

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHP Use Only)

- | | |
|------------|---|
| 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: 5CF2032 | Parcel Number: 380704200233 |
| 2. Temporary Resource Number: 20 | SHF/CLG Grant Number: CO-05-018 |
| 3. County: Chaffee | |
| 4. City: Salida | |
| 5. Historic Building Name: Denver & Rio Grande Railroad Hospital | |
| 6. Current Building Name: Heart of the Rockies Regional Medical Center | |
| 7. Building Address: 448 E. First St. | |
| 8. Owner Name and Address: SALIDA HOSPITAL, P O BOX 429, SALIDA, CO 81201 | |

II. GEOGRAPHIC INFORMATION

- | | | |
|---|----------------|-----------------------|
| 9. P.M. N.M. | Township 49N | Range 9E |
| NW 1/4 NW 1/4 | NW 1/4 NW 1/4 | of Section 4 |
| 10. UTM Reference Zone 13 | Easting 413957 | Northing 4265348 |
| 11. USGS Quad Name: Salida East, Colo. | Year: 1983 | Map Scale: 7.5' |
| 12. Lot (s): N/A | Block(s): N/A | Year of Addition: N/A |
| Addition: N/A | | |
| 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 238 X Width 220
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):
Glass Block, Flared Eave, Decorative Cornice, Porch, Chimney, Balcony, Fence
21. General Architectural Description:
Additional Location Information: T49N, R9E, Sect. 5, NE/NE/NE/NE

Large hospital facility consisting of the main building rebuilt in 1900, a 1926 wing, and additions to west and north. The oldest section of the building is two stories and is composed of yellow brick. It has a hipped roof with flared, widely overhanging eaves and red tile roofing. There is a two-story projecting hipped roof bay on the facade and a projecting one-story porch that wraps around to the east. Under the eaves is a cornice with dentils and moldings, and there is a decorative frieze with egg and dart molding and festoon ornament terminated by stone molding and a stone lintel course. The walls have brick quoins, the windows are flat arch with gauged brick lintels and stone

keystones. There is a raised stone foundation and stone water table. Most transoms are covered, and many windows have metal storm windows. Stone sill and lintel courses are on both stories.

The asymmetrical facade has at the east end a slightly lower hipped roofed two-story projecting bay with flared overhanging eaves. The frieze is stuccoed on the facade. At the west end of the second story is a tall, narrow window with a covered transom and a 4/1-light double-hung sash window. Further west is a wide window that is filled with glass blocks. The projecting bay has a wide window on the upper story. A balcony with turned and stuccoed balusters extends across the front and wraps to the east. The first story has a wrap-around porch with flared eaves, modillions, a decorative frieze, and fluted full-height columns with egg and dart molding on the capitals. The porch has stone trim atop a brick base and the balustrade is metal. There is tile in the entrance area. There are central double metal frame glazed doors with one glazed sidelight and a transom (with area above filled in) facing the porch. West of the entrance is a 3/1-light double-hung sash window. The west wall of the projecting bay has a filled in window. The south wall of the projection has a filled in window at the east and a double-hung sash window toward the west.

East. The balcony and porch wrap around on the east, and there is a large concrete and metal pedestrian ramp leading to the porch. The original festooned frieze is visible on the east. At the south end, the upper story has two tall, narrow windows and a bricked in window on the upper story. There is a small, low, stucco projection in front of the bricked in window. Further north is a projecting brick bay with flat roof with stone coping altered with added shed roof that has a wide window with brick sill facing east. A projecting two-story hipped roof bay has quoins and four tall, narrow windows and a stone sill course.

The first story at the south end has a stuccoed projection with metal door. Further north are double-hung sash windows. The projecting bay has three windows and an altered area on the first story which has double metal frame glazed doors facing a concrete stoop and ramp.

