



Historic Preservation Commission

City Council Chambers, 448 E. 1st Street, Salida, CO
April 24, 2025 at 4:30 PM

Agenda

Zoom Meeting Link: <https://zoom.us/j/91283934792>
Email public comments to: planning@cityofsalida.com

CALL TO ORDER BY CHAIRMAN

ROLL CALL

AGENDA ITEMS - public comment taken after each item

1. Historic Survey Plan Update
2. Land Use Code Update
3. Update to Guidelines Regarding Ghost Signs . Murals / Painting on Masonry Surfaces
4. Historic Hydro Plant on Fooses Creek

OTHER BUSINESS / UPDATES

ADJOURN

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.

RESOLUTION NO. 28
(Series 2022)

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
ADOPTING THE CITY OF SALIDA HISTORIC SURVEY PLAN

WHEREAS, on March 1, 2020 History Colorado awarded the City a \$25,000 Certified Local Government (CLG) grant to create a Historic Survey Plan that encompasses the entire City; and

WHEREAS, the Historic Preservation Commission chose Felsburg, Holt & Ullevig (FHU) and Kristi Miniello (Miniello Consulting) as the Consultants to complete the Salida Historic Survey Plan; and

WHEREAS, the need for a comprehensive survey plan that identifies past historic survey efforts will help with the long-range planning of preservation efforts within the City; and

WHEREAS, the Historic Survey Plan will assist the City in identifying areas for future intensive level surveys and provide guidance on reconnaissance level surveys throughout the City; and

WHEREAS, several meetings and public hearings were held with the Historic Preservation Commission and citizens, from July, 2021 to May, 2022, from which the final plan and recommendations were formulated; and

WHEREAS, the City Council believes it to be in the best interest of the City, its residents, businesses and customers to approve the Historic Survey Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO:

Section 1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The City hereby formally adopts and approves the Salida Historic Survey Plan, attached hereto as Exhibit A, for use as a guiding document for the opportunity of future historic surveys of properties within the City.

RESOLVED, APPROVED AND ADOPTED on this 21st day of June, 2022.



CITY OF SALIDA, COLORADO

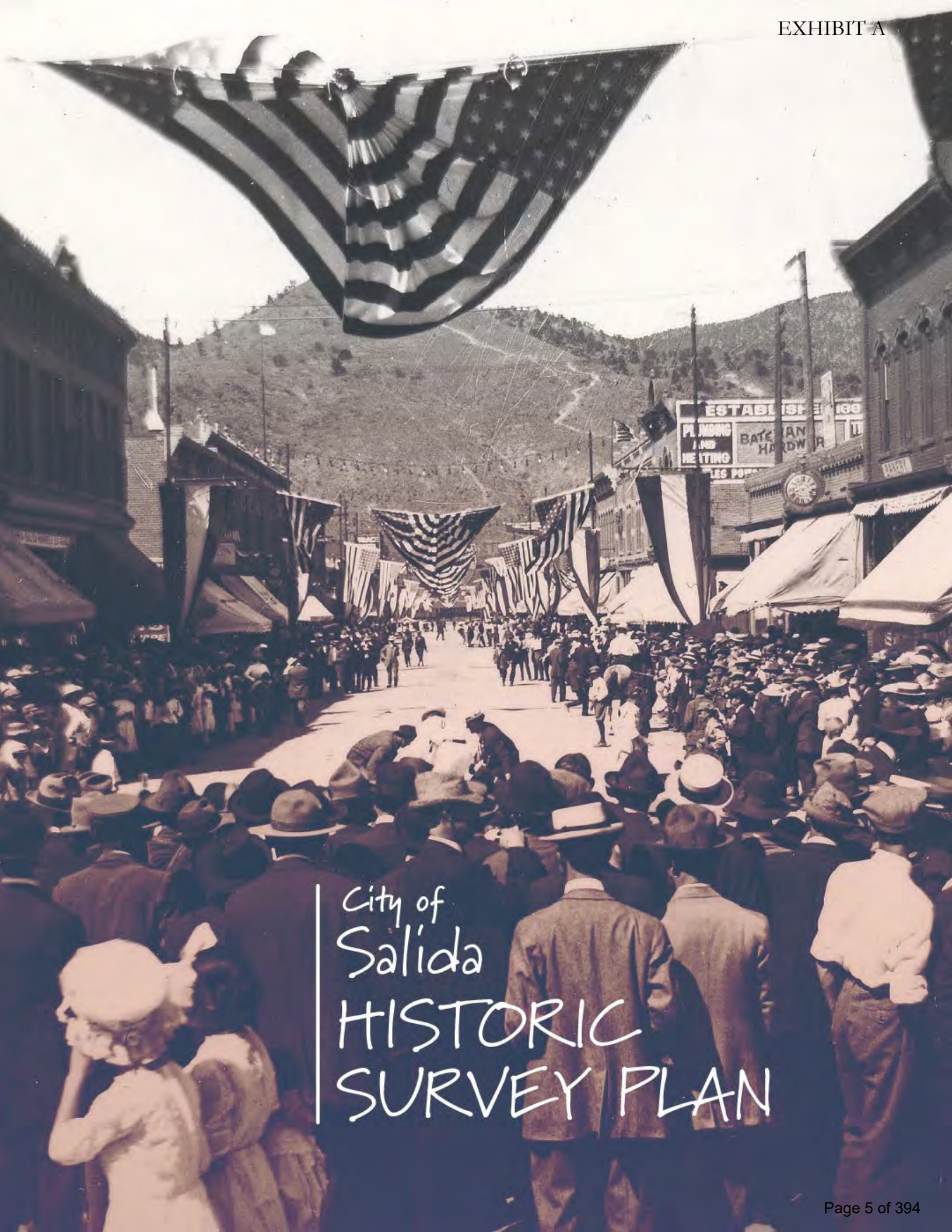
By: 
Mayor, Dan Shore

(SEAL)

ATTEST:


City Clerk

Exhibit A
Salida Historic Survey Plan



City of
Salida
HISTORIC
SURVEY PLAN

Cover Image:
4th of July on F Street, ca. 1900
(Courtesy of Salida Centennial Committee, Salida Regional Library, Salida, Colorado)

City of Salida Historic Survey Plan



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CLG Project #CO-21-10006
June 2022

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All members of the Salida community that attended public review meetings and participated in the public questionnaire to voice your interests and concerns for the community's history.

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior for the State Historical Society of Colorado. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or the Society.

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APPENDICES

Appendix A: OAHP 1403 – Architectural Inventory Form

Appendix B: OAHP 1417 – Historical and Architectural Reconnaissance Form

Appendix C: Public Questionnaire Response; Draft Survey Plan HPC and Public Comments

Appendix D: (2001-2002) Salida Downtown Building Survey Table of Surveyed Resources

Appendix E: (2005-2006) Salida Historic Building Survey Table of Surveyed Resources

Appendix F: (2006-2007) Salida Historic Building Survey Table of Surveyed Resources

Appendix G: Table of NRHP, SRHP, and Local Landmark Designated Resources

1.0 INTRODUCTION

This historic survey plan was compiled to provide a comprehensive overview of prior survey projects, historic resources, and potential opportunities for future survey work within the City of Salida, Colorado. The findings outlined within this report have been compiled to provide the Salida community with an understanding of where historic resources are located, where additional resources are likely to exist, and the strategies needed for completing the full documentation of properties within the community. This review of past survey projects will provide the Salida Planning Department, Historic Preservation Commission (HPC), and general public with a better understanding of the wealth of historically significant properties that occur in the community and all of the prior survey work that has been conducted to-date. The survey plan provides an analysis of the information previously collected and aims to assist in the planning of future historic resource surveys throughout the city.

Historically significant resources are those buildings, structures, sites, districts, and objects that qualify for inclusion in the National Register of Historic Places (NRHP), the State Register of Historic Properties (SRHP) or designation as a Local Landmark per the City of Salida's Municipal Ordinance [Section 16-12-40]. For the NRHP, historic resources must retain sufficient integrity (of location, design, setting, materials, workmanship, feeling, and association) and meet one or more of the following significance criteria (A, B, C, or D)

as specified in 36 CFR 60.4 (NRHP Criteria for Evaluation):

- A. Be associated with events that have made a significant contribution to the broad patterns of our history.
- B. Be associated with the lives of persons significant in our past.
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

Like the NRHP, the Colorado State Register of Historic Places (SRHP) uses similar criteria for evaluation, with an additional criterion added:

- A. The association of the property with events that have made a significant contribution to history.
- B. The connection of the property with persons significant in history.
- C. The apparent distinctive characteristics of a type, period, method of construction, or artisan.
- D. The geographic importance of the property, or
- E. The possibility of important discoveries related to prehistory or history.

In addition to the National and State Registers, the City of Salida's Historic Preservation Ordinance identifies a set of criteria for designating groups of properties as Local Historic Districts or individual properties as local Landmarks. These criteria are as follows:

I. Historic District.

- a. Whether the proposed district contains and is defined by a certain style of buildings, sites, structures and/or appearance associated with a significant period, person, event or architectural style in the city's past.
- b. Whether the buildings, sites, structures and/or appearance of the proposed district possess historical and/or architectural significance which identifies or differentiates the district from surrounding areas, and/or whether allowing variations or changes thereto would harm the unique historic character or value of the buildings, sites, and structures within the district.
- c. At least fifty-one percent (51%) of the property owners in the desired district must not object to the designation. A survey of support for the creation of the district must be solicited via certified mail, with each property owner in the proposed district permitted one (1) response. A lack of response will not be considered either an affirmation of support or a negative response to the creation of the district. Certified mailings must be sent at least thirty (30) days prior to action by the

HPC, with responses due at least fifteen (15) days prior to action by the HPC.

2. Landmark.

- a. Exemplary Property. The subject property exemplifies or reflects the city's cultural, social, economic, political, engineering, or architectural history.
- b. Historic Significance. The subject property is identified with a historically important person or persons, or with an important event in the history of the city, region, State or Nation.
- c. Architectural Significance. The subject property embodies the distinguishing characteristics of an architectural style, type, or specimen valuable for the study of a period, type, or method of construction, or the use of indigenous materials or craftsmanship.
- d. Noted Designer. The subject property is representative of the work of a notable or master architect, builder, engineer, or designer whose work influenced architecture, building, design or development in the city, region, state, or nation.

- e. Archeological Importance. The subject property contains or reflects significant archeological importance.
- f. Contributing building or structure. The Subject property has been listed as a

contributing building or structure within a historic district or nominated for inclusion and/or listed on the NRHP or the SRHP.



Photo 1. Downtown Salida, ca.1950 (photo courtesy of Salida Regional Library, Salida, Colorado)

1.1 Purpose of the Survey Plan

With the passing of time comes the need to take stock of how the existing fabric of town is changing. This is more evident than ever as Salida's population slowly increases, and the community's demographics shift from older to younger residents. This historic survey plan provides a comprehensive review of past historic survey reports that have been conducted since the first NRHP district was formed in the early 1980s. Other research, including context studies, design guidelines, and the evaluation of individual buildings and structures needs to be reviewed to determine the level of information collected and if there are important themes from Salida's past that have been underrepresented. Reviewing and evaluating the quality and accuracy of prior survey work is critical for identifying where future survey efforts are most needed. Development of the survey plan also provides the reader with an idea of where buildings and properties have changed with the passing of time. Lastly, the survey plan provides a clear path moving forward, identifying and prioritizing which surveys to implement first.

The historic survey plan identifies the location and presence of historically important sites and areas of the city and in turn makes recommendations for future survey and recordation. Goals and objectives of the survey plan include:

- Provide city staff, the HPC, and general public with easy to access information regarding the history and significance of

properties throughout Salida. Historic surveys provide those making preservation decisions with the information they need about what makes buildings historically significant and how to identify the physical integrity of those buildings.

- Several zoning overlay districts, as defined in Section 16-5-80 of the Salida Municipal Code, help regulate construction specific to different areas of town to preserve the character of those areas. Information from existing resource surveys can be used to make better decisions regarding the rehabilitation, restoration, or preservation of historic properties throughout the city.
- Ultimately, the survey plan outlines the most prudent future resource survey opportunities throughout the city. The plan also helps identify the appropriate type of resource survey, based on two types: intensive-level and reconnaissance-level surveys.

Intensive-level surveys include more detailed information compiled from building permits, archival material, and other historic documentation and make evaluations of significance based on that historic background. Reconnaissance surveys evaluate buildings as they currently exist without the in-depth research that's typically conducted in more intensive type surveys.

Many times, reconnaissance surveys are best suited for areas or buildings that have been intensively surveyed in the past and just need an update to see if building

conditions remain the same and/or if buildings have been drastically altered or removed.

- Well-researched and written surveys provide an accurate historic context for a variety of professionals, including other researchers, historians, writers, and artists.
- Surveys assist museums in planning exhibits and answering property-specific questions from visitors, both in-person and online.
- Surveys are a valuable tool for genealogy research, since they tend to cover a broad range of information about a property, including previous owners.
- While this survey plan project would not actually survey any individual buildings, the plan will provide a comprehensive plan to direct and prioritize where surveys are most needed and what types of surveys would be most efficient and effective. The long-term goal is to get all buildings in the local historic district surveyed so that the Salida Planning Department can reference those surveys when projects occur.

1.2 Survey Basics

This survey plan begins by analyzing existing data including prior resource surveys, planning studies, and design guidelines. Building surveys have been conducted throughout the city for over forty years and provide useful insight into the evolution of the community and the locations throughout Salida that have been subject to the most change over time. Review of prior surveys also give a sense as to how well preservation efforts have worked and where other preservation priorities may be located. This survey plan provides a succinct review of past survey work and helps identify where additional survey work is most needed and where older surveys need updating as a result of changes to existing buildings and new standards in historic building documentation.

Historic resource surveys are defined by two primary types – *Intensive-Level Surveys* and *Reconnaissance Surveys*. These survey types are distinguished by the level of detail and information collected, analyzed, and presented in the final documentation. A summary of each is outlined below.

Intensive level surveys provide detailed architectural and historical information about a property, catalogued in an organized format utilizing the OAHF Form 1403 – Architectural Inventory Form. An example of the survey form can be found in **Appendix A**. Intensive level surveys also provide a detailed photo log that depicts the various elevations and details of the property being surveyed.

Reconnaissance surveys generally collect less information and may be used to provide an idea of the general distribution of resources in an area or updated information regarding the physical integrity of previously surveyed sites.

Reconnaissance surveys may be used to record architectural styles, property uses, or to update historic contexts. OAHF Form 1417 is the standard survey form for reconnaissance surveys. An example of Form 1417 can be found in **Appendix B**.

Finally, this survey plan prioritizes future survey recommendations into three phases – high, medium, and low. These varying levels of survey priority were based on several factors. First, properties were evaluated at a high-level based on existing condition and general physical integrity. Physical integrity is broadly defined as a property’s retention of original materials and design features that allow that property to convey its historic significance. Properties with high physical integrity were the most intact and contained the least number of alterations and design modifications. Other factors played a role in prioritizing future survey recommendations such as the level of information collected in previous building surveys, properties threatened by potential development, and properties identified by the community as having historic and cultural significance.

1.3 Participants and Funding

The Salida Historic Survey Plan project was funded exclusively through the Certified Local Government Program, which is administered through History Colorado’s State Historic Preservation Office (SHPO). The program is subgranted through the U.S. Department of the Interior’s Historic Preservation Fund Program in cooperation with the National Park Service.

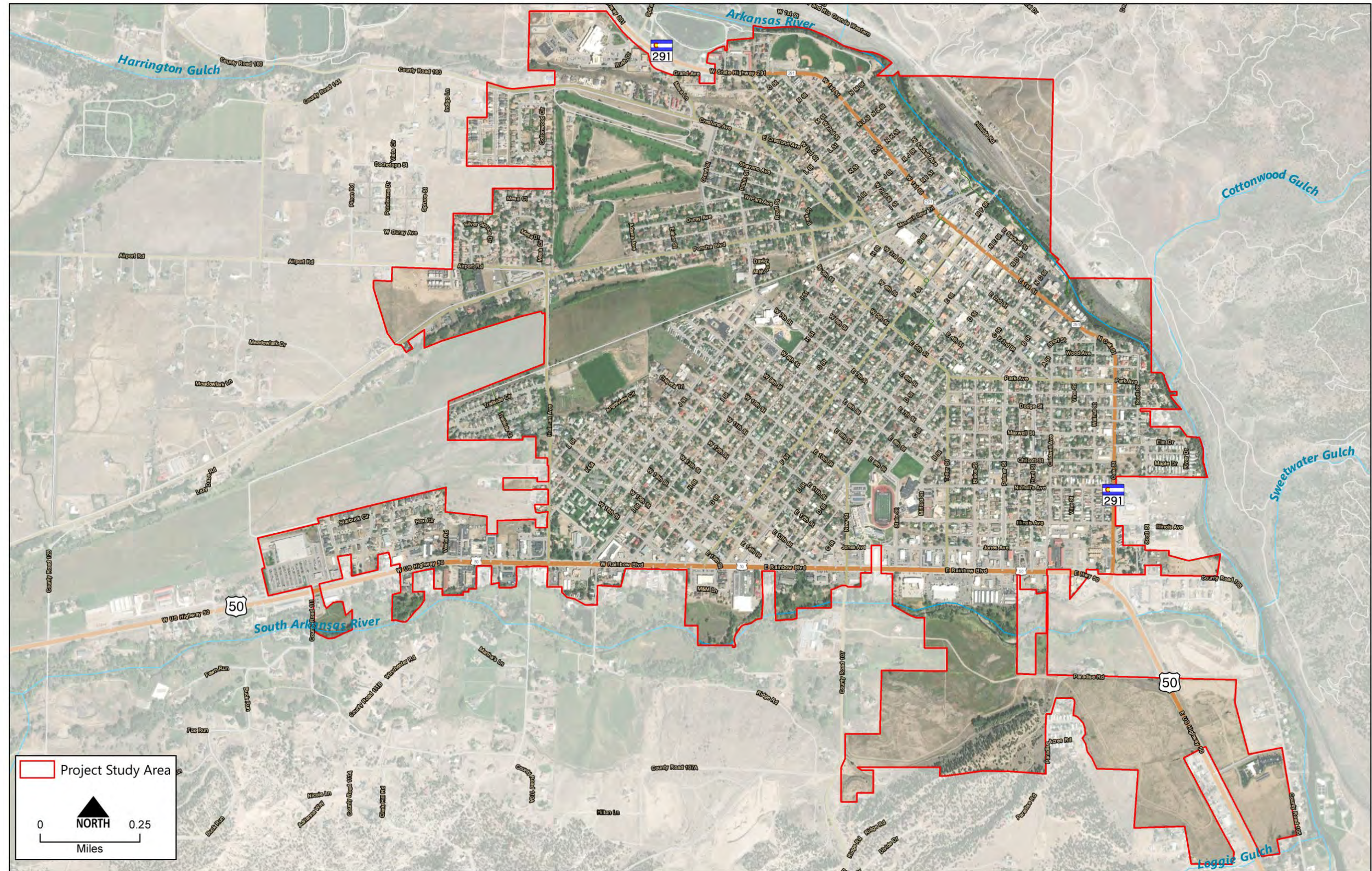
Project participants include members of the Salida HPC, staff from the City of Salida’s Planning Department, the project consultant team, and various interested members of the local community. The Salida HPC commissioners are all appointed by the mayor and confirmed by City Council, with five regular members and two alternates. Each HPC commissioner serves a three-year term and must be a resident of the community. Kristi Jefferson, Senior Planner with the Salida Planning Department served as the key project contact and administrator of the grant. Ms. Jefferson assisted in the coordination with the HPC and History Colorado and provided archival research information to the consultant team. The project consultant team was comprised of Jake Lloyd, Alex Pulley, Jodie Snyder, Jake Fritz, and Blake Walter of Felsburg Holt & Ullevig, and Kristi Miniello of Miniello Consulting. Project consultants are based out of the Denver area and have extensive experience conducting historic survey work throughout Colorado.

