

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: 5CF2042
- 2. Temporary Resource Number: 11
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Cochems House
- 6. Current Building Name: Stuard House
- 7. Building Address: 408 F St.
- 8. Owner Name and Address: STUARD WAYNE S, STUARD DOROTHY M, 408 F ST, SALIDA, CO 81201

Parcel Number: 380705160185
SHF/CLG Grant Number: CO-05-018

II. GEOGRAPHIC INFORMATION

- 9. P.M. N.M. Township 49N Range 9E
NE 1/4 SW 1/4 NW 1/4 NE 1/4 of Section 5
- 10. UTM Reference Zone 13 Easting 413353 Northing 4265292
- 11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
- 12. Lot (s): 1-4 (parts of) Block(s): 60
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): Irregular
- 15. Dimensions in Feet: Length 80 X Width 57
- 16. Stories: 2
- 17. Primary External Wall Material(s) (enter no more than two):
Brick
- 18. Roof Configuration (enter no more than one):
Hipped/Cross Hipped
- 19. Primary External Roof Material (enter no more than one): Ceramic Tile
- 20. Special Features (enter all that apply):
Porch, Chimney, Porte Cochere, Balcony, Fence, Attached Garage
- 21. General Architectural Description:

Two-story buff brick dwelling with low-pitched hipped roof with widely overhanging eaves and red tile roofing. Wide, plain, wood trim boards under eaves. Concrete foundation is inscribed to resemble blocks of stone. House has one-story bay and porte cochere at southeast corner and projecting two-story bay on south. Buff brick chimneys: full-height on north, south, and rear. Facade has two wide 12/1-light double-hung sash windows on upper story. Full-width flat roof porch is topped by low balustrade with short brick piers and wood balustrade (replacement). Porch has overhanging eaves with varnished exposed beams. Porch has wood floor and concrete steps and side walls. Porch roof is supported by massive square brick piers with corbelled brackets. Center entrance with paneled and glazed door with large rectangular light flanked by paneled and glazed sidelights. South of entrance are two square

leaded glass windows with a shared stone sill. North of the door is a large double-hung sash window with stone sill.

The one-story bay at the southeast corner has a (replacement) window with three single lights and a stone sill on the east wall. The south wall of the main wing, set back above the one-story bay, has an entrance and a 1/1-light double-hung sash window. There is a porte cochere with flat roof topped by balustrade (balcony wraps around to south) and with brick piers like on the porch projecting to the south. Facing the porte cochere is an entrance flanked by square leaded glass windows with stone sills and decorative brickwork under the sills, followed by paired windows. West of this is a two-story projecting bay, which has a round window with compound brick surround on the east wall of the second story. There is also a full-height brick chimney on the south.

North. The north wall has a full-height brick chimney with sloped shoulders flanked on upper story by 9/1-light double-hung sash windows with stone sills and decorative brickwork underneath; another window toward west end. First story has similar 1/1-light double-hung sash windows. At the northwest corner is a projecting flat roof buff brick garage with double hinged doors topped by a balcony like that of the facade. At the rear is a hipped roof one-story projection with tile roof, full-height chimney, and projection to north with enclosed porch on top and four 6/6-light double-hung sash windows.

22. **Architectural Style/Building Type:** Prairie Style/Italian Renaissance

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

Corner lot with driveway on south; grass lawn; evergreens next to house; parking lawn has elm trees. Chainlink fence on the north and large side yard on north. House faces Alpine Park to east.

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

Frame shed with horizontal board siding.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1912-13 Actual

Source of Information: Sanborn Maps and City Directories

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Frank N. and Jane Cochems

Source of Information: Salida City Directory, 1911-12

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

A pre-1890 two-story house (addressed as 416 F Street) was located on this parcel and is shown on 1890 through 1909 Sanborn fire insurance maps. The current house appears to have been built about 1912-13, based on Sanborn maps and changes in the address for the site. The 1914 Sanborn map showed this house as a two-story dwelling, with a one-story section at the southeast corner, a full-width one-story front porch, a one-story rear component with a full-width open porch, and an attached one-story garage at the northwest corner. The same configuration is shown on 1929 and 1945 Sanborn maps. The duplex at 117-19 W. 4th Street is on a separate parcel; historically it was part of an L-shaped parcel associated with 420 F Street.