Rear. Set back from the older section of the building at the rear is a historic two-story altered flat roof wing. The first story is yellow brick and the second story is brick and stucco and has concrete coping painted white. The first story has a tall, central, bricked in window with gauged brick lintel. Other windows have short replacement windows with stuccoed infill above. There are stone sill and lintel courses and a stone water table and foundation of coursed, rock-faced stone. There is a metal structure next to the building on the east, as well as a low concrete flat roof structure with a brick chimney and several metal pipes projecting from the roof. The rear of the building exhibits extensive additions and alterations, with visible materials including stucco, concrete block, and tinted windows.

West. There is a two-story hipped roof projecting bay with quoins at the north end of the west wall of the 1900 building. On the west, the frieze is ornamented with festoons. At the south end, the upper story has a 6/3-light double-hung sash window (with air conditioning unit). The south wall of the projecting bay has a covered window, and the west wall has a wide window with three-light transom (covered) above a double-hung sash window and covered sidelights. The first story has a 2/2-light double-hung sash window at the south end, and the projecting bay has a window facing south and a wide window with covered transom on the west wall.

South Wall of Wing. Intersecting the original building on the west behind the projecting bay is a two-story wing projecting to the west. The yellow brick wing has a flat roof with stone coping and a projecting metal cornice with dentils. There is a projecting brick course above the windows of the second story and a soldier brick lintel course. Windows are 1/1-light double-hung sash with transoms and stone sills. The transoms are covered, and there are metal storm windows. Terminating the wing at the west end is a slightly projecting flat roof bay with projecting metal cornice, quoins, a stone foundation, and three windows on each story (shortened, with double-hung sash windows).

Addition to Wing. Attached to the wing at the west end is a two-story addition of brick, with a flat roof with white coping. The addition has brick sill and lintel courses and a course of brick above the second story windows. There are two windows on the upper story and the first story has a mansard visor above a band of single-light windows above a stucco wall with the name of the hospital. The west wall is blank on the second story and first story has a series of short inset windows. There is an addition at the north end of the west wall that has a flat roof and is stuccoed. The addition has a cantilevered second story above an open first story with round supports. There are narrow fixed-light windows on the second story and a metal stair off the east wall leading to the ground. Other additions are visible at the rear.

22. Architectural Style/Building Type: Late 19th and 20th Century Revivals/Classical Revival

23. Landscaping or Special Setting Features:

Site enclosed with wrought iron fence along 1st Street and partially on west. Stucco entrance piers with terra cotta tops at sidewalk leading to oldest part of hospital. Asphalt parking lots on east and north. Circular pool with fountain and statue of boy holding boot between building and parking lot on east. Fountain with two children holding umbrella to west. Variety of evergreen and deciduous trees on grounds. Stucco wall between east parking lot and building. Arkansas River flows behind building.

24. Associated Buildings, Features, or Objects:

Boiler House, Fountains, Metal Clad Building

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1885 (orig.), 1900 (rebuilt)

Source of Information: Salida Mail, 5 June 1900, 2

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Frank Anderson of Denver

Source of Information: Salida Mail, 22 May 1900, 1.

28. Original Owner: Denver & Rio Grande Railroad

Source of Information: Salida Mail, 5 June 1900, 2

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

The original hospital building, built in 1885, was destroyed by fire in 1899. The main hospital building was rebuilt using the stone foundation of the original building in 1900. A long two-story wing to the northwest (parallel to E. 1st Street) was added in 1925-26. An ER imaging addition was built in 1962. Further additions were made to the northwest end and the rear (river side) in the early 1980s and between 1994 and 2004. A large "Annex" at the east end of the grounds (shown on the 1898 Sanborn as the "Fever Hospital") was damaged by fire between 1929 and 1945 and was torn down after 1945.

