

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: 5CF2035  
2. Temporary Resource Number: 5  
3. County: Chaffee  
4. City: Salida  
5. Historic Building Name: Wheeler House  
6. Current Building Name: David Wancura, Certified Public Accountant  
7. Building Address: 348 E St.  
8. Owner Name and Address: WANCURA DAVID, WANCURA MARIANNE, 932 F STREET, SALIDA, CO 81201

Parcel Number: 380705150118  
SHF/CLG Grant Number: CO-05-018

**II. GEOGRAPHIC INFORMATION**

9. P.M. N.M. Township 49N Range 9E  
SE 1/4 NE 1/4 NW 1/4 NE 1/4 of Section 5  
10. UTM Reference Zone 13 Easting 413468 Northing 4265253  
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'  
12. Lot (s): 12-13 Block(s): 50  
Addition: Haskell's Addition Year of Addition: 1881  
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): L-Shaped  
15. Dimensions in Feet: Length 59 X Width 28  
16. Stories: 1  
17. Primary External Wall Material(s) (enter no more than two):  
Metal  
18. Roof Configuration (enter no more than one):  
Hipped  
19. Primary External Roof Material (enter no more than one): Asphalt/Composition  
20. Special Features (enter all that apply):  
Porch, Fence  
21. General Architectural Description:

One-story house with hipped roof, composition roofing, and flared overhanging eaves. Walls clad with nonhistoric metal drop siding; concrete block foundation. Dentil molding on eave; wide frieze below eave. Front has full-width porch with spindled frieze, dentil molding, turned spindle supports with brackets, spindled balustrade, and concrete deck faced with red brick along sides. Concrete porch steps with metal railings. North wall has three small sliding windows. South wall has two large picture windows with decorative shutters. Projecting shed roof section at rear has one two-part window with shutters on the south wall and an off-center door and sliding window on the rear wall.

22. Architectural Style/Building Type: No Style

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

Corner lot on level site; grass and bushes; concrete sidewalks; chainlink fence encloses backyard.

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

Building 1: Salida Dental Hygiene, 124 E. 4th St.. One-story, stepped parapet on facade, flat roof, painted concrete block construction. Off-center paneled and glazed door with sidelights on front (south). Double-hung sash window on east. Frame addition with lap siding on rear has window on east. Building 2: One-story stucco building with gabled roof and sliding glass door facing east onto wood deck.

**IV. ARCHITECTURAL HISTORY**

**25. Date of Construction:** Estimate 1882-85 Actual

**Source of Information:** Bird's-Eye-View Map, 1882 and Panoramic Photograph, 1885

**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):**

This house is not shown on the 1882 Bird's-Eye-View map but does appear on the 1885 panoramic photograph of Salida. The 1888 Sanborn map indicates that the block contains "detached dwellings," but does not show their footprints. The house is shown on the 1890 Sanborn map. The 1890 map shows a curved bay window on the south where the eastern picture window is now. Between 1890 and 1893 a wrap-around porch was added across the front and north walls. The 1898 Sanborn map does not show the bay window on the south, although a beveled bay appears on the 1904 and subsequent maps. Between 1904 and 1909 a section at the rear of the house was extended to the north. Between 1914 and 1929 a small porch was added at the rear of the extended section. There is no projecting bay on the north today. Other alterations include nonhistoric siding and windows and a rebuilt porch. The 1890 Sanborn map shows a long rectangular building at the rear of the lot. In 1929 the building is identified as a garage.

**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):** Commerce and Trade/Professional

**34. Site Type(s):** House, Office

**35. Historical Background:**

Built in the early 1880s, this dwelling was owned by Mrs. Lena Cobleigh Wheeler by at least the 1900s. Mrs. Wheeler was the widow of Egbert Wheeler, a hardware merchant and builder of the Wheeler Block, who died in 1890. Born in 1860 in Tarterville, New York, Lena Wheeler was the daughter of Charles Cobleigh, who lived next door at 340 E Street and was affiliated with her husband in his hardware business. She grew up in Illinois and Harlan, Iowa, where she married Mr. Wheeler in 1880. The Wheelers were pioneer residents of Salida, arriving in March 1881, soon after the town had been organized. They started a hardware business in a building that was destroyed by fire in January 1888. The couple's loss totaled \$8,000, of which only half was covered by insurance. Egbert Wheeler completed a corrugated iron building facing Second Street to use for the business until a new building could be erected. The new building at 139-41 F Street was completed in September 1888, at a cost of \$5,000. Egbert Wheeler died at an early age following an asthma attack, and Lena Wheeler then operated the hardware store on her own for several years. She was bought out by the Paine & Paine Hardware firm in the 1900s. Mrs. Wheeler was listed at this address in 1903-04 with her children Albert (b.1886) and Estella "Stella" (b.1888) Wheeler, both students.

