental arch apertures on each story in a projecting bay at the west end of the facade and a window of the same design on each story of the setback bay toward the east. The first story of the setback bay has a shed roof porch with turned spindle supports, a spindled balustrade and a spindled frieze, and a concrete deck. Facing the porch are two entrances, one facing south and one facing east. The west wall has the cornice of decorative brickwork and three segmental arch windows on each story.

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

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

Level site with grass, concrete sidewalks, and a large tree at the southwest corner of the building. Large evergreen bush adjacent building on east. Low plantings around perimeter of building. Sign with name of business and participants east of building.

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

Rectangular gable roof building at rear with overhanging eaves has vertical panel siding on gable face and wide lap siding on walls.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1882-93 (east); 1909-11 (west) Actual

Source of Information: Bird's-eye-view and Sanborn Maps; City Directory

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):**

Sanborn maps indicate that the east part of the building (originally a separate house) was erected before 1892, possibly before 1886, while the west part (originally a separate house) was built between 1909 and 1911. The building does not appear on the 1882 bird's-eye-view map of Salida, but a two-story rectangular brick dwelling is shown on the 1886 and 1888 Sanborn maps in the location of the eastern component of the building. The building is shown being closer to the street than the current building and minus the bay window on the east. A one-and-a-half-story stable and a tent were shown at the back of the lot on the 1886 and 1888 Sanborn maps. The building and stable were shown on the 1890 Sanborn map; by that date a one-story rear projection was also shown on the dwelling. The 1893 Sanborn map showed either a modification of the earlier house or a new house. The two-story building then had the bay window and porch on the east. The building extended further to the rear than that shown in 1890. Between 1909 and 1911 the west two-story dwelling was built. The houses are shown as separate (not interconnected) dwellings. The east house was shown with a small porch projecting at the west end by 1904. The 1904, 1909, and 1914 Sanborn maps show an outbuilding associated with the eastern dwelling. The outbuilding has spaces labeled "upholstering" and "carpenter." The outbuilding was iron clad. Between 1914 and 1929 a new garage was erected on the site of the older outbuilding. According to the Assessor the garage was built in 1930.

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): Health Care/Medical Business/Medical Office

34. Site Type(s): Houses in medical office use

35. Historical Background:

The eastern portion of this building (320 E. First Street) dates to before 1892, while the western setback section (318 E. First Street) was built between 1909 and 1911. Charles F. and Belle Foote were listed at this address in the 1903-04 city directory. The couple apparently rented out rooms in the house, for four railroad conductors, an engineer, and a brakeman were also listed at this address. Mr. Foote ran a second hand goods store in 1903-04 and by 1905-06 he was a clerk with S.J. Bartlo. Born in Ohio in 1849, Mr. Foote came to Maysville and then to Salida in the early 1880s. He had the misfortune to die in the "first serious accident in Salida with an automobile" in September 1909, when he was struck and killed at First and F by a vehicle driven by Dr. T.L.A. Shaffer. Foote was described as "one of the oldest residents of the city."

The 1910 Census showed Foote's widow living at this address with her daughter and son-in-law (Grace and Harry A. Jones); Mrs. Foote was listed as the owner of the property. The 1911-12 city directory also showed a number of roomers, including five Denver and Rio Grande Railroad conductors, a brakeman, and a lawyer. Her son-in-law was also a D&RG brakeman. Outbuildings on the property were used during the 1904-14 period to house upholstery and carpentry functions. The western portion of the building (318 E. First Street) was listed in the 1911-12 city directory, which showed James R. Dougher, a conductor for the D&RG living there. It appears that this was a separate residence.

By 1920, Emma Malloy, a forty-three-year-old widow from Illinois with three children, was operating a rooming house at 320 E. First Street. Her lodgers included two brakemen, a pipefitter, and a laborer with the D&RGW Railroad and a laborer at a granite company. By 1922, Emma had married Alpheus Staples, a miner and native of Kansas. Florence D. Malloy (Emma's daughter) was still living here and working as an operator for Mountain States Telephone and Telegraph. Mrs. Staples died in 1929 and her husband moved to California. The 1920 Census revealed that Howard H. and Della Mashburn were residing at 318 E. First Street. Mr. Mashburn was a manger at the telephone company.

In 1931, the western section of the building (number 318) was occupied by Edward V. and Norma Clare. Mr. Clare was a fireman for the Denver and Rio Grande Western Railroad. Mr. Clare (known as "Frosty") was born in Salida in 1903 and lived there all his life. He retired from the Rio Grande as an engineer. Opal Major, a dishwasher at Neil's Cafe, resided there in 1951. In 1965, Larry J. and Shirley Houle and their two children lived in that section of the building. Mr. Houle was a welder at Climax Molybdenum. Charles C. and Gertrude I. Hormel were living the eastern section (number 320) in 1931; no occupation was listed. By 1951, 320 E. First Street was known as the Rio Grande Rooms, operated by W.I. and Clara May March.