30. Original Location: Yes

Date of Moves: N/A

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Health Care/Hospital

32. Intermediate Use(s): Health Care/Hospital

33. Current Use(s): Health Care/Hospital

34. Site Type(s): Hospital, Medical Center

35. Historical Background:

This building was constructed in 1900 as the hospital for employees of the Denver and Rio Grande Railroad (D&RG); it replaced an 1885 building which had been destroyed by fire in 1899. The Denver and Rio Grande (D&RG) Railroad was a narrow gauge line incorporated by General William Jackson Palmer in 1870. Palmer originally planned a main line from Denver to El Paso and thence southward to Mexico City. Mineral discoveries in the Colorado mountains led the railroad to project lines westward into the high country. The Rio Grande had laid track from Denver to Pueblo by 1872 and built a branch line to Canon City in 1874. The Rio Grande and the Santa Fe battled on the ground and in the courts over which railroad had the right to build in the Grand Canyon of the Arkansas and the Upper Arkansas Valley to the rich mining camp of Leadville. The D&RG emerged the winner in 1880, and constructed tracks to the confluence of the South Arkansas in May 1880. Railroad operatives platted the Town of Salida in August 1880.

Salida, on D&RG's mainline, became a division point for the railroad, with branch lines extending over Marshall Pass to Gunnison and over Poncha Pass to Alamosa. Train crews were changed in Salida, and repair and support facilities were established, including a large depot, a railroad hotel (1883), roundhouse (1882), extensive yards, and shops. In 1885, a \$20,000 railroad hospital was built in Salida. Dr. John O'Connor, the head of the railroad's medical department, led the effort to create the hospital, which was funded by a fifty-cent a month payroll deduction from the wages of each D&RG employee. Historian Mark Aldrich reported that most western railroads "facing an almost complete lack of medical facilities, developed employee-funded hospital organizations." The building was

constructed of brick produced a mile below Salida and featured upper and lower porches and landscaped grounds. The building was furnished with electric call buttons to summon nurses and iron cots with woven wire springs and excelsior and curled hair mattresses. The hospital opened 10 November 1885. Railroad historian Russ Collman opined that the town's selection as the site for the hospital "again acknowledged the central location and importance of Salida" to the D&RG.

The Salida hospital cared for workers and families throughout the D&RG system. By 1891, the Salida facility treated more than 12,000 cases (80 percent of all cases of the railroad). The 1893 Sanborn fire insurance map shows the main two-story hospital building, a "fever hospital" (for contagious cases) to the southeast (toward B Street), and laundry and morgue buildings in the rear toward the Arkansas River. The boiler for the hospital came from the "Montezuma," the first D&RG locomotive. In 1890, a large fountain (featuring a statue of a small boy holding a boot) was installed on the grounds.

On 14 April 1899 the main hospital was destroyed by fire. All patients were evacuated and most of the equipment was saved from the slow-moving fire. The hospital was immediately rebuilt, using the stone foundation from the original building, and opened in 1900. The new building was built with imported yellow brick and featured a large stained glass window on the second floor facing E. 1st Street as a memorial to Helen Hoffman Coppel. Maitland Armstrong executed the window which depicted Christ healing the sick. (Note: The half-ton window was removed from the hospital in 1952 and donated to Ascension Church at 4th and E streets).

The Denver Republican described the new building in 1900: "The building will be two and one-half stories high, and will be entirely fireproof. All the beams and supports will be of iron and steel. Metal will be used instead of inflammable material everywhere possible. The main features of the exterior, however, are the broad verandas, one on the first and one on the second floor, which almost entirely encircle the building. The structure will be brick with light stone trimmings, surmounted by a heavy sloping roof of Venetian red tiles. The dimensions are 64 by 150 feet." The first floor was to include a dining room, dispensary, kitchen, living rooms for internees, and reception rooms. The second floor included two large wards, each holding about 25 patients; an operating room; sleeping rooms for the nurses; and a living room.

The hospital was substantially enlarged in the 1920s. On 20 November 1925 contracts were let for a two-story T-shaped brick addition with a stone foundation to the northwest (toward C Street and parallel to E. 1st Street). The main part of the addition was 23' by 123'; the shorter section of the "T" at the northwest end was 27' by 63' and had glazing on both stories. The new construction added thirty-two patient rooms, a maternity ward, and a dressing room.