1.4 Project Study Area

Salida's rich history began with the establishment of the regional division point of the Denver & Rio Grande (D&RG) Railroad in 1880, centered on the F Street crossing at the Arkansas River. From there, the city expanded to the south and east where a flat plain provided room for the young community to grow. Workers' housing was also established to the northwest, along West Sackett Avenue. An area known as "Salida-On-Mesa" was platted by the Eddy brothers west of downtown, and some early development occurred there. After World War II, the residential community continued to expand primarily to the south where residential land use merged with the commercial corridor along U.S. Highway 50 (US 50). The historic survey plan covers the entire Salida community as identified by the city's limits. This includes the downtown NRHP district, as well as nearby residential neighborhoods and the US 50 commercial corridor.

Select properties were analyzed outside of the city limits where potential sites significant to the city's past were located. This includes Fairview Cemetery, located on County Road 142 west of town, as well as properties along County Road 177 east of the Arkansas River where the former D&RGW Railroad hub was located. Additionally, NRHP resources outside of the city limits including the former Ohio-Colorado Smelting Company complex, the Chaffee County Poor Farm which later became the River Run Inn (now closed), and the Valley View School located on Airport Road. Please refer to **Figure I** for a map identifying the overall project study area.

Figure 1. Salida Historic Survey Plan Project Study Area



2.0 METHODOLOGY

In order to develop an understanding as to the types of resources present and level of previous survey work conducted to-date, the consultant team analyzed several sources of information. The consultant team's objectives include:

- The review of prior survey work to-date and the evaluation of existing survey data for completeness and accuracy.
- Recommend areas for survey based on data evaluation, windshield survey, and public input.
- Prioritize future surveys in phases (both intensive and reconnaissance levels).
- Recommend possible candidates for nominations based on future intensive level surveys.
- Provide information and historic data for the Salida Planning Department's planning efforts.
- Provide guidance for future survey work/grant funding opportunities.
- Educate the public on the resources and history of the district and the value of historic surveys.
- Guide future updates and revisions to the city's Design Guidelines.

To achieve the desired tasks, the project team consulted with History Colorado's Office of Archaeology and Historic Preservation (OAHP) Compass database to determine whether any previously recorded NRHP eligible or listed properties are located within the project area. The OAHP database indicated the presence of 735

previously recorded resources within Chaffee County. Additional coordination with the OAHP was conducted to verify and obtain data on previously surveyed properties such as past NRHP eligibility determinations, property locations, and dates from most recent surveys. This provided the team with a clear understanding of the geographic distribution of potential historic properties as well as to verify the determinations for prior property surveys.

Additionally, the Chaffee County Assessor's Office records were consulted to provide an understanding of property dates on undocumented properties and the general distribution of potentially historic properties throughout the community. United States Geological Survey (USGS) historic topographical maps, Sanborn Fire Insurance maps, historic plat maps, and historic aerial photography provided information to the team on changes in land use and development over the second part of the 20th century. USGS historic topographical quadrangle maps referenced include Cameron Mountain (1956), Poncha Springs (1956), Salida East (1983, 1994, 2011, 2013, 2016, 2019) and Salida West (1983, 1994, 2011, 2013, 2016, 2019).

2.1 Public Involvement

Engaging the public is a crucial step in the survey planning process. As this project aims to gather existing information on the location of historic resources and prior survey work, the public has the potential to provide anecdotal evidence of places significant to the community's past. Public involvement was first initiated on August 26, 2021, when the Planning Department and HPC hosted the project kick-off meeting to discuss the overall goals and objectives of the project. The consultant team led the HPC and Planning Department through the survey planning process and summarized what to expect throughout the course of the project. A press release was issued to the community through the city's website in early August 2021, and notification of the meeting was advertised through the local Salida newspaper – The Mountain Mail – which is distributed to Salida and Chaffee County residents. No comments were received by the project team from the public or the HPC during the August kick-off meeting.

A public questionnaire was later distributed to the Salida community in December 2021 as the draft survey plan was being developed. The questionnaire was completed through SurveyMonkey.com and located on the city's website and Facebook page. Additionally, the questionnaire was printed twice in the local newspaper (The Mountain Mail) in December as a follow-up and reminder to the community to participate and enter their input. The survey was open between December 14th-31st, 2021.

The HPC held a second public review meeting on March 24, 2022, which provided the consultants an opportunity to present the draft survey plan. The meeting was advertised to the public through the city's website and local newspaper two weeks in advance. The meeting provided the HPC and greater community with an opportunity to hear the proposed recommendations and provide comment and engage in dialogue with the group.

Following the public review of the draft survey plan, comments were received from both the HPC and members of the public and incorporated into the final survey plan. The HPC held a separate work session following public review of the draft survey plan on April 6, 2022 to deliberate on the proposed survey recommendations presented by the consultant team. Comments from the work session were provided to the consultant team and were incorporated into the final survey plan. All comments from the HPC and general public, including the public questionnaire can be found in **Appendix C**.

3.0 SUMMARY OF FINDINGS

The Nation's Bicentennial Celebration in 1976 inspired many communities across the country to look at their past with a new sense of pride. Just a decade prior, cities across the country were rapidly being transformed through urban renewal efforts and interstate highway construction. This ultimately led to the formation of the National Historic Preservation Act of 1966. The late 1970s saw select resource survey and evaluation in Salida. One of the first major undertakings was by a local group called the "Save Our Stack Committee" who petitioned the city to halt plans for demolition of the former Smelertown smokestack, known as the Ohio-Colorado Smelting Company Smokestack, in 1975. The following year led to Salida's first NRHP designated site. The Bicentennial Celebration spawned a new interest in historic preservation that continued to resonate over the following decades. A summary of survey projects conducted through the years is outlined below and depicted in **Figure 2**.

3.1 Prior Survey Projects: 1981-2013

3.1.1 (1981) First Comprehensive Survey Documentation

By 1980, interest in Salida's history had grown from a few enthusiastic residents vying to stop property demolition to regional efforts to gain a better understanding of the area's past. The Four Corners Regional Commission (FCRC), a State and Federal partnership aimed at the long-range planning and economic development of the four corners region of Arizona, Colorado, New Mexico, and Utah, funded the first survey of Salida's commercial buildings located in the downtown area. The Colorado Preservation Office administered this survey and M. Taylor conducted the investigation of these properties.

A total of ninety-five (95) commercial sites were surveyed in downtown Salida as part of this first comprehensive survey documentation project. This includes properties along North F Street, F Street, G Street, Sackett Avenue, First Street, 2nd Street, and 3rd Street. The project study area was defined on the north by the D&RG depot, on the east by D Street, on the south by 4th Street, and on the west by the D&RG tracks. The site form surveys indicated that alterations to several façades had occurred over time and many second-floor windows had been covered over. Recommendations were made to follow the Secretary of the Interior's Standards in the event that building renovations occurred. Several black and white photos of buildings were included in the report, providing a

rare glimpse into how the downtown has evolved over the past 40 years.

Survey documentation utilized the standard Architectural/Historical Component Form issued by the Colorado Preservation Office. These forms were the standard for building documentation at the time and provide very basic information on properties similar in level of detail to History Colorado's current Reconnaissance Survey Forms. The site forms provide useful information in the form of building owners/building use in the 1980s as well as photos of the condition of the building exteriors. However, little information was provided regarding the history and evolution of each property.



Photo 2: Jones Block, 201 F Street (5CF.406.36).



Photo 3: Donmyer & Haley Restaurant, 106 N. F Street (5CF.406.12).

COLORADO CULTURAL RESOURCE SURVEY Colorado Preservation Office
1300 Broadway, Denver, CO 80203

ARCHITECTURAL/HISTORICAL COMPONENT FORM

IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

1) Resource No. _____ 2) Temp No. _____ 3) Name Various commercial structures

4) Address _____ 5) District Name Salida Commercial District

I. INTEGRITY: 6) Condition: Good Fair _____ Deteriorated _____

7) Original Use commercial properties 8) Present Use commercial properties

9) Original Site Moved _____ Date(s) of Move: _____

10) Unaltered _____ Altered Explain: Several of the original storefront have been extensively altered - window modifications, addition of various sidings.

II. DESCRIPTION: 11) Building Materials brick

12) Construction Date 1880-1910 13) Architect/Builder unknown

14) Architectural Style(s) late Victorian commercial buildings

15) Special Features/Surroundings: The majority of the buildings line F Street, the community's main business thoroughfare. These two story buildings are constructed of brick, although the original storefront areas, a number of which have been significantly altered, display a variety of surfaces. The buildings' upper stories, which are largely intact, provide a unifying pattern of cornice, window, and storefront alignment. Metal detailing, including cornices, window caps, and even entire facades, distinguish several of the structures and add to the architectural flavor of the city's commercial area.

16) Archaeological Potential: Yes _____ No _____ Unknown _____ Explain: _____

III. CULTURAL ACTIVITIES: Key the resource type (ie: house, barn, shed, school, church, etc) to the cultural activity theme and sub-theme category associated with it.

17) THEME			
18) SUB-THEME			
19) TYPES			

Form No. 618

Photo 4: Example Site Form



Photo 5: Map of 1981 Building Survey Area



Photo 6: Salida Opera House, West First Street (5CF.289), later known as the Unique Theater.



Photo 7: Twitchell Building, 101 N. F Street (5CF.406.45).

Site forms compiled as part of this survey project provide useful information on the condition of historic properties in the downtown commercial area in the early 1980s. For properties that have been rehabilitated or updated with modern materials, these site forms provide helpful information on original building components. Both the property owners and the HPC can use this information to make informed decisions on architectural modifications in the future.

3.1.2 (1983-1984) National Register District Nomination

Following the first comprehensive survey of downtown Salida, the city embarked on the designation of the downtown Salida National Register District. This study area was similar to that of the first 1981 comprehensive survey. The designation was prepared by preservation consultant Sarah J. Pearce on November 27, 1983 and was officially listed in 1984 (5CF.406). The designation lists 111 buildings with 79 determined significant under Criterion C, as good representations of late 19th century commercial architecture. The district's period of significance spans from the founding of Salida in 1880 through 1930 for Architecture and Commerce.

In addition to the downtown commercial core, the district boundary includes select residences east of downtown which represent the importance of boarding houses in Salida's history.

Documentation prepared for the National Register District provides base descriptions of periods of construction and development trends. A map of the district was also provided which clearly demarcates the district boundaries and contributing buildings as shown in Photo 11 below.

Site forms compiled as part of this survey project provide useful information on the condition of historic properties in the downtown commercial area in the early 1980s. Site forms provide useful information on original building components that can be used by property owners and the HPC to make informed decisions on architectural modifications in the future.



Photo 8: Hively-Mandeville Block, 112-114 East First Street (5CF.406.52).



Photo 9: McKenna Building, 230 F Street (5CF.406.18).



Photo 10: Former Denver & Rio Grande Depot, F Street east of the Arkansas River (5CF.406.1). This building was demolished on January 24, 1985. Today, the area consists of a small gravel parking area.

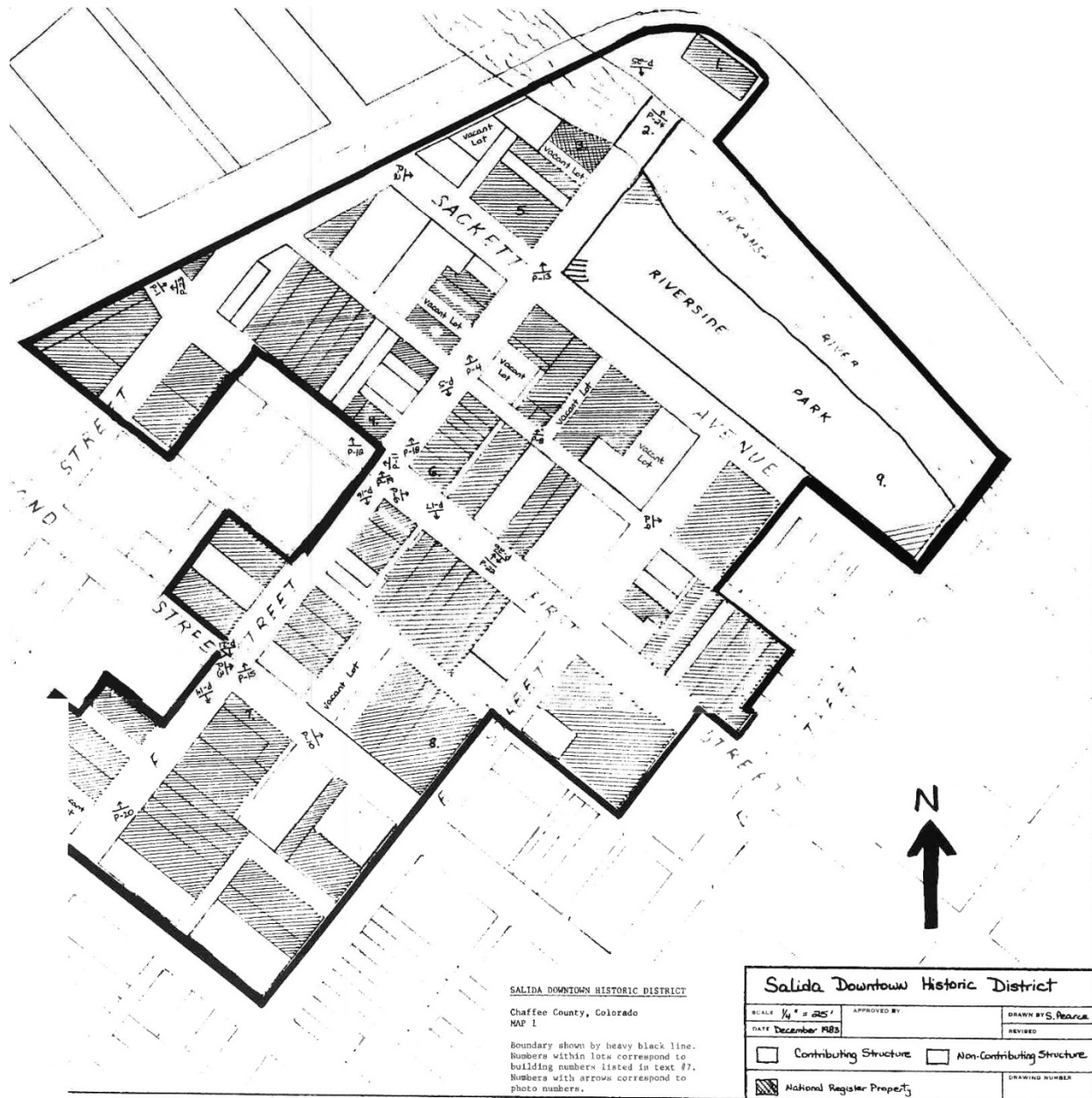


Photo 11: National Register District Boundary Map

3.1.3 (2001-2002) Downtown Salida Historic Building Survey

In 2001, the City of Salida contracted Front Range Research Associates, Inc. to conduct an updated building survey and reconnaissance review of the remainder of town. The project's primary focus was to gain a better understanding of how the downtown National Register District had changed since it was formed in 1984. Funded by a State Historical Fund Grant, the survey began in 2001 and was completed by June 2003.

The project identified two goals: (1) conduct intensive-level survey to record and evaluate properties within and adjacent to the historic commercial district; (2) conduct a reconnaissance level survey of the remainder of the city. While the original 1981 survey of downtown only recorded specific properties, the intensive-level survey conducted as part of this project recorded all 136 properties in the downtown historic district on OAHF Form 1403. The intensive-level survey found that 81 properties were Contributing, while 43 properties were considered Non-Contributing to the historic district, and another 12 were outside of the National Register District boundary. Six individual properties were evaluated as potentially individually eligible for NRHP listing while four individual properties were evaluated as potentially individually eligible for State Register listing. At that time, the National Register District boundary was also reexamined and was found to be reasonably drawn.