36. Sources of Information:

Salida city directories; Sanborn fire insurance maps; Salida Mail, 10 September 1909, 1, 2 April 1929, 1, 20 June 1952, 1; Salida Record, 10 September 1909, 1.

VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation: N/A

Designating Authority: N/A

Local Landmark Eligibility: Yes

Local Landmark Criteria: 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 building is comprised of what apparently were originally two separate dwellings. The houses were related in design and construction materials, with the dwelling constructed later taking stylistic cues from the earlier one. The houses are representative of Salida's housing stock of the late nineteenth and early twentieth century, as reflected in their brick walls, cornices of decorative brickwork, and segmental arched windows and entrances. The eastern house is also notable for its two-story brick bay window on the east wall. This building was one of several rooming houses that operated in this section of Salida during the first half of the twentieth century, under the proprietorship of Belle Foote and, later, Emma Malloy Staples. Most lodgers worked for the Denver and Rio Grande Railroad, reflecting the importance of Salida as a division point on the line.

43. Assessment of Historic Physical Integrity Related to Significance:

This building retains historic physical integrity. Alterations include the loss of the front porch and construction of a two-story brick projection on the east wall.

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: 10-17; 20: 13
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



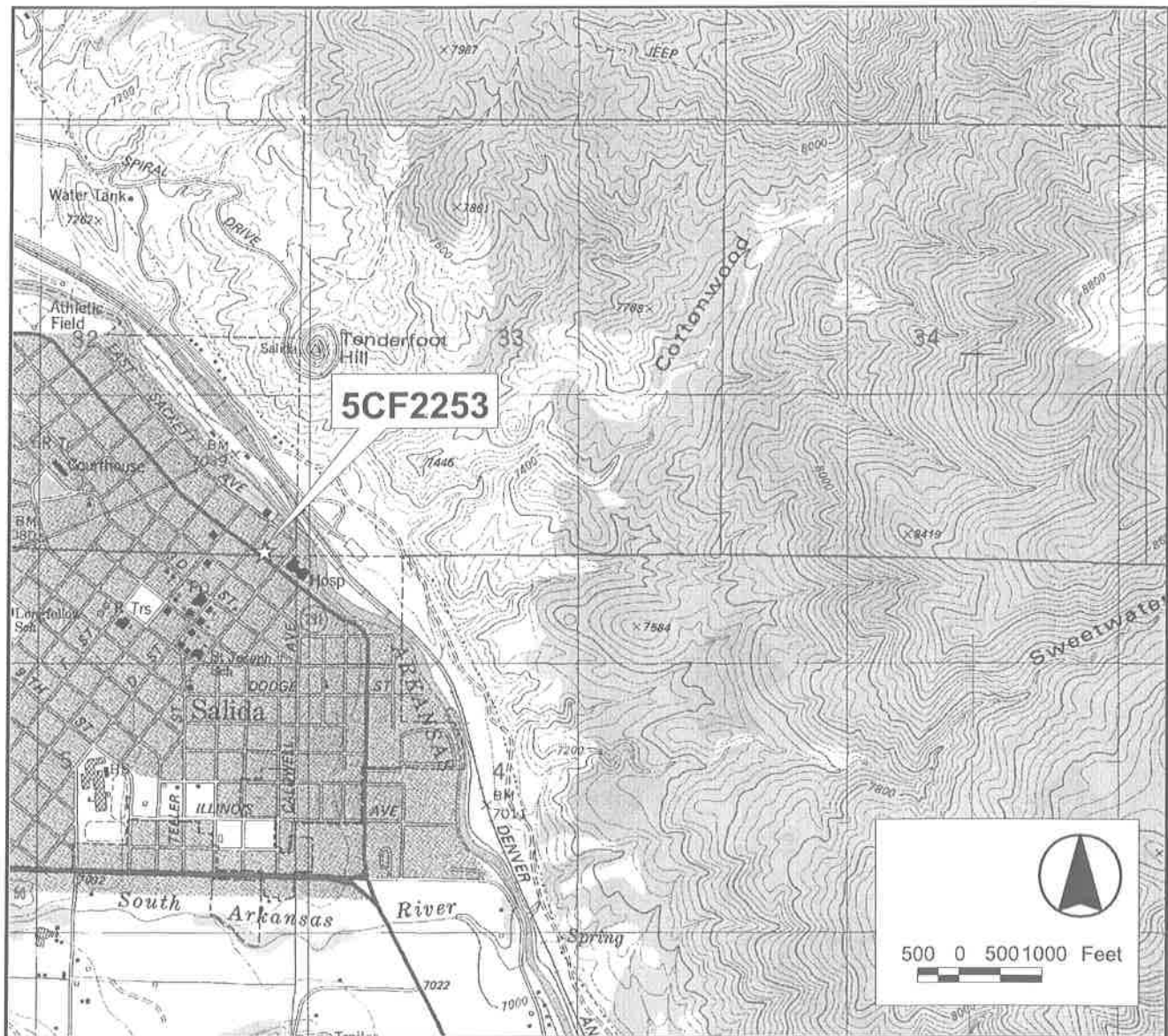
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



318-20 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).

318-20 E. First Street