The Rio Grande continued to operate the hospital in the post World War II period, but the railroad's presence in Salida diminished with the abandonment of the Marshall Pass and Poncha Pass lines. In 1962 the hospital was sold to a local group for approximately \$150,000. Attorney Robert P. Rush recalled that a private California firm had sought to acquire the hospital, and that it took a local fund drive to purchase "the hospital for the people of the community." The facility was subsequently operated as a private hospital. In 1965, it was known as the Salida Hospital, Inc., with John G. Mekos as administrator.

In 1976, the Salida Hospital District was formed to acquire and operate the hospital. The facility was renamed the Heart of the Rockies Regional Medical Center (HRRMC) in 1989. The hospital received an addition in the early 1980s that included a laboratory, emergency room, two patient rooms, and an intensive care unit (ICU). Additions between 1994 and 2004 added ten semi-private patient rooms, a new operating room, a Cardio-Pulmonary Department and expanded the emergency room. The hospital is now a twenty-five-bed critical access facility serving a population of sixteen thousand residents in the Upper Arkansas Valley and adjacent areas. In January 2005, the HRRMC board of directors voted to pursue plans for a replacement facility at a new location. The future of this site is uncertain.

36. Sources of Information:

Salida Mail, 22 May 1900, 1 and 5 June 1900, 2; Robert Athearn, *The Denver and Rio Grande Western Railroad: Rebel of the Rockies*, reprint ed. (Lincoln, Ne.: University of Nebraska Press, 1962), 15, 45, 87-88; Russ Collman, *Trails Among the Columbine* (Denver: Sundance Publications, Ltd., 1992), 49; Mark Aldrich, "Train Wrecks to Typhoid Fever," *Bulletin of the History of Medicine*, 75(Summer 2001): 254-89; Robert P. Rush interview by Beth Smith, Salida Regional Library, Local History Archive, undated; Heart of the Rockies Regional Medical Center website, "Our History" and "New Hospital Facility," www.hrrmc.com, 1 August 2005; Eleanor Fry, *Salida: The Early Years* (Salida, Colorado: The Mountain Mail, 2001), 136-39; Chris Geddes, Colorado Historical Society, Telephone

Interview by Tom and Laurie Simmons, 29 September 2005.

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 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;
- 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:**

The Denver & Rio Grande Railroad Hospital is associated with the activities of the railroad in Salida during the early twentieth century. The city was an important component of the railroad system, serving as a division point on the main line, and was the site of extensive railroad facilities, including this hospital, which treated 80% of the D&RG's medical cases in the state. Today, the hospital is the most significant remaining resource representing the town's association with the railroad. The building is also important as the only remaining example of a railroad hospital in the state. However, additions and alterations to the historic building resulting from its continued use as a medical center have impacted its historic physical integrity. Due to the extent and nature of the additions, the building does not appear to be eligible for the National Register or the State Register. Local designation of the property should be pursued in order to recognize the building's significance to Salida's history.

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

The historic components of the hospital building (the 1900 building and the 1926 wing) have had their windows replaced, shortened, filled with glass blocks, covered, or bricked in. The cornice is stuccoed on the facade. The balcony balustrade is stuccoed and the porch balustrade is replaced. There is a pedestrian ramp to the porch. The entrances have been altered. There are two small additions on the east wall (described in Architectural Description). There is a two-story addition to the west wall of the wing. There are several large additions and alterations to the rear.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. **National Register Field Eligibility Assessment:** Not eligible

45. **Is there National Register district potential? Discuss.** No

There is no district potential as this resource is not functionally related to other resources in the area.

If there is NRHP district potential, indicate contributing status: N/A

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

VIII. RECORDING INFORMATION

47. **Photographic Reference(s):** 4: 7A, 9A, 11A, 13A, 17A, 19A

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.