At the time of the 1910 US Census, Lena Wheeler and Estella, then 21, still lived here, but Albert had moved out.

Mrs. Wheeler was listed here with her granddaughter Lena Peck, age 15, in the 1920 Census. Mrs. Wheeler passed away on 11 April 1924, after suffering from heart trouble; she was still living at this address. In his funeral sermon, the Rev. Phillip Nelson said that Mrs. Wheeler was, "One of the pioneers of this community. One who helped lay foundations for future generations to build upon."

At the time of the 1927-28 City Directory, Joseph Hoffman, who had no occupation listed, was apparently renting the dwelling. Albert Charles Wheeler moved back to this address by 1930-31, when he was proprietor of Rubin & Wheeler Clothing & Men's Furnishings. By this time, he was divorced from his wife Bertha, who was born 9 October 1889 in Park City, UT, and died in 1959 in Canon City. The Wheelers had three sons, all born in Colorado, who lived with their father at the time of the 1930 Census: Albert R. (21), a farm laborer, William W. (18), a carpenter's helper, and Melvern S. (16). Mr. Wheeler, who was born 25 April 1886 in Colorado, passed away in September 1952.

By 1951, Mrs. Annie Appleby Mundlein, (b. 28 September 1886) lived here. Mrs. Mundlein's parents, William Appleby and Antonia Appleby, were early pioneers of Chaffee County. She was married to John Mundlein on 21 June 1906. Annie Mundlein lived in Salida from 1935 until 1952, when she moved to California to live with her daughter, Blanche Corning. She continued to visit friends in Salida during the summers. She passed away in San Francisco on 28 January 1958, after suffering a heart attack. Her obituary stated that she was a member of the Presbyterian Church, Topaz Chapter OES, Miriam Chapter Rebekah Lodge, and several clubs.

In 1965, Mrs. Viola Watters Scott, a pastry cook at The Spa, lived here. Her husband, longtime Salida resident Zed Scott, had died in July 1964. Mr. Scott had been a locomotive engineer. The current occupant of this building provided the surveyors with a copy of a historic photograph of the house, which visiting former residents had given to him. The photograph is included in the survey report.

**36. Sources of Information:**

Salida City Directory: 1903-04, 1905-06, 1922-23, 1927-28, 1930-31, 1951, 1965; Census: 1900, 1910, 1920, 1930; Chaffee County Directory: 1935-36; Salida Mail, 3 January and 20 January 1888, 11 April 1924, 1; 29 January 1958, 1; 3 February 1958, 1; 21 July 1959, 1; Mountain Mail, 21 July 1964, 1; Sanborn Maps, 1890, 1893, 1898, 1904, 1914, 1929, 1945; Chaffee County Assessor Records; Bird's-Eye-View Map, 1882; Eleanor Fry, Salida: The Early Years (Salida: Arkansas Valley Publishing Co., 2001), 74 and 77; Panoramic photograph of Salida, William Henry Jackson photographer, 1885, in Russ Collman, ed., Trails Among the Columbine (Denver: Sundance Publications, Ltd., 1992), 40.

**VI. SIGNIFICANCE**

**37. Local Landmark Designation:** No **Date of Designation:** N/A

**Designating Authority:** N/A

**Local Landmark Eligibility:** No

<b>Local Landmark Criteria:</b>	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 house, one of a group built in this block in the 1880s, was associated for many years with the Wheeler family, who were pioneer hardware merchants of Salida. The house has undergone extensive alterations in recent years, including nonhistoric siding, nonhistoric windows and changes to fenestration, and a new porch. The house no longer exhibits its historic character and is not eligible to the National or State Register

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

The house was remodeled several times before 1945 (see construction history, above). More recent alterations include nonhistoric siding, nonhistoric windows, and rebuilding of the porch. The house no longer has historic physical integrity.