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):** Domestic/Single Dwelling

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

35. **Historical Background:**

Pioneer Salida surgeon Dr. Frank N. Cochems erected this house. Dr. Cochems was born in Sturgeon Bay,

Wisconsin, in 1869, and his first language was German. He graduated from the Chicago Medical College, predecessor of Northwestern University, coming to Salida as chief surgeon of the D&RGW hospital. He was attracted to Colorado because of a love for the outdoors, according to the Salida Mail. He founded the Red Cross Hospital, which included a training school for nurses. Dr. Cochems reportedly established the facility because "the people of Southern and Western Colorado and Northern New Mexico were sorely in need of a hospital in which the confidence of all would repose unreserved." The institution was described as "one of the most up-to-date hospitals in the West, and the good work it has done throughout its career can hardly be overestimated." Several doctors served on the staff in addition to Dr. Cochems. The Red Cross Hospital was located at 123 G Street and later at 140 W. 3rd Street. The hospital closed in 1928. At one time Dr. Cochems served as president of Commercial National Bank. The Salida Mail reported that Dr. Cochems "gained a wide reputation as a surgeon and achieved an enviable medical career during his years of practice." He married Jane Nugent, who was born in Whitby, Ontario, Canada, and came to the United States as a child. She graduated from the University of Chicago as a Phi Beta Kappa. She studied classic dance in New York, Chicago, and California. In 1923 Mrs. Cochems opened a classic dance studio in Salida. Living with the Cochems in the 1920s were Lucille Foster (22) a niece from Michigan, and Anna Pryor (23), a servant from Illinois.

The house was featured as one of the fine homes of the city in a Salida Mail article in 1927. The Cochems were still living here in 1928, but the 1927-28 City Directory listed the address of this house as 410 F St. In 1930, the Cochems estimated the value of their house at \$12,000. The 1935-36 Chaffee County Directory listed the address as 408 F. St. and indicated that Dr. Frank R. Cochems continued to occupy the house. He retired in 1939. Dr. Cochems passed away December 1953, at the age of 85, at which time he was a resident of Denver. Services for Dr. Cochems were held at the Salida Elks Home and he was buried at Fairview Cemetery.

This address was not listed in the 1951 city directory. By 1965 this was the home of Charles J. and Mary E. Zingone. Charles Zingone was born in Salida in 1905 and was a lifetime resident of the community. He owned and operated Zingone Tailor Shop on West 1st Street before retiring. Mr. Zingone passed away in 1967. Mary E. Zingone was born in 1914 in Leadville. She graduated from Salida High School in 1933. In the 1960s she worked as a dental assistant. Mrs. Zingone died in Salida in 1978.

Note: Prior to the construction of this house by Dr. Cochems, this was the site of a historic residence owned by Salida pioneer James Purdy Smith, who died in the house in December 1909. Smith moved to Salida in 1880 and opened up the first dry goods and clothing store in town in partnership with George A. Smith.

36. Sources of Information:

Chaffee County Directory, 1935-36, Salida City Directory, 1927-28; Salida Mail, 31 December 1953, 1; 5 January 1954, 1; U.S. Census, 1910, 1920, 1930; Salida Mail, Booster Edition, 21 October 1927; Sanborn Maps, 1890, 1893, 1898, 1904, 1914, 1929, 1945; Chaffee County Assessor Records; Bird's-Eye-View Map, 1882; Salida Mail, 10 August 1906, 31 December 1909; Salida Record, 1 January 1904; Mountain Mail, 16 May 1967, 1, and 16 October 1978, 3.

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.
X 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;
 - X 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
Health/Medicine

40. **Period of Significance:** 1912-13 - c. 1940

41. **Level of Significance:** Local

42. **Statement of Significance:**

This large brick house is notable for its representation of a Prairie style dwelling with Italian Renaissance secondary details. The Prairie style influence is seen in the low-pitched hipped roof with widely overhanging eaves; the dominating two-story mass with subordinate set back wing and porte cochere; the elaborated entrance; the eaves, wide frieze, balcony balustrade, and broad porch providing horizontal emphasis; the massive square porch supports; and the small pane window glazing of the upper story windows. The buff brick, red tile roof, foundation inscribed to resemble blocks of stone, smaller windows of the upper story, and corbelled porch pier brackets provide an Italian Renaissance influence. The house is also significant in the field of Health/Medicine for its association with Dr. Frank N. Cochems, who erected the dwelling and continued to live here following his retirement from the medical profession. Dr. Cochems came to Colorado as the chief surgeon of the D&RGW hospital and later founded the Red Cross Hospital in Salida. This house is potentially eligible to the National Register and to the State Register.