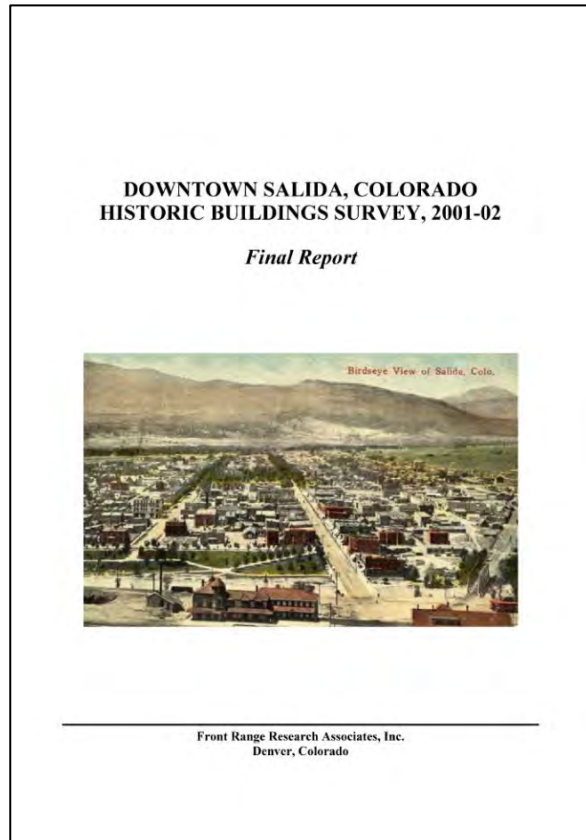


Photo 12: Report cover for the 2001-2002 Downtown Building Survey

A reconnaissance level survey was conducted for the remainder of the community to help identify other potential areas of historic significance in the town. The reconnaissance survey consisted of a windshield survey that identified and prioritized seven subareas ranked by high, medium, or low priority for intensive-level survey.

The city also created the Historic Preservation Commission (HPC) in 2002. The HPC was charged with the goal of preserving, protecting, and enhancing Salida's unique architectural heritage. Regulations governing the HPC are established in Chapter 2, Article XI of the Salida Municipal Code.

The project recorded all properties in the downtown district on Architectural Inventory Form I403, which is the current standard in property survey documentation. These site forms provide very useful information on the history of each property and evaluation of properties against the criteria for evaluation for NRHP significance. Property owners and the HPC can use this information to make informed decisions on the appropriate preservation, restoration, and rehabilitation efforts for the future. The report can be found in **Appendix D**.



Photo 15: Daniel Martin Saloon (now Salida Bike Co.), 148 N. F Street (5CF.406.5).



Photo 13: Robertson Block, 102-104 N. F Street (5CF.406.13).



Photo 16: Bon Ton/Manhattan Hotel, 228 N. F Street (5CF.213).



Photo 14: Twitchell Building, 101 N. F Street (5CF.406.45).

3.1.4 (2005-2006) Salida Historic Buildings Survey

This project marked the first systematic survey of residential properties in Salida. Selective intensive-level surveys examined approximately 10.2 acres of urban land in the central part of the city and recorded a total of thirty (30) resources. Most of the properties were residential in nature. Eighteen of the properties were located on Block 50 of Haskell's Addition, which is bounded by F Street, E Street, East 3rd Street, and East 4th Street. Six additional resources in the 400 block of F Street were situated nearby on Block 60 of Haskell's Addition. The remaining six properties were more widely scattered, as shown in Photo 22 below.

Like the 2001-2002 survey, this residential inventory was prepared by Front Range Research Associates, Inc. The study was completed in March of 2006 and funded by a State Historical Fund grant.

The overall goal of the project was to collect detailed survey information of 30 properties in the central area of Salida. These properties were selected by the HPC and were located in areas that the 2001-02 survey identified as having the highest priorities for future intensive-level survey work. Properties were recorded on OAHF Form 1403 and evaluated in terms of potential eligibility to the NRHP, Colorado SRHP, or local Salida Landmark.

Six properties were evaluated as eligible for listing on the NRHP, while seven were found to be eligible for the Colorado SRHP. Additionally, 13 properties were found to be potential Salida Local Landmarks.

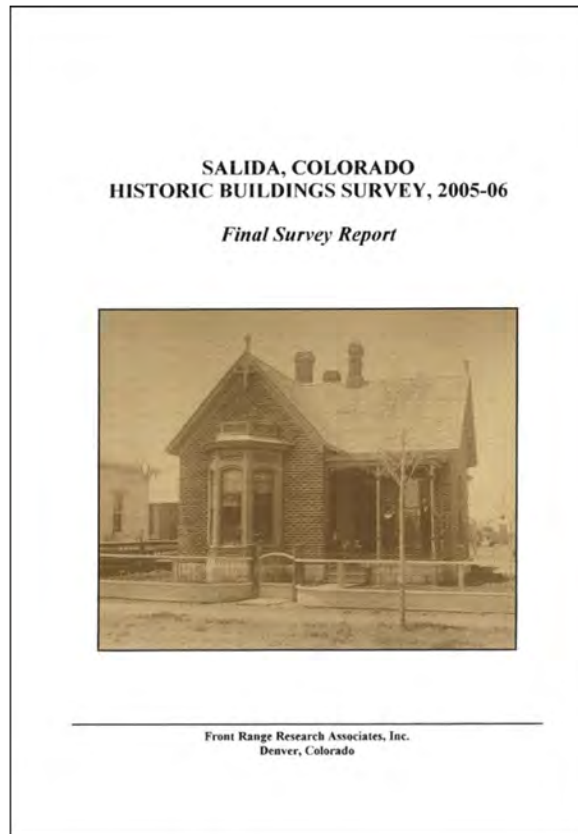


Photo 17: Report cover for the 2005-2006 Salida Historic Building Survey.

The project's utilization of OAHF Form 1403 provides great information on the history of each property and evaluation of properties against the criteria for evaluation for NRHP significance. These property forms are the current standard in survey documentation and provide property owners and the HPC highly useful information for making informed decisions on appropriate preservation, restoration, and rehabilitation efforts for the future. The report can be found in **Appendix E**.

In 2005, the City of Salida became a Certified Local Government (CLG), and a local historic preservation ordinance was established.



Photo 18: Cochems House, 408 F Street (5CF.2042) found potentially Eligible to the NRHP.



Photo 20: Graff-McNamara House, 415 East 2nd Street (5CF.2057) was found potentially Eligible to the NRHP.



Photo 19: Alexander House, 846 F Street (5CF.2048). This resource was determined potentially Eligible to the NRHP in 2005 as part of this survey project and was later listed on the NRHP in November of 2007.



Photo 21: Hanks House, 108 Park Place (5CF.2056) was found potentially Eligible to the State Register.



Photo 22: Map of 2005-2006 surveyed properties.

3.1.5 (2006-2007) Salida Historic Buildings Survey

In 2006-2007, another large intensive-level survey was conducted by Front Range Research Associates, Inc. This survey looked at properties located in the northeastern portion of the city, east of downtown. The survey was completed by January 2007, and funding was made possible through History Colorado's State Historical Fund Grant program.

The primary goal of the project was to conduct intensive-level surveys of 100 properties in the northeastern portion of the city. These properties were mostly residential, and all were located in one of the areas that the 2001-02 survey identified as having the highest priority for future survey work. Properties were recorded on OAHF Form 1403 and evaluated in terms of potential eligibility to the NRHP, Colorado SRHP, or as a local Salida Landmark.

The survey concluded that 10 individual properties were potentially eligible for the NRHP and SRHP while 20 properties were found to be potential local Salida Landmarks. A few examples of the NRHP-eligible properties are shown below.

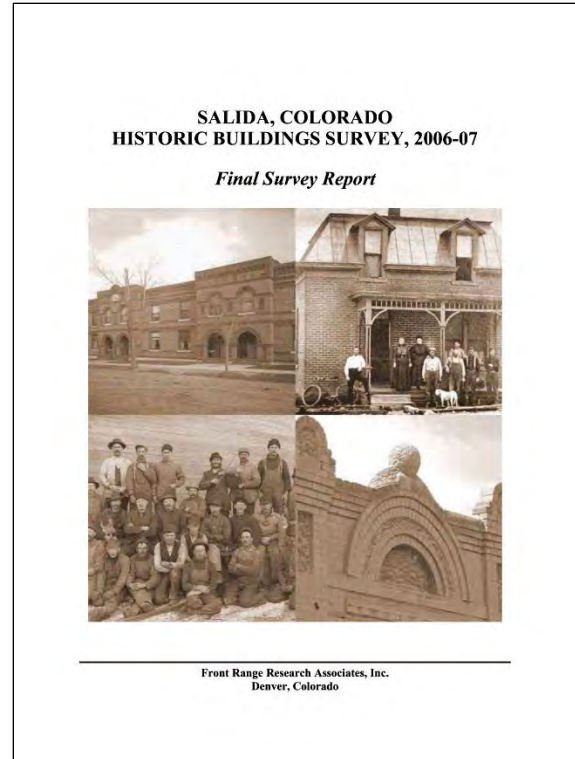


Photo 23: Report cover for the 2006-2007 Salida Historic Building Survey.

The project's utilization of OAHF Form 1403 provides great information on the history of each property and evaluation of properties against the criteria for evaluation for NRHP significance. These property forms are the current standard in survey documentation and provide property owners and the HPC highly useful information for making informed decisions on appropriate preservation, restoration, and rehabilitation efforts for the future. The report can be found in **Appendix F**.



Photo 24: Parlin Terrace, 120-122 C Street (5CF.2216) found potentially Eligible to the NRHP.



Photo 26: Knox Hotel/Kelly Rooming House/Nasious House/Plum Tree Inn, 247 East Sackett Avenue (5CF.2269). Potentially Eligible to the NRHP.



Photo 25: Martinis-Pierce House, 449 East 2nd Street (5CF.2304) found potentially Eligible to the NRHP.



Photo 27: Comstock Terrace, 223-249 East Street (5CF.2247) was found potentially Eligible to the NRHP.

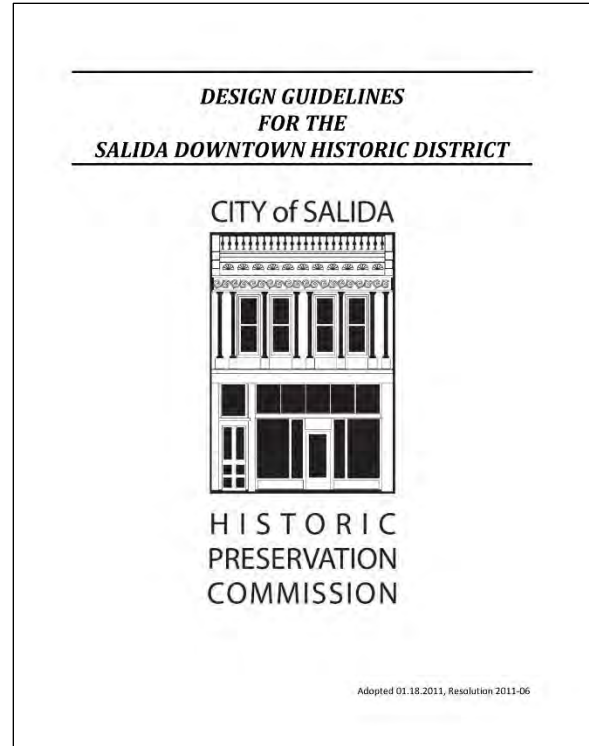


Photo 28: 2006-2007 Survey Map.

3.1.6 (2011) Design Guidelines for the Salida Downtown Historic District

Adopted by City Council on January 18, 2011, the Design Guidelines for the Salida Downtown Historic District were developed by the HPC to outline the design review process (as defined by the Salida Municipal Code), provide an overview of Salida history, identify incentives for preservation, and ultimately foster an appreciation for the unique styles and design features of the different building types found throughout the downtown historic district. Specific building features are identified on visual graphics that assist the reader with the nomenclature used to describe various components of historic buildings. The guidelines follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. These standards were developed by the National Park Service (NPS) over the course of several decades to promote the responsible preservation practices that help protect special places of historic value. The standards identify four distinct approaches to the treatment of historic properties – preservation, rehabilitation, restoration, and reconstruction.

Part I of the guidelines provides a succinct background of the history of the community and identifies the downtown historic district. Further, background is provided on the evolution of the Salida HPC and how preservation of historic properties leads to an improved quality of life and has economic and environmental benefits.



Part 2 covers the design review process and the submittal requirements for an application for a Certificate of Approval for future building improvements.

Part 3 of the guidelines reviews the rehabilitation guidelines for building modifications and presents a review of the Secretary of the Interior's Standards for the Treatment of Historic Properties as they apply to Salida's historic building stock.

Part 4 presents guidelines for building additions and new construction with an emphasis on appropriate building materials for commercial buildings which make up the majority of property types in the downtown historic district.

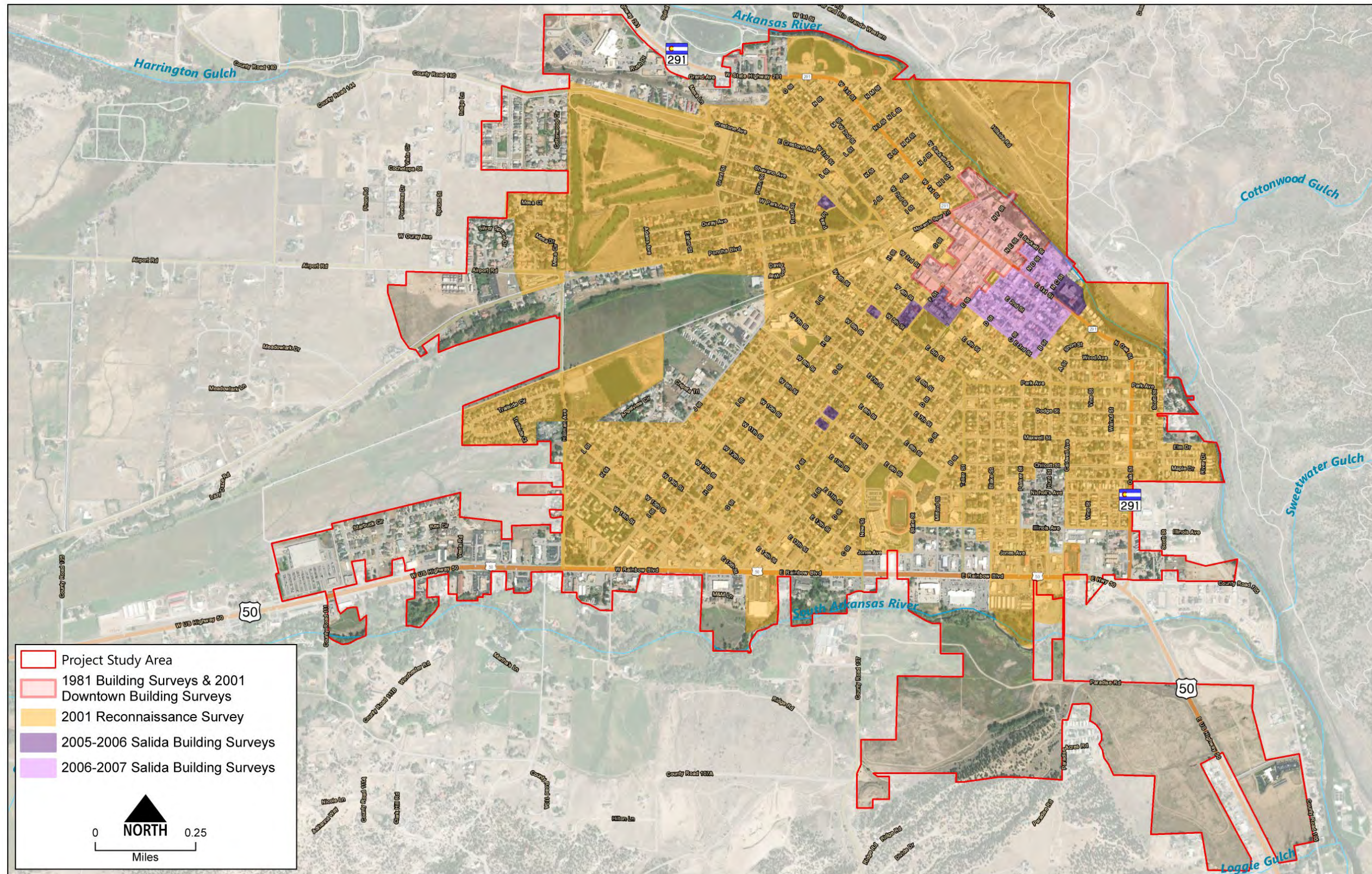
The design guidelines help expand the knowledge of the unique attributes of the downtown historic district and present appropriate ways for future building improvements.



Parts of a Typical Downtown Salida Commercial Building

A.T. Henry Building
 1st and F Streets
 Salida, Colorado
 During rehabilitation May 2010

Figure 2. Prior Survey and Inventory Project Areas



3.2 Designated Resources

History Colorado's Compass database and the NPS National Register Digital Archive were consulted to identify resources listed in the NRHP and Colorado SRHP. Within Colorado, all sites listed in the NRHP are automatically also listed in the SRHP.

Eleven (11) properties within the city have been evaluated and nominated to the NRHP. These include a wide range of building types and uses in the community. Additionally, Salida has six (6) properties that have been listed in the Colorado SRHP alone that have not been designated to the NRHP. A table of all designated resources can be found in **Appendix G**.

3.2.1 Salida Historic Districts

Salida has one NRHP designated district – the Salida Downtown Historic District (5CF.406), which was designated in 1984.