**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 survey of scattered resources in Salida. A previous reconnaissance of this neighborhood found that this area has high potential for containing a historic district. The boundaries of such a district have not yet been identified since only a small number of resources have been surveyed. 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):** 1: 4, 5, 8; 6: 9

**Negatives Filed At:** City of Salida

**Photographer:** Roger Whitacre

**48. Report Title:** Salida, Colorado, Historic Buildings Survey, 2005-06

**49. Date(s):** July 2005

**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.

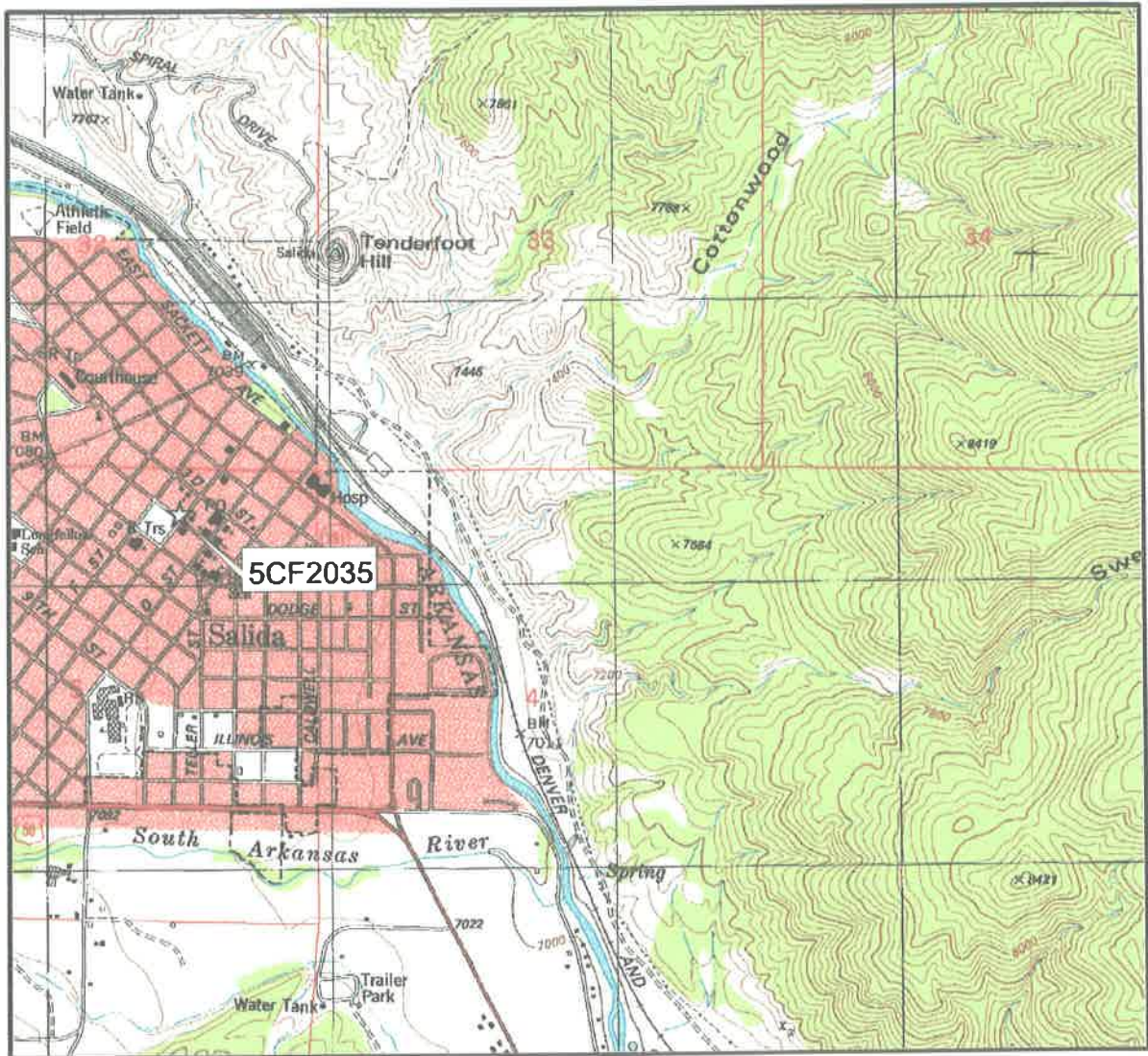
**Colorado Historical Society-Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado 80203 (303) 866-3395**



348 E Street



SOURCE/NOTE: Based on CAD file supplied by the Town of Salida. The darker-shaded resource is described by this survey form. Other resources surveyed in this project are shaded gray. Associated outbuildings (if any) are crosshatched. Resources not included in this project are not shaded. Dashed line is boundary of Salida Downtown Historic District.



348 E Street



SOURCES/NOTES: Extract of U.S. Geological Survey 7.5 minute quadrangle map, "Salida East, Colo." (1983). A star with a label indicates the location of the surveyed resource.