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

This house maintains historic physical integrity. Alterations include replacement of the balcony balustrade and replacement of a window on the facade.

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 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: Contributing

46. **If the building is in an existing NRHP district, indicate contributing status:** N/A

VIII. RECORDING INFORMATION

47. **Photographic Reference(s):** 3: 4, 6, 8; 6: 15

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

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

49. **Date(s):** October 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

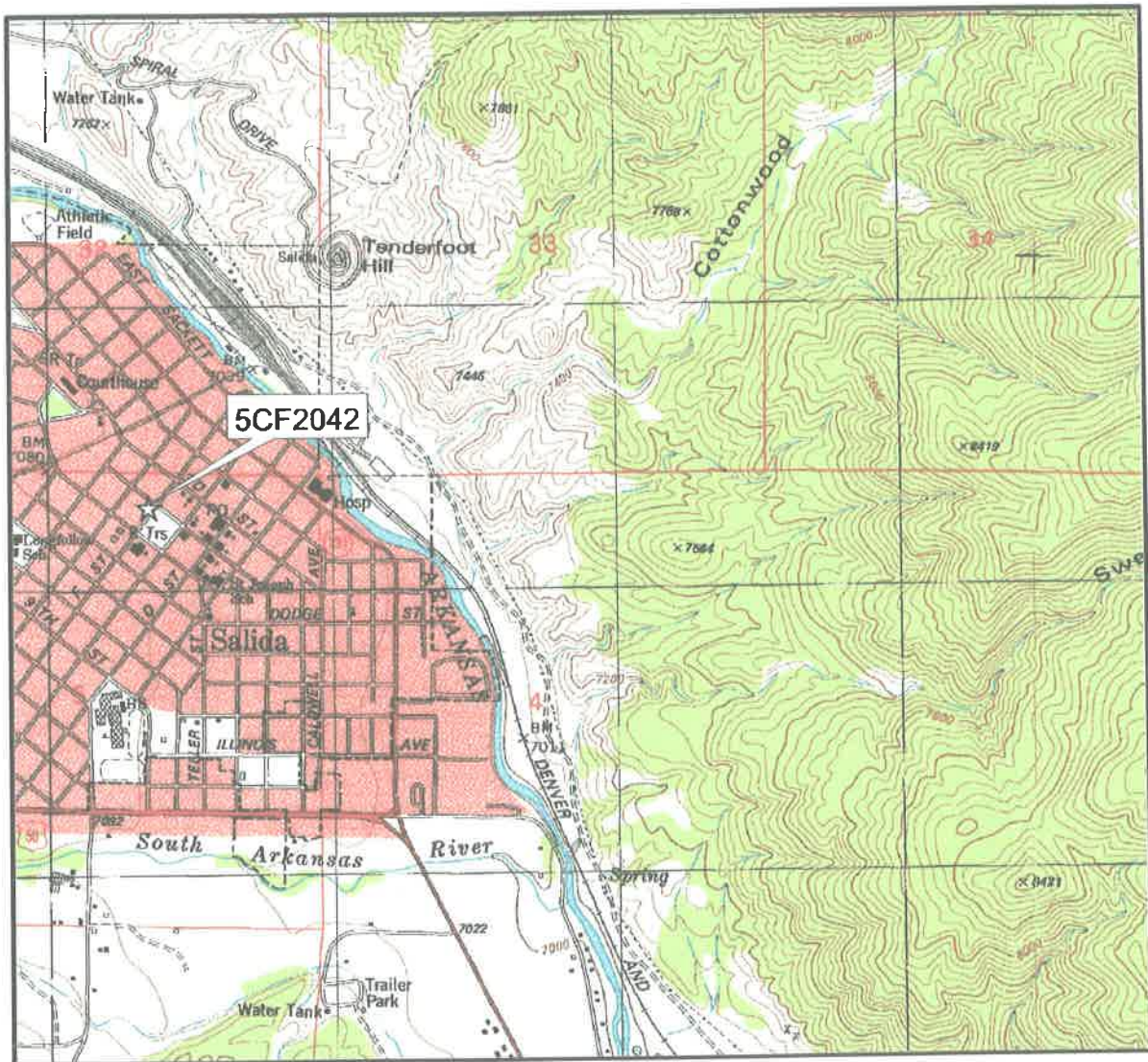


408 F Street

20 0 20 40 Feet



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.



408 F Street

1000 0 1000 2000 Feet



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.