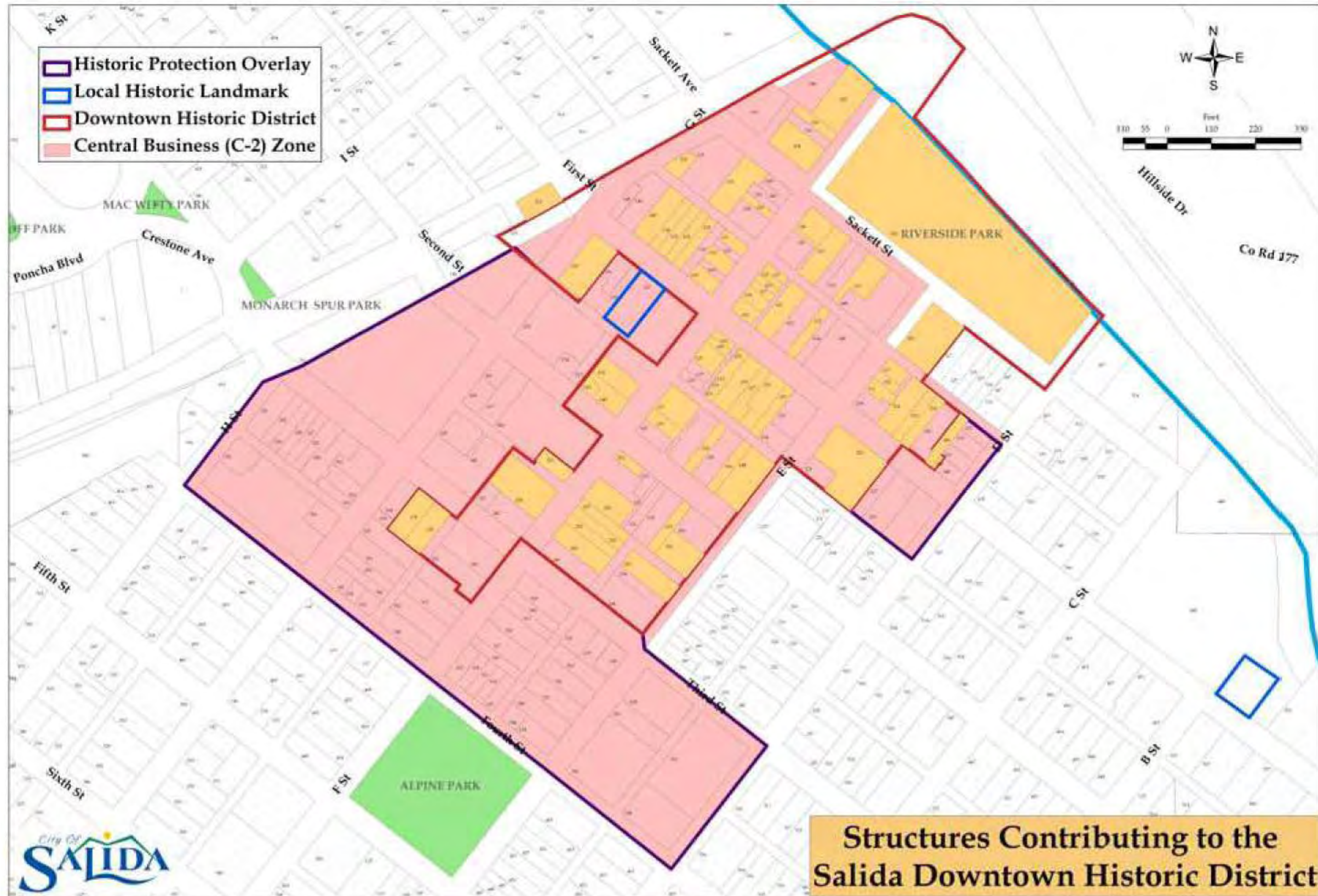
Salida Downtown Historic District, 5CF.406

National Register Listed 1984

The Salida Downtown Historic District was listed on the NRHP in 1984 following the first comprehensive survey of the community three years earlier. The district primarily encompasses the downtown commercial district and has a period of significance of 1880, the year the town was founded, to 1930 at the beginning of the Great Depression.

See **Figure 3** below for the boundary of the historic district. Properties highlighted in yellow are contributing to the overall significance of the historic district.

Figure 3. Salida Downtown Historic District – Listed in the National Register 1984



3.2.2 Salida's National Register Listed Resources

Ohio-Colorado Smelting Company Smokestack, 5CF.143

*County Road 152, National Register Listed
1976*

Standing tall above the Arkansas River valley, the 365-foot-tall brick smokestack serves as a symbol of the former Ohio-Colorado Smelting and Refining Company's influence on the region during the first decades of the 20th century. The smelter was in operation between 1902 and 1920 when it was abruptly closed. The brick and tile smokestack was later designated to the NRHP on January 11, 1976.

While the smelter began operations in 1902, construction of the iconic brick smokestack commenced in 1916 and was finished by 1917. The height of the structure was aimed at reducing air pollution adjacent to the smelter, including the community of Salida. At the time, the structure was the tallest of its kind west of the Mississippi River. The foundation is comprised of solid concrete 40 feet wide and extending 30 feet into the ground to solid granite bedrock. The octagonal base of pressed, glazed brick rises approximately 70 feet above ground. At one time, the City of Salida owned the smokestack and was preparing to remove the structure since the rest of the refinery had been previously demolished and the site was considered a liability. Local citizens formed the Save Our Stack committee in 1975 and petitioned to preserve the stack as a reminder of earlier days when Smelertown served the region's mining industry.



*Photo 29: Ohio-Colorado Smelting Company
Smokestack (5CF.143)*

Garret & Julia Gray Cottage, 5CF.144
125 East 5th Street, National Register Listed
1980

Built in 1882 by Garret R. and Julia J. Gray, this residence represents one of the earlier high-style Victorian homes in Salida. Aside from its architectural characteristics, the Gray Cottage is significant for its association with the Grays, who were early settlers in Salida. Julia Gray was the owner of Salida's first hotel, known as the New York House. G.R. Gray also co-owned the Smith and Gray Mine, later known as the Madonna Mine, with George Smith.

The resource is also associated with Louis W. Craig, an important businessman who owned a dry goods store, the local opera house, and a banking business known initially as the Continental Divide Bank and later the First National Bank of Salida. Craig is also said to have been instrumental in helping bring the Ohio-Colorado Smelting and Refining Company to Salida.



Photo 30: Garret & Julia Gray Cottage (5CF.144)

Chaffee County Poor Farm, 5CF.190
8495 County Road 160, National Register
Listed 1985

The Chaffee County Poor Farm is located outside of the city limits on County Road 160, northwest of town. In 1892, the poor farm was established on 120 acres by Chaffee County. Today, the property consists of approximately eleven acres where three of the original buildings still remain. These include a two-story masonry house, wood framed barn with vertical siding and brick foundation, and an original icehouse, located east of the main house.

When the city purchased the poor farm in 1945, the main house was renovated for use as a Grange Hall and other community activities, including 4H and county fair use. Despite these changes, the exterior of the building still retained its historic features.

The Chaffee County Poor Farm is significant in the cultural and social history of the state as one of the representative facilities established by Colorado counties in the 19th century to care for the indigent.



Photo 31: Chaffee County Poor Farm (5CF.190)

**Bon Ton Hotel, Manhattan Hotel,
5CF.213**

228 N. F Street, National Register Listed 1983

The Manhattan Hotel, constructed in 1901, is a two-story commercial hotel building on North F Street in the heart of downtown. The Arkansas River flows by its north façade. The building has many fascinating features including stone turret-like projections and cut stone stringcourses that correspond with the lower storefronts.

The hotel is significant as an outstanding example of turn-of-the-century commercial architecture with articulate detailing and masonry textures.



Photo 32: Bon Ton/Manhattan Hotel (5CF.213)

**F Street Bridge, Arkansas River Bridge,
5CF.406.75**

F Street at Arkansas River, National Register Listed 1985

Erected in 1906, the F Street Bridge over the Arkansas River consists of a segmental, reinforced concrete Luten arch bridge with two 60-foot spans for a total length of 128 feet. The bridge has a paneled concrete balustrade and sidewalk at the surface with three lampposts on each side.

The bridge is a well-preserved example of the work of the Pueblo Bridge Company and is representative of the Luten arch bridges popular at the time. The bridge was found to be the oldest example of the Luten arch type concrete bridge constructed by the Pueblo Bridge Company remaining in the state.



Photo 33: F Street Bridge over the Arkansas River (5CF.406.75)

E.W. Corbin House, Hethlon, 5CF.849
303 East 5th Street, National Register Listed
1996

The E.W. Corbin House consists of 1½ stories with a painted brick exterior and the unique mansard roof with flared eaves typical of the Second Empire architectural style. The majority of windows found in this residence are segmental arch, wood frame windows. The residence was originally built in 1884 and has a kitchen addition that was later added in 1895. In 1910, a wood coal shed was attached to kitchen addition.

The E.W. Corbin House is significant under Criterion A for its association with the early settlement of Salida. The house is also significant under Criterion C for its architectural significance as the best and earliest example of the Second Empire style in Salida.



Photo 34: E.W. Corbin House/Hethlon (5CF.849)

F.A. Jackson House, 5CF.939
401 East First Street, National Register Listed
1999

Also in the Second Empire style is the F.A. Jackson House. This 1½-story painted brick residence is considered more of a vernacular example of the style, and no builder or architect has been identified. Built in 1890, by local physician Frederick A. Jackson, the residence has a high level of integrity, retaining most of its original features and detailing.

The Jackson residence is significant under Criterion C as a noteworthy example of vernacular Second Empire architecture. In addition to its intact exterior, the Jackson residence also retains much of its original wood interior detailing.



Photo 35: F.A. Jackson House (5CF.939)

Valley View School, 5CF.1598

8465 County Road 140, National Register Listed 2003

Constructed in 1903, the Valley View School is nestled at the base of a low mesa on a piñon-studded rise with an unimpeded view towards Salida down the valley toward the east. The building consists of a 1-story, wood framed schoolhouse with a rectangular floor plan. In 1936, the Works Progress Administration constructed a hipped roof addition with concrete block walls to the north end of the building. There are two privies associated with the property located to the northwest and northeast of the schoolhouse.

The school is significant under Criterion A in the area of Education and Criterion C in the area of Architecture. The building meets the registration requirements of the Schoolhouse Property Type as defined in the Multiple Property Documentation Form Rural School Buildings in Colorado.



Photo 36: Valley View School (5CF.1598)

Alexander House, Churcher House, 5CF.2048

846 F. Street, National Register Listed 2007

Constructed in 1901, the Alexander House consists of a two-story brick, Queen Anne style residence with a rectangular plan and complex roof system. Two secondary structures stand behind the residence, including a 1-story garage and 1½-story carriage house matching the main residence.

The residence was shown to have been originally owned by Edwin R. and Mary E. Alexander in the early 20th century. Edwin was president and manager of E.R. Alexander Mercantile Company, located at 127 F Street. The house was later home to the Frank B. Churcher family. Frank was a partner in the Churcher and Johnson firm, dealers of furniture, carpet, and undertaking services.

The Alexander House is significant under Criterion C for its architectural characteristics. The building is an excellent example of Queen Anne style architecture and retains a high level of physical integrity.



Photo 37: Alexander House (5CF.2048)

Bode-Stewart House, 5CF.2343

803 F. Street, National Register Listed 2008

The 1908 Bode-Stewart House conveys an excellent example of Edwardian style architecture in Salida. The residence is a 2-story brick residence with characteristic features, including wrap around projecting front porch and decorative brick detailing. A rectangular, 1-story detached garage is located at the northeast corner of the site and was constructed between 1914-1929.

The residence is significant under Criterion C as an excellent example of Edwardian style architecture. The style evolved from the earlier Queen Anne style by replacing Victorian detailing with simpler features and classical detailing. The residence is a well-preserved example both inside and out.



Photo 38: Bode-Stewart House (5CF.2343)

Heister House, 5CF.2366

102 Poncha Boulevard, National Register Listed 2008

A unique building in Salida to be sure, the 1943-1954 Heister House has an irregular floor plan and exemplifies the Moderne style popular just prior to World War II. The building is 1-story in height and has brick and concrete block features with stucco exterior cladding and a flat roof. A large, cantilevered metal canopy wraps around the south end of the residence from the main entrance to a secondary entrance. The residence exhibits unique materials such as exposed metal fascia, glass block, stucco cladding, and circle/porthole detailing on doors and structural columns. The west half of the residence was constructed in 1943 and the family lived in the residence until the east half was completed in 1954.

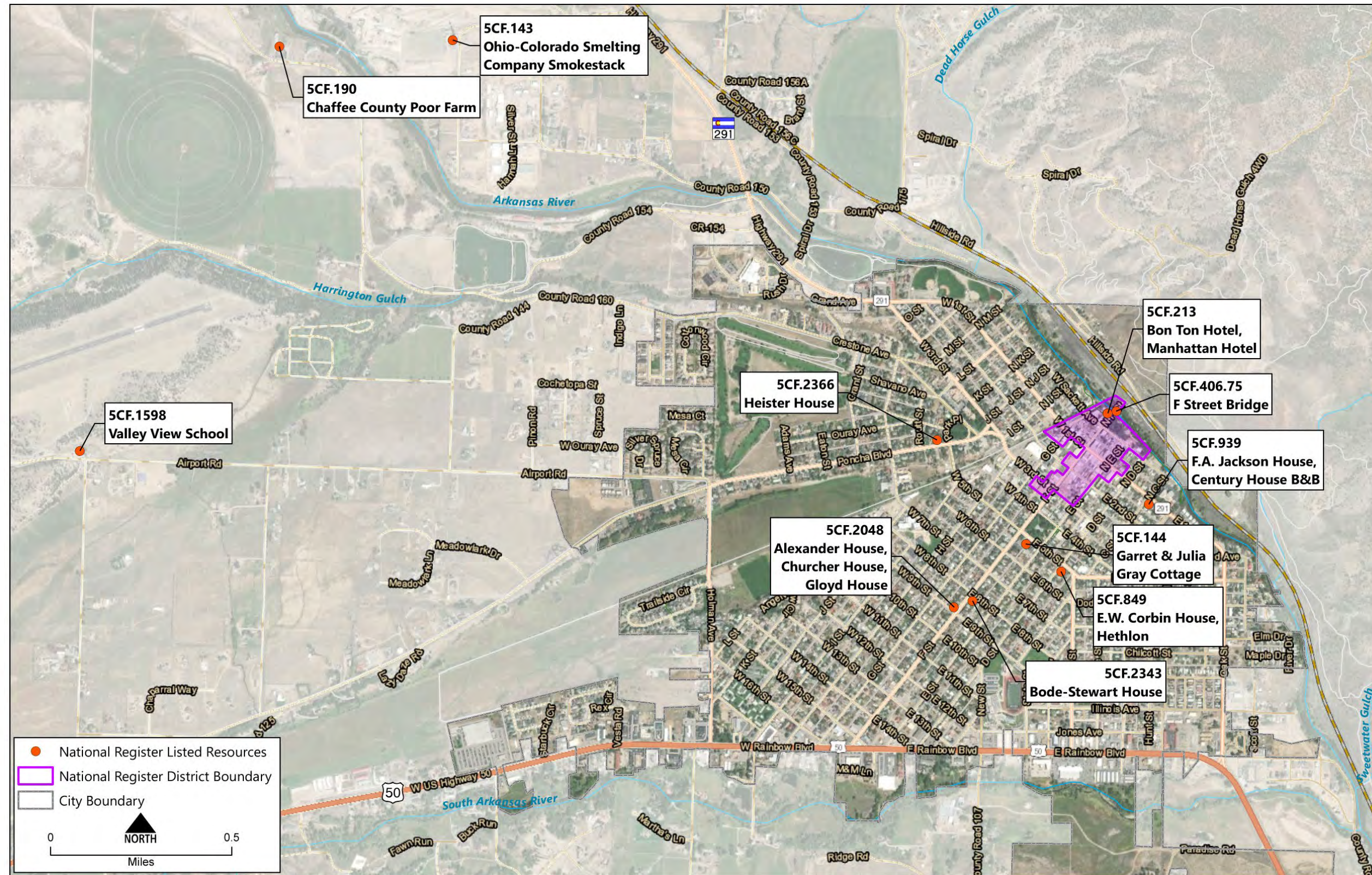
The Heister House is significant under Criterion C in the area of Architecture as a good example of the Moderne style with representative detailing including flat roof, stucco exterior, rounded corners and porthole detailing.



Photo 39: Heister House (5CF.2366)

The eleven NRHP designated properties are shown on **Figure 4** below.

Figure 4. Salida's National Register Listed Resources



3.2.3 Properties Listed in the Colorado State Register

Edison Electric Light Plant, Salida Steam Plant, 5CF.291

220 West Sackett Avenue, State Reg. Listed 1993

In 1887, a group of local entrepreneurs met to organize a company to put in an electric light plant. The result was the incorporation of the Electric Illuminating Company of Salida, directed by R.M. Ridgway, S.M. Jackson, W.W. Roller, Thomas Ryan, A.J. Truesdell, Ben Disman, and J.M. Collins. The name was changed within a few months to the Edison Electric Light Company and construction began on a new electric light plant by September of that year.

The original plant consisted of a 1-story frame building twenty-eight feet square with a sloped roof. By 1892, the building had been expanded with the current brick facility at the north end of the building. In 1926, an addition was constructed on the south side of the building adjacent to West Sackett Avenue.

The electric plant was listed in the Colorado State Register for its role in the early electrification of Salida.



Photo 40: Edison Electric Light Plant, Salida Steam Plant (5CF.291)

Church of the Ascension, 5CF.344

349 E Street, State Register Listed 2000

Constructed in 1885, the Church of the Ascension is significant under Criterion C in the area of Architecture as a surviving example of early vernacular church facilities that were commonly erected following the initial establishment of towns in Colorado. The original structure retains its tall side windows, wood clapboard siding, and gable roof entry wing. In subsequent years, the church was expanded, most notably in 1981 when a new congregation hall was constructed to the north of the original structure.



Photo 41: Church of the Ascension (5CF.344)

Salida Carnegie Library, 5CF.346
405 E Street, State Register Listed 1995

Development of the library was made possible by the efforts of the Tuesday Evening Club. Originally consisting of eleven local women when it was formed in 1894, the club held fund raising events for the procurement of books to start Salida's first library. The club later raised funds to purchase land at the corner of E and 4th Streets for the development of a permanent library building. The building was partially funded by Andrew Carnegie as well as local residents. By 1908, the library was constructed. The building's Neoclassical style is illustrated by the ionic portico columns, simple building form, large one-over-one windows, and exposed corner brick quoins.

