

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: 5CF2263
2. Temporary Resource Number: 57
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Pennington Boarding House
6. Current Building Name: Mariposa Apartments
7. Building Address: 433 E. First Street
8. Owner Name and Address: Moore, Elliott Paul, 204 Grant Ave., Socorro, NM 87801
- Parcel Number: 380705125023
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
NE 1/4 SE 1/4 NE 1/4 NE 1/4 of Section 5
10. UTM Reference Zone 13 Easting 413941 Northing 4265277
1. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): Lots 1, 2, and 3 and SEly 9.5 ft. Lot 4 Block(s): 25
Addition: Sackett's Addition Year of Addition: 1898-1904
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 69 X Width 66
16. Stories: 2
17. Primary External Wall Material(s) (enter no more than two):
Stucco
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):
Porch, Segmental Arch Window, Balcony
21. General Architectural Description:

Two-story L-shaped apartment building with flat roof and stucco walls. Front (north) has full-width flat roof porch with square, tapered, column supports and concrete deck and steps. Porch is topped by central balcony with diagonal board balustrade. Facing porch is center door with sidelights and covered transom. East of entrance are two segmental arch double-hung sash windows, while west of door are two segmental arch windows flanking a single entrance. The upper story has a similar configuration. The east wall has five widely spaced segmental arch windows on each story. The south wall has a projecting bay on the east with two segmental arch windows on each story, while the west bay is recessed and has a wood balcony with diagonal board balustrade and wood steps. The west wall has segmental arch double-hung sash windows on each story.

22. **Architectural Style/Building Type:** No Style

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

Level site with concrete sidewalk in front and yard covered with small rocks. Wood sculpture in front yard. Large bushes at each end of porch and low evergreen bushes along front of porch. Large tree in parking lawn at west end and evergreen tree on east. Gravel parking area at rear and on east.

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1895-1902 Actual

Source of Information: Salida Photographs, 1895 and 1902

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 1920 year of construction provided by the Assessor is incorrect. The original west part of the building was built between 1895 and 1902, based on photographs of Salida taken from Tenderfoot Hill. The site was vacant in 1895 but the 1902 photograph shows a two-story hipped roof building in this location. The 1904 Sanborn map (the first edition to cover this location) shows a two-story with a one-story open front porch. The 1904 through 1914 Sanborn maps indicate that the building was used for "boarding." Between 1929 and 1945 the two-story east building and a narrow connector between the two buildings was constructed. The 1929 and 1945 Sanborn maps indicate the use for the entire building as "rooming." The Sanborn maps for 1904 through 1914 show two small outbuildings on the alley; these were replaced between 1914 and 1929 by a rectangular garage on the alley (no longer extant).

30. **Original Location:** Yes **Date of Moves:** N/A

V. HISTORICAL ASSOCIATIONS

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

32. **Intermediate Use(s):** Domestic/Multiple Dwelling

33. **Current Use(s):** Domestic/Multiple Dwelling

34. **Site Type(s):** Apartment Building

35. **Historical Background:**

This building was erected between 1895 and 1902. The 1903-04 city directory indicated that this was a boarding house operated by Maggie Pennington. Mrs. Pennington (b.1863) continued to run the boarding house until at least 1911-12. Harry L. Pennington, a student, and Charles Symes, a machinist for Denver & Rio Grande lived here in 1903. In 1906, the following people boarded here: Paul Moore, a helper; Harry Pennington, a laborer; Roy L. Rickman, an oiler for D&RG; and Charles Edgar Williamson (1861-1920), a helper for D&RG. In 1911-12, the only other person listed here besides Mrs. Pennington was Harry Pennington, now employed as a timekeeper.

Robert M. and Cora E. Davidson lived here by 1931. By this point, Cora Davidson was renting furnished rooms here. There was no occupation listed for Robert Davidson (b.1862), who was born in Illinois. Cora was born in Kansas in 1874. The Davidsons had four children: George M., John A., Mildred, and Doris E. In 1920, the family had lived in Nathrop, Colorado, where they ran a general farm.

In 1951, David J. and E. Fern Williams lived here. Mr. Williams was employed with the U.S. Army. Viola M. Peterson also lived here, working as a nurse at the railroad hospital. Occupant Irene Jackson, an x-ray technician, also worked at D&RGW Hospital. Kedric F. Smith, a carman for D&RGW also lived here, with his wife Doreen. Also living here was G.A. Connell, who was retired, and his wife Jessie. In 1965 this building was owned by Donald R.

and Barbara J. Bess and was known as the Atwood Apartments. Five persons were listed as residents of the apartment building, as well as Mr. and Mrs. Bess and their four children.