Resource Number: 5CF2032

Temporary Resource Number: 20

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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

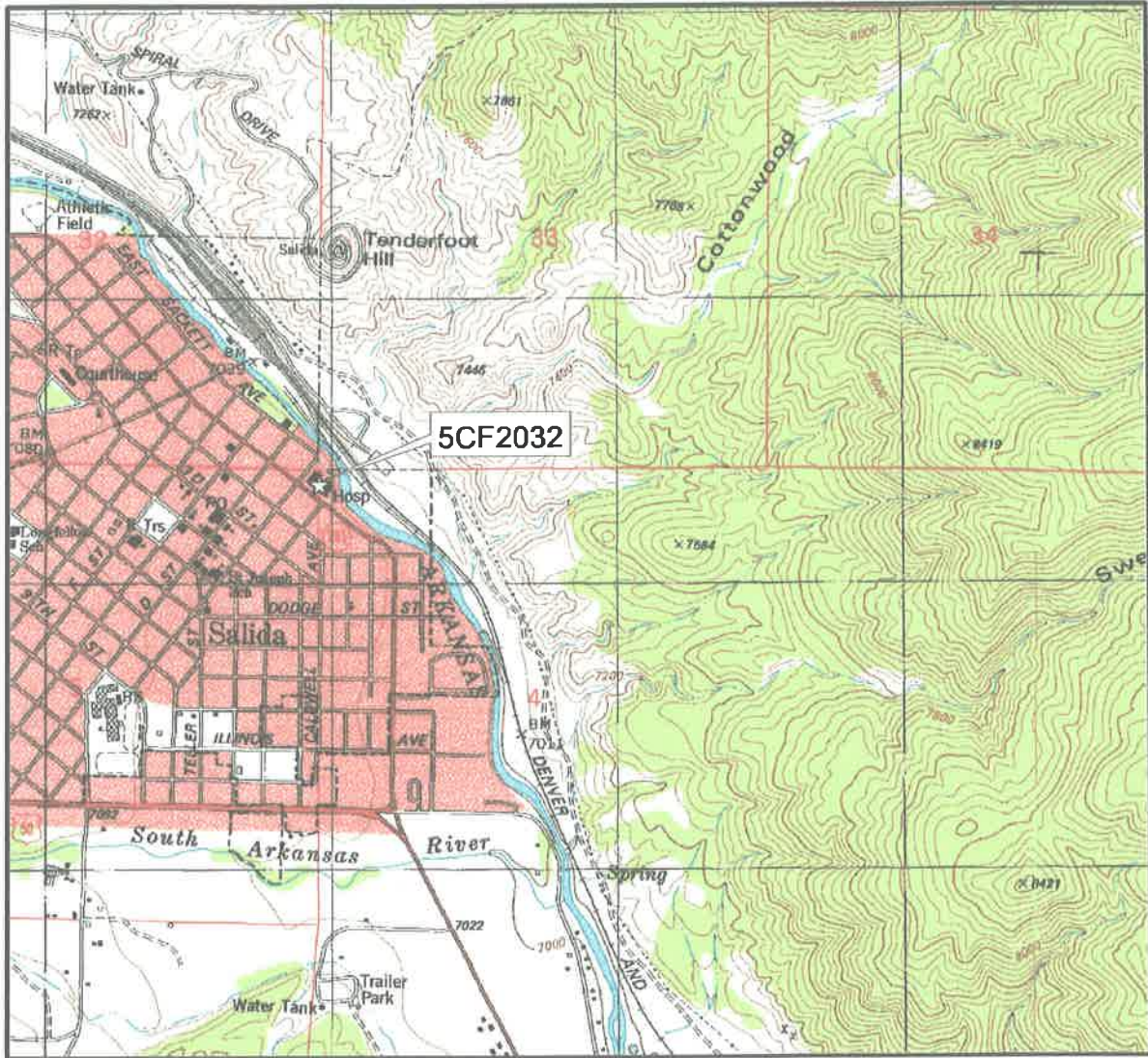


448 E. 1st Street

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.



448 E. 1st 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.