The Salida Carnegie Library is significant under Criterion A in the area of Social History for its association with Andrew Carnegie's nationwide public library movement. The building is also significant for its association with Community Planning and Development, as it represents the efforts of both the community and the Tuesday Evening Club to provide a public library to the Salida community.



Photo 42: Salida Carnegie Library (5CF.346)

Salida Methodist Episcopal Church, 5CF.505

228 East 4th Street, State Register Listed 1999

Constructed in 1899, the Salida Methodist Episcopal Church is significant under Criterion C for Architecture as a good local example of an ecclesiastical building executed in the Gothic Revival style. The exterior is clad in red bricks which were made locally. Additionally, the interior, which is adorned in eloquent woodwork was crafted by local artisans. In 1999, the church was designated to the State Register, and in 2005 the building was restored.

The Salida Methodist Episcopal Church measures 3,860 square feet and has a steep, cross-gabled roof. A large square brick bell tower rises above the narthex where the main entrances welcome visitors from the street. In all, thirteen large gothic stained-glass windows adorn the building.

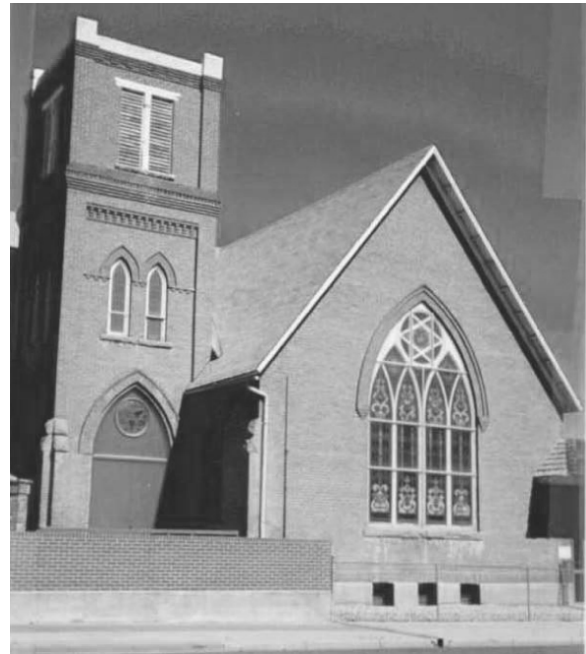


Photo 43: Salida Methodist Church (5CF.505)

Chaffee County Courthouse, 5CF.850
*104 Crestone Avenue, State Register Listed
1996*

Designed by architect Walter DeMordaunt, the Chaffee County Courthouse is an excellent representation of the Art Deco style, which was popular in the late 1920s and 1930s. In 1928, voters decided to move the county seat from its former location in Buena Vista to Salida, where the building was erected on the mesa in 1932, four blocks west of downtown. The Ray Lines American Legion Post 64 undertook construction of the courthouse and conveyed the building back to the County over a 25-year lease. The Chaffee County Courthouse is significant under Criterion C for Architecture as the building is one of the few Art Deco buildings in Salida. The property was designated to the State Register in September of 1996.

In 1968, the courthouse was expanded to the north. The 1968 addition is considered an early example of compatible building expansion that is sensitive to the historic portion of the building while avoiding common mistakes such as duplication or replication of historic design features and detailing. This was a significant milestone considering that the guidance established by the Secretary of the Interior's Standards for the Treatment of Historic Properties wasn't published until 1976.



Photo 44: Chaffee County Courthouse (5CF.850)

***Kesner Memorial Building, Salida
Junior/Senior High School, 5CF.1507
9th and D Streets, State Register Listed 2003***

Constructed between 1922-1923, the Kesner Memorial Building represents the most intact historic educational building in the city. The Kesner building was part of an original complex that housed the junior high, high school, and gymnasium. The Kesner building was originally shared between the high school and junior high classes until 1936 when the second floor was remodeled and dedicated specifically to the junior high. The original school complex faced north toward the intersection of 9th and D Streets. In 1962, the main high school building at the north end of the complex burned down, though the Kesner building remained. A new school was constructed around the Kesner facility the following year. The 1962-era school was later torn down in 1999 when the current school complex was constructed. The Kesner building has remained all these years.

The building was designed by well-known architects Leo A. Desjardins and Francis W. Cooper. Desjardins' architectural practice was based out of Denver where, in 1910, he became the first licensed architect through Colorado's architecture license examination program. He was a Fellow in the International Congress of Master Architects and was an organizer of the Independent Architects Association (IAA). Desjardins strongly promoted the value of architect involvement in the erection of buildings over contractor-designed or plan book structures (Leo A. Desjardins Biographical Sketch, History Colorado). Desjardins

designed several well-known structures in Denver and other Colorado towns, including Cañon City, Trinidad, La Junta, and Florence.

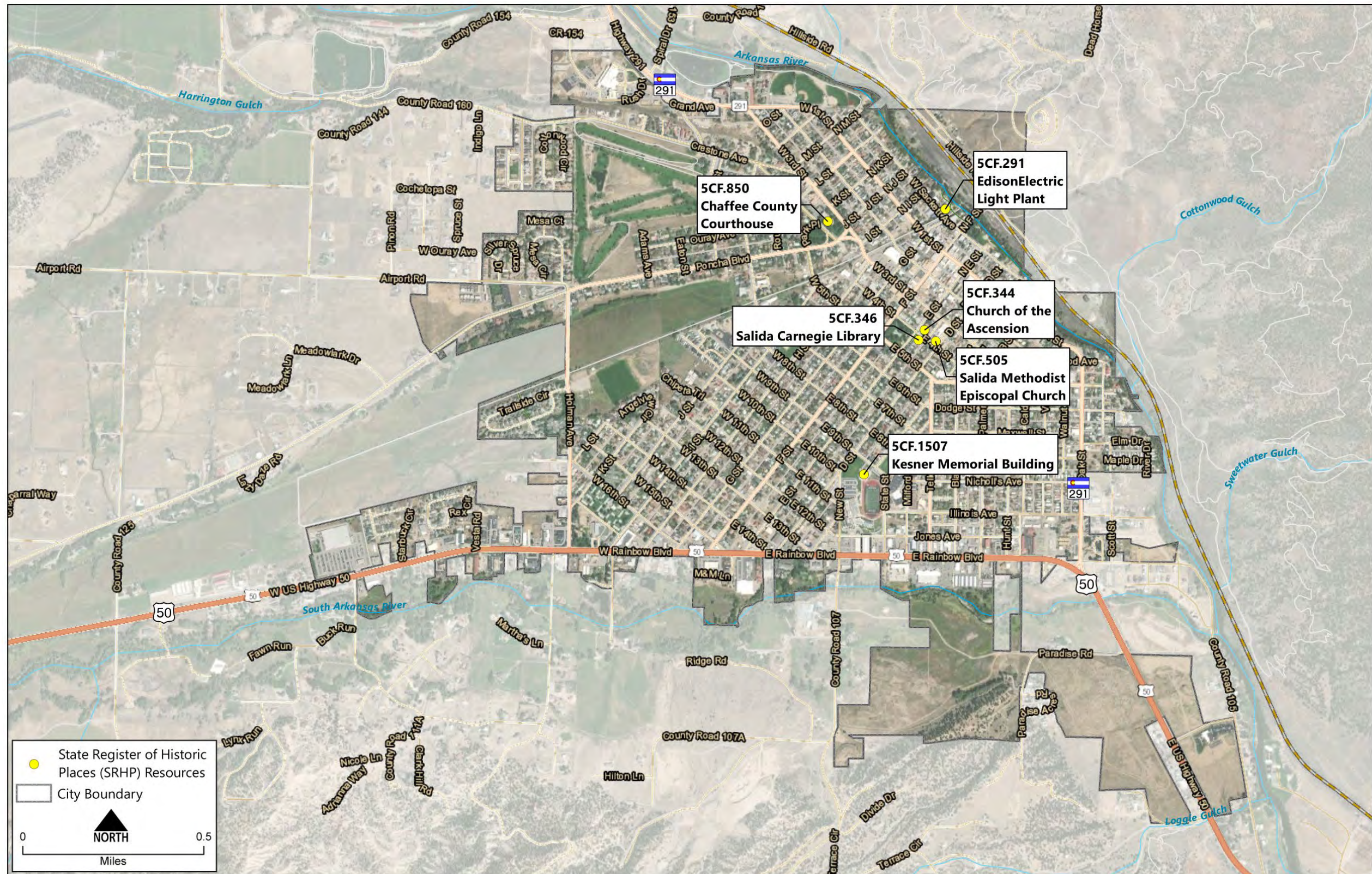
A native of New York, Francis W. Cooper graduated from Cornell in 1874 and practiced architecture in Ohio and Wyoming before moving to Pueblo in 1881 where he established his architectural practice. Many of his commissions were for prominent citizens of Pueblo, where he designed many stylish homes. Cooper was the President of the State Board of Architect Examiners for sixteen years and later a Fellow in the American Institute of Architects (AIA).



Photo 45: Kesner Memorial Building (5CF.1507)

For the locations of the six properties designated to the Colorado SRHP, please see **Figure 5** below.

Figure 5. Properties Listed in the Colorado State Register



3.3 Limited Reconnaissance Survey Results

Limited reconnaissance or “windshield” surveys as they’re more commonly referred, are quick visual exercises that broadly identify the general distribution, location, and nature of cultural resources within a given area. These types of low intensity surveys typically make note of the physical integrity or condition of properties, though they may also identify unique or noteworthy architectural styles and building types in a given area. Photographs are collected for properties that are representative of a given area or neighborhood, and that illustrate a particular architectural style, building type, construction method, material use, and/or historical theme.

The project team conducted a limited reconnaissance survey of the city in October of 2021. The survey was used to map the physical integrity of buildings throughout town, grading properties on a high, medium, or low integrity scale. No survey forms were prepared during this exercise, though notes were made of the physical integrity of individual properties and neighborhoods and representative photographs were collected throughout the study area. **Figure 6**, below, illustrates one of the sketches from the field work. Overall, the observations from the limited reconnaissance survey determined that the general physical integrity of buildings immediately surrounding the downtown commercial district have been retained, while areas adjacent to high traffic areas such as US 50, West First Street, and Oak Street have been subject to more alterations and loss of historic properties.

Figure 6. Example Sketch from Limited Reconnaissance Survey



3.4 Historic Contexts

Past survey reports have provided historic contexts for a great deal of Salida's early development, commercial endeavors, founders, and other influential factors. Opportunities remain to expand our understanding of Salida's history, specifically with regard to residential development, industries, and the impact of nation-wide trends. The contexts provided in this plan are meant to provide a baseline understanding of overall development trends and influences throughout Salida's history. Many rely on existing research and narratives provided in previous survey reports. Some of the areas were developed specifically for this plan in order to provide context for the properties and recommendations discussed throughout. Time and budget constraints did not allow for more thorough discussions, and these are not meant to be an exhaustive account. They should be revised and adapted, as appropriate, during future survey work. A note at the end of each section speaks to further research needs and opportunities for a greater understanding.

One area of importance that was not able to be satisfactorily addressed during this process involves underrepresented communities in Salida. Few accounts of such influences were discovered during the preliminary research performed for the contexts. Some place names, such as present-day Thonoff Park's original name, Halagueño Park, and Nuño Park may provide clues to early immigrants and cultural influences. During the public survey process, more than one respondent noted

the presence of a possible Italian enclave in the area identified in this plan for future survey work as "West First Street/Sackett Avenue." Given the rich history of the railroad in Salida, it is highly likely there was a strong immigrant population associated with its construction. Future survey work should investigate any associations with underrepresented communities.

3.4.1 Area Settlement and Early Enterprises (1779 – 1880)

The Upper Arkansas Valley was a popular summer hunting and camping spot with indigenous peoples, particularly the Utes, due to its plentiful game, numerous hot springs, and mild climate. Pushing north from New Mexico, Spanish explorer Gov. Don Juan Bautista de Anza led a party assisted by Utes and Apaches that crossed the San Luis Valley and passed over Poncha Pass in an effort to quell Comanche disturbances. The expedition traveled just north of the future site of Salida in the summer of 1779. The area also experienced much activity during the period of American exploration, serving as a natural pathway to several mountain passes. Among those examining the region was Lt. Zebulon Montgomery Pike, assigned to explore the Louisiana Purchase and locate its southwestern boundary. Pike camped near the future site of Salida on December 26, 1806 after descending Trout Creek Pass.

The gold rush, which attracted thousands to the Pike's Peak area in 1859, resulted in some prospectors penetrating the Upper Arkansas Valley.

The first post office within the boundary of future Chaffee County was located at Cache (or Cash) Creek in 1862.



Photo 46: Example of pre-1880's square-hewn log construction, 1604 H Street.

Mining related enterprises quickly became an important part of the region's economy. Between 1859 and 1925, Chaffee County produced approximately \$22 million in gold, silver, copper, lead, and zinc. A number of other small settlements associated with mining sprang up throughout Chaffee County. Garfield and Maysville were established along the upper South Arkansas River. Maysville, founded in 1879 and the starting point for the Monarch Pass Toll Road to the Tomichi Mining District in Gunnison County, boasted two smelters, two newspapers, and a reported population of 1,000 in 1881. When mining declined in Maysville, most of its buildings were moved to Salida.

Agricultural enterprises in Chaffee County developed shortly after placer mining appeared in the area. Some of the earliest farms and ranches were located in the northern portion of the county, in the vicinity of present-day Buena Vista. Farms initially developed to meet the demand of the mining camps, producing crops of hay, potatoes, peas, and turnips. There were a number of early farms and ranches along the South Arkansas River west of Salida. In the 1870s, the southern portion of the county was seen as particularly suited to cattle ranching. By the early 1880s, settlement had increased in the county and the range was more restricted, resulting in a retraction of cattle raising.

[This section was previously researched in past survey reports, and some supplemental information was developed for this survey plan.]

3.4.2 Salida in the Late 19th Century (1880 – 1899)

Chaffee County had been a transportation corridor for early travelers long before its creation in 1879. The decision to locate the route of a major railroad through the county had profound and lasting impacts on its development. The D&RG, a narrow-gauge line incorporated by General William Jackson Palmer in 1870, 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 railroad engaged in a fierce competition with such rival lines as the Atchison, Topeka, and Santa Fe (AT&SF) and the Denver, South Park, and Pacific (DSP&P) to reach the rich mining camps. The D&RG had laid track from Denver to Pueblo by 1872 and then headed south and west over La Veta Pass. A branch line was placed to Cañon City in 1874, and when Leadville emerged as the state's leading silver region, the D&RG began surveying a line westward through the Royal Gorge.

By April 1880, the D&RG line had emerged from the west end of the Royal Gorge and, proceeding along the east bank of the Arkansas River, reached the junction of the South Arkansas River. The D&RG ignored the existing AT&SF town of Cleora, a mile south of the confluence, which the Santa Fe Railroad had laid out in 1878. A D&RG subsidiary land company platted a 160-acre townsite at the confluence of the South Arkansas and Arkansas rivers and named it "Arkansas" or "South Arkansas." Former

Territorial Governor Alexander Cameron Hunt, who worked as a civil engineer for the railroad, acquired land from local ranchers and supervised the layout of the new town.

[This section was previously researched in past survey reports, and some supplemental information was developed for this survey plan.]

3.4.2.1 The Railroads and Downtown Commercial District

The town's original plat was filed on August 12, 1880, and it showed Front through 5th Streets, D through L, an area reserved for the railroad, and a park between 4th and 5th from E to F streets (Alpine Park). Blocks were 325 feet square, with lots measuring 25' X 150'. The site of the town was described as "most desirable," and the surface of the ground was indicated as level. The location of the town insured its success. The Barlow and Sanderson stage line operated between Cañon City and Salida before the railroad arrived, and between Salida and Leadville and Salida and Gunnison until the iron horses reached those communities. The town's potential role as the supply and service hub for the surrounding region and for those who would pass through on the railroad quickly attracted a variety of businesspeople and merchants who purchased lots and erected buildings. The railroad arrived on May 1, 1880, and within a few weeks, the town experienced substantial growth, much of it coming from people abandoning Cleora.

In the early summer of 1880, the name of the town was changed to Salida. Spanish for "exit" or "gateway," in recognition of the town's location at the upper end of the

Arkansas Canyon, Salida was in accordance with the D&RG's practice of giving its towns Spanish names. The June 1880 U.S. Census showed Salida with 300 residents, and the community voted to incorporate in October of that year, holding the first municipal elections in the same month. As Salida developed during the next 50 years, F Street became the heart of the commercial district, with First Street and Front Street (Sackett) attracting businesses and residences. The corner of F Street and First Street became the most prominent commercial address in the city, drawing some of its most successful businesses. F Street south of First Street was home to drugstores, banks, clothing and shoe stores, mercantile, department stores, dry goods stores, office buildings, groceries and meat markets, paint and wallpaper firms, and hardware stores.

North or Lower F Street's location nearer the railroad facilities made it a popular spot for hotels, rooming houses, restaurants, saloons, barbers, and tobacconists, as well as a variety of other businesses. First Street attracted a diverse selection of businesses, including furniture and undertaking establishments, restaurants, a newspaper office, several boarding houses, a grocery, a harness shop, millinery and shoe stores, a barber shop, saloons, offices, an opera house and a theater, a secondhand store, a general mercantile, a laundry operation, and a hotel. Front Street (Sackett) would garner several hotels and boarding houses, a saloon, storage buildings for businesses, a large red-light district, and some of the city's earliest dwellings.

Salida was destined to become a major railroad hub and population center as a result of geography and business decisions by the D&RG Railroad. Tracks were constructed from Salida to Leadville, over Fremont Pass and into Dillon; a line over Marshall Pass westward to Gunnison was completed in August 1881, its route extended to Grand Junction in 1882 and reached Salt Lake City in 1883, thereby becoming part of a transcontinental line. Another D&RG route was built southward over Poncha Pass into the San Luis Valley, reaching Villa Grove and the mines at Orient by 1881 and extending to Alamosa by 1890. A branch line to Maysville was completed in 1881 and accessed the Monarch Mining District two years later.