36. Sources of Information:

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: No

Local Landmark Criteria: 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

2. Statement of Significance:

This multi-family building was erected at the turn of the century as a boarding house and later was expanded to become a rooming house. It later functioned as an apartment house. The building has been altered with the application of stucco and replacement of doors and balcony balustrade, but retains historic elements such as its flat roof, L-shaped plan, segmental arch windows, and full-width front porch with square column supports.

43. Assessment of Historic Physical Integrity Related to Significance:

This building has undergone some modifications (stucco walls, doors replaced, and balcony balustrade replaced), but retains its historic scale, footprint, roof shape, windows, and porch configuration and columns.

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): 8: 2-9

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

Resource Number: 5CF2263

Temporary Resource Number: 57

Architectural Inventory Form

Page 4 of 4

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

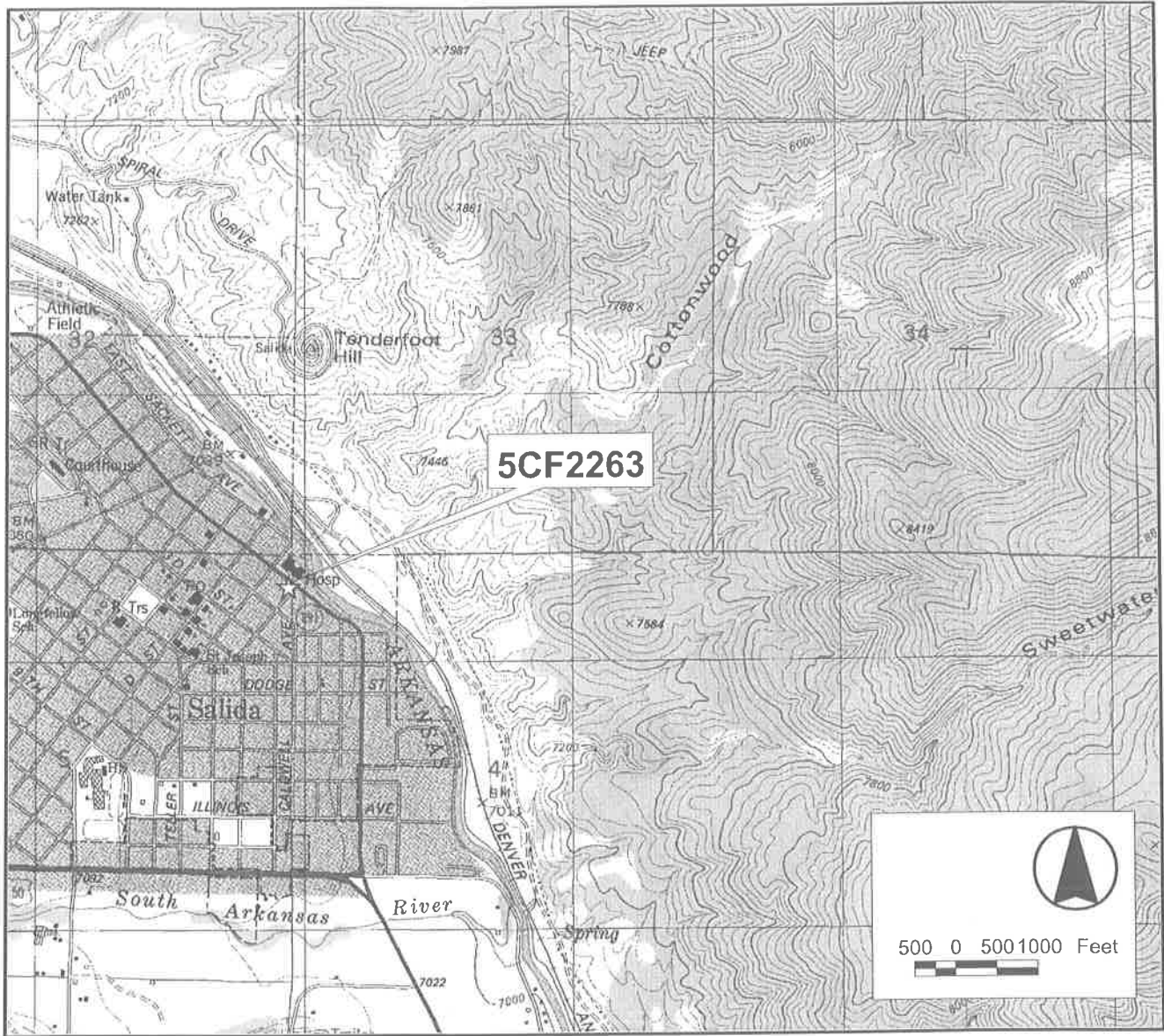


SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



433 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).

433 E. First Street