Salida's strategic position and the decision to make it a major division point resulted in the D&RG's construction of several structures on the north bank of the Arkansas River. A stone depot was completed in October 1880, and a six-stall roundhouse was under construction. In 1881 a 14-stall brick roundhouse was completed. By the fall of 1882 a 25-stall roundhouse had been completed, and work on the D&RG shops began. The construction of the shops marked a milestone in the history of Salida, insuring "its permanency as one of the most important railroad points in the state."



Photo 47: D&RG tracks originally constructed in 1880 between Texas Creek and Leadville with Salida as the major junction. Photo taken at County Road 175 crossing north of town.

In October 1881, Haskell's Addition was platted, and the following year the town built a municipal water system. A bond issue passed by residents in 1882 provided for the erection of a two-room stone school at the corner of 3rd and D streets. Between the fall of 1881 and 1883, the hose company was formed and met in the town's new firehouse on First Street. In 1883, the D&RG connected with the Denver & Rio Grande Western Railway (D&RGW), and Salida became a division point on the major east-west railroad. The railroad employed a force of 150 men, and new machine shops and stockyards were erected with Salida becoming a feeding and transfer point on the railroad.

Despite having a hose company, a two-and-a-half block area was destroyed by a fire that started on March 25, 1886. After acquiring appropriate equipment for fighting fires and enacting stricter ordinances to ensure safe conditions, the town was devastated by a more destructive fire that started on January 2, 1888. Four-and-a-half blocks were destroyed by the fire, and

nearly 60 businesses were damaged. Business owners and the town quickly rallied and began to rebuild. By the end of the 1880s, Salida was described as a Phoenix rising from its own ashes, "renewed, rehabilitated, restrengthened."

[This section was previously researched in past survey reports, and some supplemental information was developed for this survey plan.]

3.4.2.2 Residential Development and the Eddy Brothers

Early commercial development primarily occurred in present-day downtown, just west of the Arkansas River, and residences were constructed in the vicinity. On November 15, 1887, a plat was recorded for the "Eddy Brothers Add." to the northwest and situated at a slightly higher elevation. The following year, the entirety of the area was referred to as the "Town of Salida-On-Mesa."

John Arthur Eddy and his younger brother, Charles B., raised livestock to the north in the South Park area and recognized the real estate opportunities in the recently founded railroad town of Salida. Their purchase of over 200 acres for development was written about in local newspapers with great anticipation. It was referred to as a "new part of the town" and was expected to be the site of "elegant residences", with John Eddy confirming to *The Salida Mail* in September 1887 that their purpose was to make it a desirable residential location. He went on to express that he and his brother believed "the great resource from which Salida must derive her prosperity, above those of her mining, farming and railroad industries, will be her climate and the

wonderful natural beauty and grandeur of her surroundings.”

The Eddys hired H.C. Lowrie, a landscape engineer from Denver, to survey the acreage prior to laying out the lots for purchase. Over the next few years, the addition was a flurry of activity with crews surveying, installing fences, planting trees, and homes being constructed.

Advertisements for vacant parcels, as well as completed homes, appeared in the local paper during this time. The completed homes were listed for \$3,000 and boasted brick construction, furnace heat, bathrooms, electric light, and the option to construct a barn for an additional \$1,500.



Photo 48: One of the earlier houses in the Eddy Brothers Addition, 301 Ouray Avenue.

By August 1888, 70 lots on the mesa reportedly had been sold. One of the homes that appears on the 1894 plat map is marked “J.A. Eddy”, and it still stands at 210 Poncha Boulevard.

The Eddy Brothers were influential in the development of early Salida, and they planned to extend beyond real estate development by bringing a national bank to town with a capital of \$125,000. In February 1889, they announced their intention of building the bank on lots they had

purchased at the corner of F and 3rd Streets. However, it does not appear that plan came to fruition. The brothers remained in Salida through at least 1892, but by 1897 a newspaper article referred to them as being “formerly of this city” but still part-owners in the Suckerville Mine. They had moved to Denver, where they set up shop as investment brokers in the Boston Building.

The Eddy Brothers’ original vision of developing the entirety of the 200 acres for residential properties was not realized, as a nine-hole golf course was built in the early 1920s on approximately 78 of those acres. However, the properties that were developed include public parks, as well as a diverse collection of architectural styles from the late 1880s through the 1960s. These include Late Victorian, Craftsman, Moderne, Ranch Type, and Minimal Traditional residences, as well as the Art Deco Chaffee County Courthouse.



Photo 49: A later Eddy Brothers Addition Ranch type residence built in 1967, 500 Ouray Avenue.

[This section was researched and developed for this survey plan. Additional research would be expected as part of survey recommendations for properties with this association.]

3.4.3 Salida in the Early 20th Century (1900 – 1930)

In October 1893 Congress repealed the Sherman Silver Purchase Act, resulting in plummeting silver prices and a nationwide depression, known as the Silver Panic or the Panic of 1893. Colorado, whose prosperity was heavily dependent on the production of silver, was profoundly impacted. Although some railroads declared bankruptcy, the D&RG was able to weather the economic downturn, transporting other freight, including coal, lumber, and agricultural products. Salida, although its growth slowed and one of its banks failed, was also buffered from the most severe effects of the Panic due to the diversified nature of mining in the area.

A banner year for Salida came in 1900 with the recovery of the railroads, mining, and agriculture. Despite the economic problems of the previous decade, Salida's population had grown by nearly 44 percent over its 1890 total, with 3,722 people recorded by the census in 1900. Population growth continued during the 1900s, reaching 4,425 in 1910. Housing was in scarce supply, and it was asserted that the residences being built were larger and more expensive than those erected previously.



Photo 51: Railroad boarding house, 127 I Street.

Many commercial buildings constructed during this period included furnished rooms on their upper stories. The large number of railroad employees living in Salida provided an ample supply of lodgers for these rooms and other types of dwelling units, such as terraces and boarding houses.

[This section was previously researched in past survey reports, and some supplemental information was developed for this survey plan.]

3.4.3.1 Smelting Industry

The Ohio-Colorado Smelting and Refining Company, a new independent smelting endeavor, erected a plant just northwest of Salida in 1902. The Salida smelter was an outgrowth of a mining venture, the New Monarch Mining Company, formed in 1897. During its first years, the Monarch Mining Company hauled its production to local smelters or to valley processing facilities. However, the company's owners disliked sharing their profits with reduction companies. In 1901, the Ohio-Colorado Smelting and Refining Company organized, composed principally of the owners of the New Monarch Mining Company. As small smelter facilities

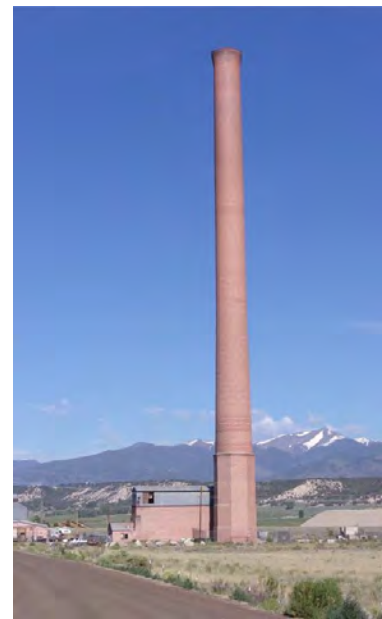


Photo 50: Ohio and Colorado Smelting Company Smokestack

historically had been expensive to operate and low in yield, the Ohio-Colorado decided to erect a major smelter with 25 ore bins with a capacity to hold 50,000 tons and four blast furnaces which could process 600 tons of silver-lead ore daily. In addition, the facility included two units to process 500 tons of copper-bearing rock each day. When erected, it was reported that the Ohio-Colorado smelter would be one of the largest and most complete in the state, second in size only to the Arkansas Valley Smelter in Leadville.

[This section was previously researched in past survey reports.]

3.4.3.2 Granite Industry

In addition to mining activities focused on precious metals, the area surrounding Salida was discovered as being rich in permanent building materials. In the early 1900s, investors from the East Coast, who had experience mining granite deep in the mountains of the Northeast, were attracted by quality granite that held the promise of being easier to access and in (perceived) limitless quantities. The first quarry to open was the Benson Quarry in Cottonwood Gulch, followed by the Salida Granite Company in 1904 just below the Benson Quarry, Salida Barre Granite Company, and the Stratton Gold and Copper Mining Company. Wealthy individuals followed with their own claims, including J.A. Binns of Manoa Springs, a Dr. Phillips from Turret, and James Davis of Salida.

The finishing plant of the Salida Granite Company was located at the northeast corner of 5th and I Streets in Salida.



Photo 52: Former Salida Granite Company built in 1903, 348 H Street.

It was noted in early newspapers that theirs was “superior to any which was being shipped from the East.” It was also noted that the plant in town handled six tons of granite each day and that the facility had the latest saws, cutting, finishing, polishing, and drilling machines. The Salida Granite Company generated \$3,000 per month, and much of the granite was quickly put through the gang saws then shipped on the railroad to Colorado Springs and Denver for finishing. The property was eventually sold and became a lumber yard (Hylton Lumber Company).

Granite from the area was award-winning on the national level and was used throughout the country for monuments and headstones. Some of the granite was dressed in Salida, such as the Mormon Battalion Monument on the lawn of the State Capitol Building in Salt Lake City, Utah. It was likely quarried from nearby Texas Creek in Fremont County and shipped to Salida on the railroad (Kittleman). Notable granite quarried near

Salida includes the monument to Chief Ouray and Chipeta near Montrose and a memorial to Governor Steunenberg in Boise, Idaho. On a local level, a visit to the cemetery reveals memorials and a number of headstones made of granite from the surrounding mountains. These include the memorial to those who served and died in World Wars I and II, as well as the headstone of J.C. Benson, founder of Benson Quarry, who hand-selected the piece from which it was carved.

[Some information in this section was previously researched in past survey reports, and the majority was developed for this survey plan. Additional research may be necessary in the future.]

3.4.3.3 Automobiles and Tourism

During the early 20th century, tourism became an increasingly important factor in the economic health of both the D&RG and Salida, which turned into a major stopping point for tourists. When the influence of railroads and mining later declined in importance, tourism and recreation emerged as major factors. In 1881, E.R. Emerson had taken note of the area's plentiful supply of trout and game, the tourist potential of the local hot springs, and the spectacular scenery "grand and beautiful beyond the power of description." Completion of automobile roads during the 20th century facilitated tourist access between Salida and other parts of the state and nation, drawing visitors.

When the horseless carriage arrived in Denver in the late 1890s, it quickly captured the imagination of several would-be entrepreneurs and customers. Out of

countless failed small companies and associated operations, the automakers that are synonymous with the history and industrial development of our country emerged. The first all-automobile show in Colorado was held in Denver's Coliseum Hall in 1902, and it was reportedly the first such show held west of Chicago. There are numerous accounts of people ordering automobile kits and building their own to sell out of their liveries and bicycle shops.

Once it caught on, though, vehicle ownership in Colorado grew at a fast pace. Some speculate this was partially due to the scenic beauty of the state and tourists wanting to access areas that were easy to travel to from Denver. The estimated number of automobiles in the state in 1900 was 90; by 1910 the number of registered vehicles reached 5,220 in Denver alone. The sparks created by the dream of automobile ownership were fanned into full-on flames in the early 1900s when individuals set out to cross the country by automobile and demonstrated its capabilities. One of the first, E.T. Fetch, drove from San Francisco to New York in 1903, passing through Colorado by way of Grand Junction, Glenwood Springs, Colorado Springs, and Denver. As a result of the growing automobile industry, dealerships, service stations, garages, and other associated businesses quickly appeared in commercial centers and along primary routes throughout the state.



Photo 53: Former service station, 142 West US 50.

Those who drove their automobiles outside of the established streets of cities quickly realized the difficulties of traveling through the state, and more uniquely to Colorado, the mountains. Small motor clubs were formed by auto-enthusiasts, and they soon grouped together to form larger organizations including the most well-known, the American Automobile Association (AAA). For the better part of a decade, AAA and local motor clubs lobbied for funding for better roads and infrastructure improvements. In 1916, the principal of federal aid to highways was initiated because of their efforts.

The roads throughout Colorado were rustic, with many following older wagon and stagecoach routes. Present-day US 50, which travels along the south side of Salida, was one such route that connected with a stagecoach route in Cañon City to the mountains in the west. By 1880, a rough toll road was used to navigate over Monarch Pass and became part of the vision by Otto Mears to create a “Rainbow Route” between Pueblo and Montrose to serve as a continuation of the old Santa Fe Trail. By 1916, Mears’ endeavors were successful, and the Colorado Highway Commission completed the immense task of

constructing a mountain road over Monarch Pass in 1922 with the help of labor provided by returning servicemen from WWI. Less than 20 years later, the road would be abandoned for a new, more easily maneuverable route less than one mile to the southeast. Of the 34 mountain passes in Colorado’s highway system, Monarch Pass was one the most traveled, along with Berthoud, Cochetopa, La Veta, Rabbit Ears, Raton, Poncha, and Tennessee.

In 1926 the old stagecoach route south of Salida was designated US 50, a transcontinental route that extends from Ocean City, Maryland to Sacramento, California. This distinction was crucial for the federal funding it would receive and various re-routes, including the one in Salida in 1934. When the New Deal was enacted, Colorado’s roads were finally given the attention that motorists felt they deserved. From July 1936 to December 1939, Works Progress Administration (WPA) employees were responsible for building or improving 5,760 miles of highways and well over 1,000 bridges. As the roads improved in the more rural, natural, and formerly less-accessible areas of the state, auto-tourism began to grow and opened the area to new visitors. In 1937, AAA embarked on an initiative to field inspect restaurants and lodging along popular routes and added the information to their already successful guidebooks.

Like many mountain towns in Colorado, Salida focused on its position as a service and supply center for the surrounding agricultural community and as the heart of a region abundant with opportunities for tourism and recreation. Located near the

junction of US 50 and US 285, the city served as the principal provider of lodging, restaurants, and other services to the tourism and recreation industry. The rapids of the Arkansas River attracted growing numbers of rafters and kayakers after World War II. In 1949, Salida created a summer boat race as a means of increasing tourism. During the 1950s the railroad ran special trains from Denver that arrived in Salida by lunchtime and then turned around to follow the kayakers down the Arkansas Canyon.

[Some information in this section was previously researched in past survey reports, and the majority was developed for this survey plan. Additional research may be necessary in the future.]

3.4.3.4 WPA and Pre-World War II

In October 1929, the stock market crashed and set off a devastating chain reaction of events that would impact the entire country for a decade. At its lowest point, the Great Depression saw 15 million Americans unemployed and failure of nearly half of the country's banks. For parts of Colorado and other Southern Plains states, the problem was compounded by extreme droughts that resulted in dust storms that sometimes lasted for days. The droughts, although directly related to land management practices, impacted agriculture at a time when the price of wheat and other such commodities had plummeted.

In response, President Franklin Roosevelt initiated a series of relief and recovery programs called the New Deal. These programs were intended to provide meaningful work and income for the

thousands of unemployed throughout the country due to the Great Depression. Among the many programs under the New Deal, the most well-known are the Civil Works Administration (CWA), WPA, Public Works Administration (PWA), and Civilian Conservation Corps (CCC). In April 1933, the *Fort Collins Coloradoan* published the article, "Likely Public Works Projects In State Given", and gave a partial list of statewide improvements that had been prioritized by the Colorado trade recovery committee for submittal to the national committee for consideration once public works program for unemployment relief was made public in Washington, D.C.

The state requested \$35,000,000 to assist with construction of projects that included bridges, tunnels, highways, sewerage and sewage disposal, irrigation extensions, miscellaneous municipal work, schools, libraries, and institutional buildings. As exhibited by the state's partial wish list, the programs left a tremendous impact on the landscape and communities of Colorado. At its peak, the WPA alone employed over 40,000 individuals throughout the state, and Salida benefitted directly from such projects. The old Salida Post Office at the corner of 2nd and E Streets was built by the WPA in 1935 (Kittleman). In 1937, the WPA constructed an aquatic building along US 50 to the southwest of downtown Salida, pools, and an underground hot water transmission line to pipe spring water from eight miles away. The public facility was completed in 1938 and served Salida for many years. In 2001, the building was rehabilitated after structural damage from a

winter storm and much of the original building was reconstructed.



Photo 54: Original 1938 WPA Salida Hot Springs Facility (photo courtesy Salida Archives). The building was renovated in 2001 into the current Salida Aquatic Center, 410 Rainbow Boulevard/US 50.

Two years later, Monarch Mountain was completed as a WPA project and given to the City of Salida (and sold to private ownership in 1955), adding another tourist draw.

Just as Salida had benefited from railroad development in the 19th century, changes in D&RG operations affected the town during the 1920s and 1930s, slowing growth in the downtown area. The construction of the Moffat Tunnel in 1927 and the Dotsero Cutoff 150 miles north of Salida in 1934 created a direct mainline for the D&RG between Denver and Salt Lake City. Tourists were able to use their cars to climb Tenderfoot Hill after a road was built up to the top using a shovel on rails in 1924. As families increasingly toured the state in their own automobiles, trains suffered attendant declines in passenger traffic. Passenger service between Gunnison and Montrose ceased in 1936, but the D&RGW attempted to save the service on the narrow-gauge line between Salida and Gunnison with a refurbished and upgraded

“Shavano” train. Despite these efforts, travelers preferred their family cars, and the Shavano service ceased in 1940. The railroad also altered its facilities in Salida, demolishing a roundhouse and its original blacksmith shop. In 1941 the historic stone depot was demolished, as well as the once elegant Monte Cristo Hotel. In their place, a new streamlined Art Moderne style depot was built (later demolished in the 1980s).

For the first time in its history, Salida recorded a negative population change from 1930 to 1940. This trend reached its height when the 1950 census showed a decrease of 8.4 percent in the town’s population. With the advent of World War II, many Salidans departed for military service around the country and abroad, which also resulted in local labor shortages. At the same time, the Salida railroad shops were operated at full capacity around the clock in order to maintain rolling stock. The city experienced wartime rationing, bond drives, and greater numbers of women entering the workforce. Construction in the downtown area virtually ceased as attention turned to the war effort.

[This section was researched and developed for this survey plan. Additional research would be expected as part of survey recommendations for properties with this association.]

3.4.3.5 Post-World War II

After the war, a series of decisions by the railroad, as well as continuing changes in American lifestyles impacted Salida.

Generally, American society became more affluent in post-war years. One impactful government program that accelerated upward mobility was the 1944 GI Bill of Rights, through which veterans could receive funding and assistance to attend college, purchase homes, and buy farms. However, it was the white male veterans who benefitted the most, leaving their Black, Hispanic, and female counterparts at an ever-increasing disadvantage.

A number of buildings were constructed from the late-1940s to the mid-1960s, generally on lots scattered throughout the city, but there are some areas with greater concentrations. The majority of homes along the south side of Poncha Boulevard within the Eddy Brothers Addition were built in the late 1950s and early 1960s. The properties are modest, single-family houses in typical Post-World War II building types, such as Minimal Traditional and Ranch Type.



Photo 55: Post-WWII Ranch type residence, 525 Poncha Boulevard, built 1952.

In the same period, US 50 saw a development boom in the form of motels, restaurants, and support businesses for the

increase in tourism. During the war years, Colorado's tourism industry was its third-largest industry (after agricultural and manufacturing). Several large-scale Highway Department projects once more provided easier access to Colorado's outdoor playground and led to an increase in tourism. This was also aided by the "Colorful Colorado" tourism campaign in the 1950s and 1960s, which continued to draw people to communities throughout the state. Today, several buildings constructed between 1950 and 1965 remain along US 50 in Salida.

The switch from steam engines to diesels beginning in the 1940s resulted in the need for fewer maintenance employees in the Salida engine shops. Trucks began hauling many of the products that had previously been carried by trains. Just as before the war, Americans preferred to travel by car. The railroad began abandoning sections of the lines important to Salida's vitality as a railroad center in 1949. In 1955 the D&RG scrapped the narrow-gauge line from Poncha Junction to Gunnison over Marshall Pass, eliminating Salida's transfer function.



Photo 56: Chevron Oil Storage Building, built 1951. Located at the railroad crossing of County Road 175.

In 1967, the last passenger train passed through Salida, ending more than 80 years of passenger service. In 1971, the railroad dropped Salida as a division point for crew changes, the branch line to the Monarch quarry above Maysville was suspended in 1982, and the depot that had been erected in 1941 was demolished in 1985.

In 1984 the Salida Downtown Historic District was listed in the NRHP. The downtown historic district increasingly attracted artists and small business owners toward the end of the century, and Salida was selected as one of the “Best Small Art Towns” in the United States. Recreational opportunities in the area, including skiing, hiking, biking, horseback riding, rock climbing, fishing, hunting, hot springs, rafting, and kayaking, continued to abound and lured new residents. Between 1990 and 2000 the city experienced its greatest population growth since its period of rapid expansion at the beginning of the 20th century.

[Some information in this section was previously researched in past survey reports, and the majority was developed for this survey plan. Additional research would be expected as part of survey recommendations for properties with this association.]

3.4.3.6 Salida in the 21st Century

The Salida Historic Preservation Commission was established in 2002 and design guidelines for the Downtown Historic District were adopted in 2011. The guidelines help foster an appreciation for the unique styles and design features of the different building types found throughout the downtown historic district. The historic

downtown continues to be a focal point and the heart of the community, with numerous events held throughout the year. Over the years, the Planning Commission and City Council have approved a number of subdivisions and planned developments in response to population growth, and development continues to increase with new construction, additions to existing structures, and replacement of older buildings.



Photo 57: Example of new construction that is compatible in scale and style with the existing neighborhood. 1004-1008 West 3rd Street.

The redevelopment of Riverside Park, Steam Plant Theater and Events Center, and creation of the Riverwalk and whitewater park offer improved amenities to residents and visitors on previously underutilized properties. Salida continues to be a year-round tourist destination, and the community is a mix of lifetime and long-time residents, families, retirees, second homeowners, working class, recreation enthusiasts, conservatives, liberals, and all age groups.

[This section was researched and developed for this survey plan. Additional research would be expected, as appropriate, in association with future survey work.]

3.5 Property Types

3.5.1 Commercial Buildings

The majority of Salida's older commercial properties are located in downtown, within the boundaries of the National Register district. These properties were generally built within the period of significance, 1880-1930. Primarily constructed of brick, they are typically 1-, 2-, and 3-story representations of 19th Century Commercial and Early 20th Century Commercial styles. Historically, the buildings were primarily used for commerce and trade and included mercantiles, department stores, groceries, restaurants, newspapers, telephone companies, brothels, hardware stores, and hotels. The Manhattan Hotel (NR listed, 5CF.213) was built at 228 N. F St. in 1901 along the Arkansas River and represents the Early 20th Century Commercial style.

Completion of automobile roads during the 20th century facilitated tourist access between Salida and other parts of the state and nation, drawing an influx of visitors. A more modern concentration of commercial properties began to spring up along the US 50 corridor. These services included auto courts, restaurants, gas stations, and specialty stores. The auto courts and motor lodges were first developed in the 1910s and '20s as the automobile became more common and affordable for the middle class. Far more modest than the town's grand hotels, and more private than boarding houses, these accommodations were oriented around a single family traveling by automobile for short stints of sightseeing. The remaining auto tourism-related

resources along US 50 that are still extant were built following World War II, between 1950 and 1965.

These include the commercial properties with varying degrees of integrity at 645 East Highway 50 (built 1950), 1220 East Highway 50/Rainbow Boulevard (built 1958), 640 East Highway 50 (built 1962), and 210 West Highway 50 (built 1963). Some more intact examples of the auto courts include the Salida Inn & Monarch Suites at 7310 West Highway 50 (built 1958), American Inn Classic at 7545 West Highway 50 (built 1962), and the Silver Ridge Lodge at 545 West Highway 50 (built 1965).



*Photo 58: Manhattan Hotel, Resource 5CF.213
(Source: NR Nomination)*

3.5.2 Residential

Salida's residential properties represent a broad category that covers a variety of time periods, building types, and architectural styles. Such resources are scattered throughout Salida and consist primarily of single-family homes, along with some duplexes and apartment buildings. The majority of older properties are located near or adjacent to downtown in Haskell's Addition, platted in 1881, and Sackett's Addition, which was platted three years later.

In keeping with trends across the country, early styles and types from the 1880s-1900 were primarily Italianate (506 G St.), Queen Anne, Edwardian, and Second Empire (Hughes House at 237 D St., 5CF.2235).



Photo 60: Italianate Style residence at 506 G Street, 5CF.2055. (Source: Chaffee County Assessor).

New styles and types became popular from 1900-1940 and included the Terrace Type (Parlin Terrace at 120-22 C St., 5CF.2216), Dutch Colonial Revival, Prairie Style (Cochems House at 408 F St., 5CF.2042), and Craftsman (414 East 2nd St., 5CF.2297).

Later periods of development occurred farther from downtown and the historic core or within previously undeveloped

pockets of older plats, such as in the Eddy Brothers Addition.



Photo 59: Second Empire style house at 237 D Street, 5CF.2235 (Source: Chaffee County Assessor)

Other Post-WWII buildings were infill construction on lots scattered throughout the city. Representative styles include the Ranch Type, such as the houses at 549 Poncha Boulevard (built 1954) and 407 Grant St. (built 1965), as well as Minimal Traditional as seen at 948 G St. Scattered resources dating from 1948 to 1962 that resemble small log cabins possibly built from kit homes or by the same contractor were also identified throughout the city, such as the property at 1031 G. St.



Photo 61: Prairie style house at 408 F Street, 5CF.2042 (Source: Chaffee County Assessor).



*Photo 62: Ranch type residence at 407 Grant Street
(Source: Chaffee County Assessor).*



*Photo 63: Minimal Traditional type house at 948 G
Street (Source: Chaffee County Assessor)*



*Photo 64: Log cabin kit home example at 1031 G
Street*

3.5.3 Civic/Community Buildings

As was common in historic downtowns, the greatest concentration of civic and social resources were located near the commercial core. Salida had a number of early social organizations that were common at the time, and many constructed their own buildings to host their members and hold events. In downtown Salida, the Odd Fellows, Elks, Knights of Pythias, and Boy Scouts all maintained a presence in their respective buildings/halls. The D&RGW Railroad Hospital at 448 East First St. (Local Landmark) was completed in 1885 in the Italian Renaissance style. The stately building is located on the west side of the Arkansas River and within close proximity to former railroad operations.



Photo 65: Italian Renaissance style Denver & Rio Grande Hospital at 448 East First Street (Source: Salida Archive)

With the majority of downtown lots developed by the early 1900s, civic buildings were still constructed close to the central business core. In 1907-1909, the Classical Revival Salida Carnegie Library was built in the Sackett's Addition at 405 E St. (SRHP, 5CF.346). The Colonial Revival post office was constructed in 1935 at 203 E St. (potentially NR eligible, 5CF.1579). One significant exception was the decision to locate the new Chaffee County Courthouse across the railroad tracks and elevated on the mesa in the Eddy Brothers Addition. In 1932, the Art Deco building (SRHP, 5CF.850) was constructed at 104 Crestone Avenue overlooking the downtown and most of Salida's residences. Also removed from the older town plats but within a residential area, the American Legion building at 235 West 10th St. was built in 1935 and serves as an example of the Rustic style.



Photo 66: Rustic style American Legion Building at 235 West 10th Street

3.5.4 Religious

The downtown area was not only the commercial, social, and civic center of Salida, it was also the gathering place for many religions and their congregations. Several excellent examples of religious properties are located within a four-block radius of the Sackett's Addition, and they represent different architectural styles from the 1880s through the 1920s. In 1885, the Late Victorian style Church of the Ascension was built at 349 E St. (SRHP, 5CF.344). A Gothic Revival structure, the Methodist Episcopal Church was built in 1899 at 228 East 4th St. (SRHP, 5CF.505). In 1909, the Late 19th and Early 20th Century Revival St. Joseph Catholic Church was built at 320 East 5th St. In 1920, the First Christian Church (5CF.2156) was built at 306 East 4th St. and also represents Late 19th and Early 20th Century Revivals.



Photo 67: Methodist Episcopal Church (left) and First Christian Church (right) at the corners of East 4th and D Streets (Source: Salida Archive).

3.5.5 Manufacturing/Industry

Historically, the D&RG operations were located along the northeast bank of the Arkansas River with some associated buildings extending across the river and into downtown. However, all of the railroad's associated properties were systematically removed over time, including the

roundhouse, depot, machine shops, and even the rails and ties themselves.

Given the proximity of the railroad and its operations to downtown, the few manufacturing and industrial operations in Salida that relied on the D&RG were located nearby. At one point, the Salida Edison Electric Light Plant (SRHP, 5CF.291), Salida Bottling Company (Contributing to NR district, 5CF.406.71), and Stivers Automatic Cover Manufacturing Co. (5DV.292) were located in downtown. Each of the buildings were constructed of brick in varying forms that represented their unique needs. The former site of the finishing operations for the Salida Granite Company (348 H St.) is also one of the few extant properties that represents this period of Salida's history. Today, the site operates as a lumber yard. Smelting was also an important element of Salida's early industrial operations and was related to the mining industry. In 1902, the Ohio-Colorado Smelting and Refining Company built and operated a large-scale facility on the northwest side of town. The brick and tile smokestack and a connected building, completed in 1917, are all that remain of this once-booming plant (NRHP, 5CF.143).



Photo 68: Former location of the Salida Granite Company at 348 H Street (Source: Salida Archive).

3.5.6 Transportation

Although Salida has a unique geographical spot with topography that discourages development in some of the surrounding areas, it has been connected for over a century to the greater region by two significant transportation resources that remain intact and viable. US 50 travels along the south boundary of town and is a NRHP-eligible resource with local and state significance under the areas of Cultural (associated with a significant event) and Engineering (prominent project of the Colorado Highway Department, associated with a significant event, associated with federal work relief programs, associated with engineering achievement). The highway's period of significance is from 1890 to 1945 and includes the Automobile Age and Depression/WWII.

Traveling northwest/southeast on the north side of the city and becoming First Street within Salida, State Highway 291 possesses local significance under Engineering as a farm-to-market road and an early and/or prominent project of the Colorado Highway Department. The period of significance for the resource is 1890-1930 and captures the Automobile Age.

Another significant and unique resource within Salida is the F Street Bridge. The reinforced concrete arch bridge was built in 1906 and carries F Street from downtown over the Arkansas River (NR listed, 5CF.406.75). With the only land along the northeast bank of the river feasible for development historically occupied by the railroad and its many resources, there was

no reason to have multiple crossings and bridges.

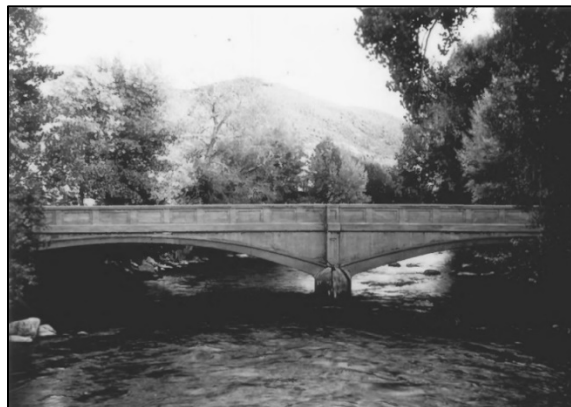


Photo 69: F Street Bridge (Source NR Nomination).

3.5.7 Parks and Recreation

Salida has been a recreation hub for more than a century, and its passion for the outdoors is obvious in the parks and recreation spaces. Alpine Park is one of the oldest parks in the community. Located adjacent to downtown and part of the original 1880 town plat, it occupies an entire block and is associated with the early development of Salida. The open grassy area also holds a basketball court, picnic tables, playground, and numerous mature trees. It is surrounded by some of the oldest and most intact residential and civic properties in the city. Riverside Park is also an older addition to the community and was originally known as Sackett Park. The property was associated with George Sackett's 1884 plat for Sackett's Addition and occupied the width of two city blocks along the riverbank east of F St. Today, the park has open space, picnic tables, a bandshell, and trees.

Thonhoff Park is located in the Eddy Brothers Addition across from the 1932 Art Deco courthouse. Also associated with

the early development of Salida, the properties around the teardrop-shaped park vary in architectural style and periods of construction due to the history of development within the addition. The park has open space and mature trees. Also located within the Eddy Brothers Addition is the Salida Golf Club. The nine-hole golf course was developed in the early 1920s on approximately 78 acres of vacant land within the addition. The property also has a 1925 clubhouse built of logs that serves as another example of the Rustic style (404 Grant St.) and remains in use.

In 1937, the WPA constructed an aquatic building, pools, and an underground hot water transmission line to pipe spring water from eight miles away. The public facility was completed in 1938. Known today as the Hot Springs Aquatic Center, located at 410 West Rainbow Boulevard/US 50, it boasts one of the largest indoor hot springs pools in the country.

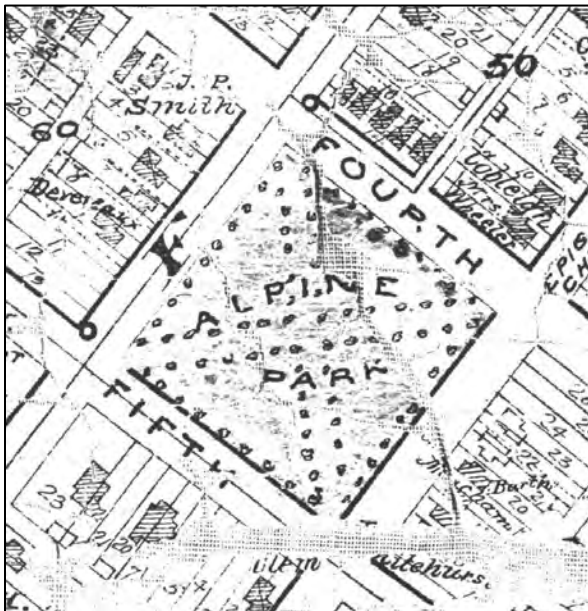


Photo 70: 1894 plat map showing Alpine Park
(Source: Salida Archive).

3.5.8 School/Educational Facilities

Few early buildings associated with Salida's school system and educational history remain. The most significant is the Edgar Kesner Memorial Building/Salida Junior-Senior High School (SRHP listed, 5CF.1507) at East 9th and C Streets. The brick building was designed by Colorado-based architects Cooper & Desjardins. It was constructed in the early 1920s and is representative of the Italian Renaissance style, with key features being the tile roof and projecting central pavilion.

The St. Joseph School (340 East 5th St.) is located on the same property on which the 1909 Late 19th and Early 20th Century Revival St. Joseph Catholic Church is located; however, its appearance is entirely different. The two-story Modern style red brick building was constructed around 1970. With an emphasis on horizontal elements, it features cast concrete, a flat roof with broad overhangs, expanses of windows, and minimal ornamentation.

3.6 Preservation Goals and Objectives

Like many of Colorado's mountain towns, Salida has experienced rapid growth in recent years as the state attracts new residents from beyond its borders. With growth comes new challenges and a responsibility to preserve the character and unique personality that makes Salida the charming place it is. Fortunately, the city has taken a proactive approach in recent years and has embarked on several key planning projects to help manage the town's projected growth in a collaborative way with the residents of the community.

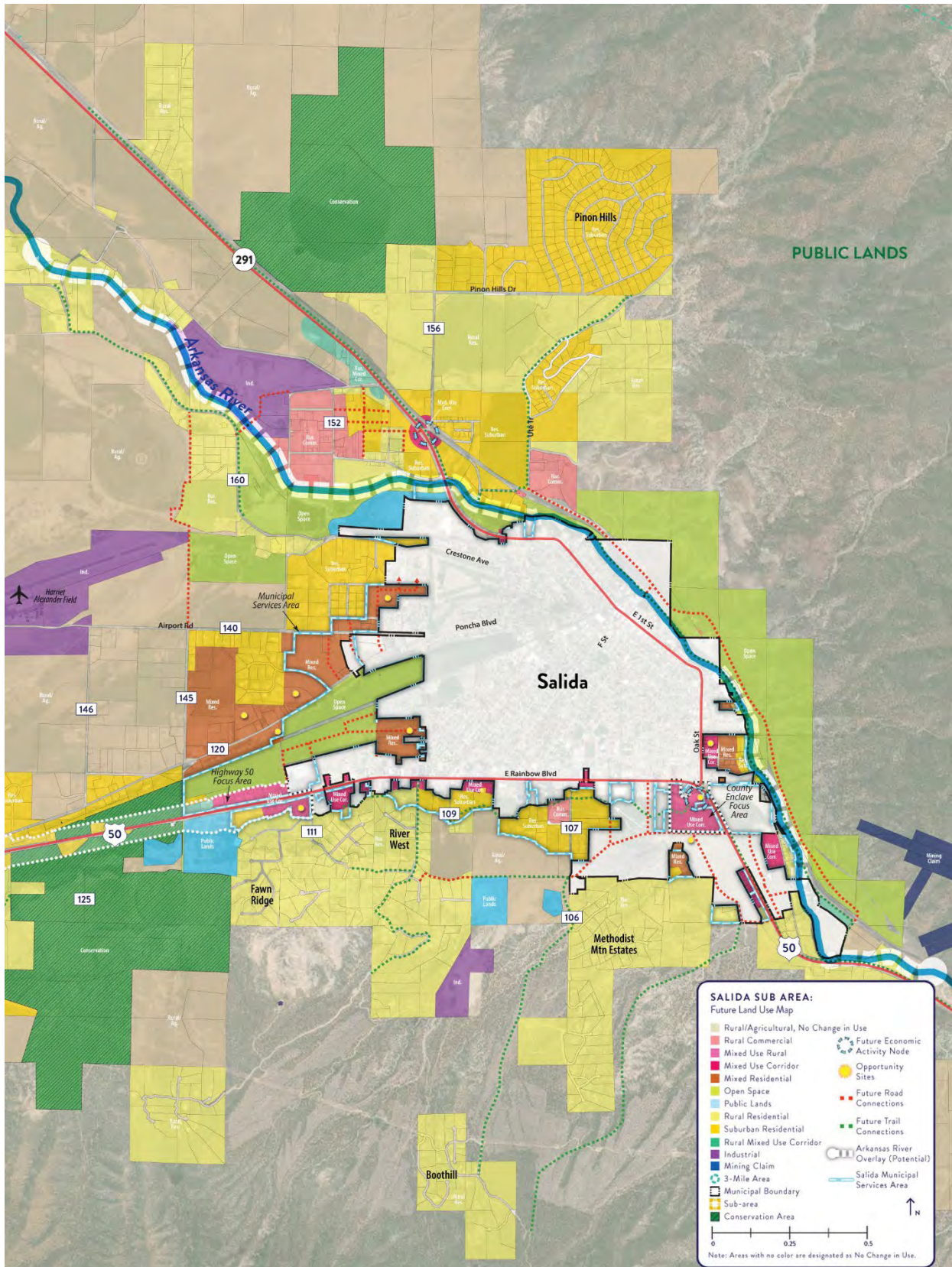
In 2013, the Salida Comprehensive Plan was officially adopted by City Council. The plan is a strategic tool for providing direction for new development and investment decisions in the community. This will help guide future land use decisions affecting growth, transportation and public services, and preservation of open space and cultural resources.

The 2013 Comprehensive Plan builds upon the previous version created in 2000. The plan identifies areas of rural residential expansion to the north and south of town. Future nodes of economic activity have been identified at the intersection of US 50 and Oak Street on the south end of town as well as along SH 291/East First Street to the north. These areas are expected to see the greatest change over time and properties along both the SH 291/East First Street and US 50 corridors are subject to the greatest change (**Figure 7**).

In 2018, the city conducted a community survey to identify additional goals and objectives for future land use decisions. This survey solicited feedback on desires for future land use, economic development goals, cultural interests, and community program investments. Affordable housing and the preservation of the small-town character were identified as two of the most important issues that face Salida in the coming years. Future historic survey projects will help foster a greater appreciation of the wealth of historic resources still represented in the community and will help make future planning decisions that help preserve these unique attributes that make Salida one of a kind.

In 2019, the Future 50 Planning Study was developed by the city in collaboration with Community Builders, the Community Leadership Committee, the US 50 business owners, and residents of the community. The corridor was identified as the area subject to the greatest developmental pressures into the future and the location of town most adaptable to change. Utilizing these planning studies, the historic survey plan can gauge where preservation efforts may be potentially needed in coming years and helps design the recommendations section of this report.

Figure 7. Future Land Use Map



4.0 RECOMMENDATIONS

Historic resource surveys were first conducted in Salida following the national Bicentennial Celebration in 1976. This led to more comprehensive survey work throughout the community in ensuing years which highlighted the special architectural and cultural aspects of Salida. Future survey work should continue to highlight the unique attributes of town both for the knowledge and appreciation that this work brings, but also to provide guidance for future land use and redevelopment decisions. The following recommendations identify the neighborhoods and areas of town that have not been surveyed and evaluated for historic significance and that help portray the unique story of the development of the community.

Recommendations were prioritized into three separate phases based on the level of perceived significance and integrity of each area. High priority areas focus on areas of town with the highest density of buildings retaining good physical integrity, followed by other select individual property surveys where development pressure is anticipated to be highest. While they retain good integrity and still represent their historic physical attributes, the history of these properties has yet to be gathered and organized into a cohesive story. Historic surveys will provide an opportunity to preserve the past for the enjoyment of future generations.

Medium priority areas look at areas with buildings that have retained their overall form but have some physical alterations such as changes to front porches, doors, and/or windows and minor additions. Door and window opening alterations on medium priority surveys retain scale and placement of original fenestrations. While these properties are no less important than those identified as high priority, medium priority surveys should be conducted only after the high priority surveys have been adequately documented and surveyed.

Low priority areas include properties with less physical integrity or where it is unknown whether significant historical information can be found. It should be noted that these are only recommendations for prioritizing survey projects and the execution of individual projects may change according to available funding and the circumstances present at the time of the actual survey.

As part of the survey process, providing public access to the information collected is of utmost importance for the benefit of the public. One way to make survey information easily accessible is to create a collective GIS Story Map, which the city could host on their website. The Story Map serves as an interactive web-based platform where information from each individual building survey can be accessed by the public in a user-friendly platform. As individual survey projects are completed, the survey documentation can be linked to the collective Story Map, to serve as an historical database for the public's benefit.

4.1 Phase 1: High Priority Survey Work

Survey Number	Survey Title	Estimated Cost
4.1.1	Downtown National Register Historic District Reconnaissance Survey	\$25,000-35,000
4.1.2	F Street Southwest Intensive-Level Survey	\$72,000-80,000
4.1.3	Sackett's Addition Southeast Intensive-Level Survey	\$75,000-90,000
4.1.4	West First Street/Sackett Avenue Reconnaissance Level Survey	\$30,000-40,000
4.1.5	Sackett's Addition Southwest Mixed Survey	\$35,000-45,000

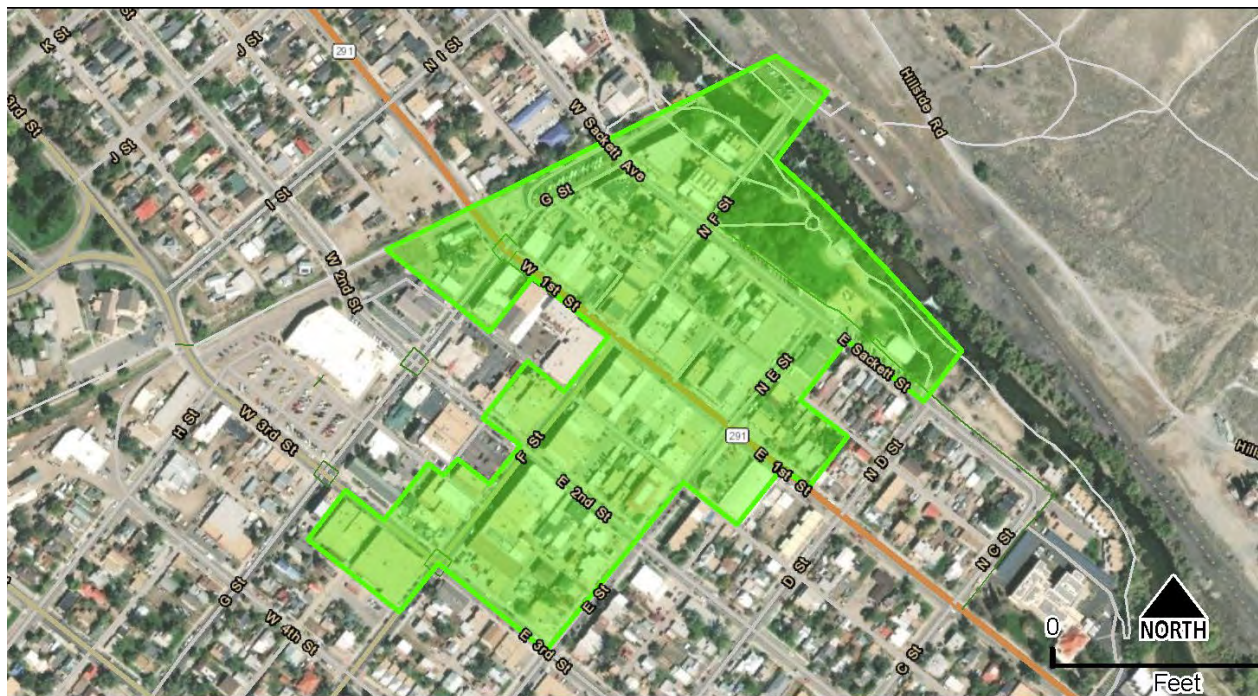
4.1.1 Downtown National Register Historic District Reconnaissance Survey

The National Register District was originally designated in 1984 following initial surveys of Salida’s downtown commercial center. The district was found to contain several unique architectural and historical assets of cultural importance to the community. The Salida Downtown National Register Historic District is roughly defined by East 3rd Street on the south, E Street on the east, the Arkansas River to the north, and the Monarch Spur Trail to the west, as illustrated in **Figure 8** below.

In 2001, Front Range Research Associates conducted a comprehensive intensive-level survey of all properties within the district. The 2001 survey recorded properties

within the National Register Historic District on OAHF Form 1403, which catalogues extensive details of each property. Due to concerns regarding changes to buildings in the district since the 2001 survey, a reconnaissance survey of the district would provide an update to these properties. This survey would provide the status on current building conditions and provide a benchmark on how local preservation efforts, including the design guidelines (2011) and local preservation ordinance, have been working over the past 20 years. This survey would also provide an opportunity to determine if modifications to the district boundary are warranted based on building restorations and/or rehabilitations that have occurred since the original 2001 resource surveys.

Figure 8. Downtown National Register District Survey Location Map



Properties Before/After:



Photo 71: 207 F Street (October 2021)

The Downtown district survey contains approximately 136 buildings. An intensive-level survey was conducted for these properties during the 2001 survey of the downtown historic district. The information collected was comprehensive and utilized OAHF Form 1403, which is today's standard for resource surveys. As a result, a reconnaissance survey would be most appropriate approach to re-evaluating these resource surveys and would provide updated information on the current conditions and any changes of each property in a cost-effective matter.

An estimated cost for this type of reconnaissance survey would range between approximately \$25,000-\$30,000.



Photo 72: 207 F Street (2001 Downtown Survey)

4.1.2 F Street Southwest Corridor Intensive-Level Survey

Another high priority area for survey was identified by the F Street corridor southwest of the downtown historic district. This area is centered on F Street, from 5th to 12th Streets, and contains several residential buildings from Salida's early development (1880-1910) that retain excellent integrity. A few select buildings along this portion of F Street have been previously evaluated as part of prior survey projects. Properties such as the Bode-Stewart House (5CF.2343), Alexander/Churcher/Gloyd House

(5CF.2048), and Garret & Julia Gray Cottage (5CF.144) have been listed on the NRHP (see Section 3.1 for more information on these and other NRHP properties). One other property, 904 F Street, was found to be eligible to the NRHP when it was last surveyed in 2005.

However, the vast majority have not been surveyed. The F Street corridor survey provides a unique opportunity to obtain valuable information on one of Salida's high integrity corridors connecting US 50 to downtown. **Figure 9** below illustrates the location of the F Street Southwest Corridor survey area.

Figure 9. F Street Southwest Corridor Survey Location Map



Key properties include:



Photo 73: 700 Block F Street looking north

The F Street Southwest Corridor contains approximately 70 buildings. Due to the presence of intact buildings with high physical integrity, as well as potential historic resources along this portion of F Street as identified by other NRHP eligible and designated properties in the area, an intensive-level survey of all properties along this portion of the corridor would have the greatest benefit to the community.

An estimated cost for this type of intensive-level survey would range between approximately \$72,000-\$80,000.



Photo 74: 831 F Street



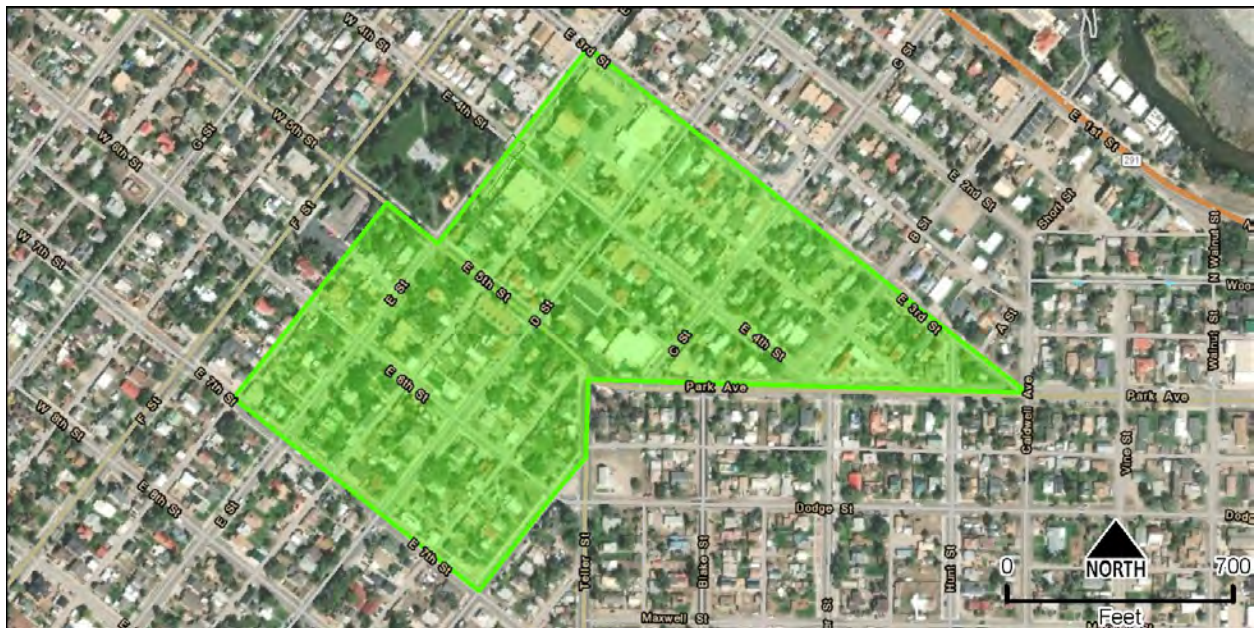
Photo 75: 802 F Street

4.1.3 Sackett's Addition Southeast Intensive-Level Survey

The Sackett's Addition Southeast survey area is defined by East 7th Street on the south, Teller Street/Park Avenue to the east, East 3rd Street to the north, and E Street to the west, including properties along the west side of E Street, south of Alpine Park (**Figure 10**). This survey area was identified as having a substantial number of properties with high physical

integrity, meaning that buildings were intact and retained many of their original building components. One property, the E.W. Corbin House/Hethlon (5CF.849) was previously listed in the NRHP. This area serves as a natural extension to the 2006-07 intensive-level survey, which recorded a block of residences to the southeast of the historic district. Further, this area was also identified as a high-priority area of survey in the 2001 reconnaissance survey.

Figure 10. Sackett's Addition Southeast Survey Location Map



Key properties include:



Photo 76: 619 E Street

The Sackett's Addition Southeast corridor contains approximately 75 buildings. Due to the high presence of intact buildings and potential historic resources, an intensive-level survey of all 75 properties would be most appropriate.

An estimated cost for this type of intensive-level survey would range between approximately \$75,000-\$90,000.



Photo 77: 411 East 4th Street

4.1.4 West First Street/Sackett Avenue Reconnaissance Level Survey

This area located directly northwest of the downtown historic district is dominated by one-story working-class homes from Salida's early period. The recommended survey area is centered on West First Street and SH 291 to the north, the Arkansas River on the east, the Monarch Spur Trail to the south, and West 3rd Street to the west, as illustrated in **Figure 11**. This neighborhood is located on a level area along the Arkansas River which naturally defines the boundary of the survey area.

Conducting resource surveys in this area of town has the potential for understanding more about Salida's working class population. Information collected during the public questionnaire conducted by the consultant team in December 2021 identified this area as a potential Italian ethnic enclave and the survey area holds the potential for highlighting the stories of other ethnic minority groups. Due to the large survey area (approx. 200 buildings), lower level of physical integrity, and lack adequate context to necessitate intensive-level surveying, a reconnaissance survey would be most appropriate for this survey.

Figure 11. West First Street/Sackett Avenue Survey Location Map



Key properties include:



Photo 78: 605 West First Street



Photo 79: 127 First Street

The West First Street/Sackett Avenue survey contains approximately 200 buildings. A good approach would be to conduct a reconnaissance survey of all 200 buildings, which would include additional research and historic context development.

An estimated cost for this type of reconnaissance level survey would range between approximately \$30,000-\$40,000.

Key Properties include:



Photo 80: 225 & 235 West 6th Street



Photo 81: 528 G Street

The Sackett's Addition Southwest survey contains approximately 80 buildings with a mix of medium and high physical integrity. However, several buildings were identified as having alterations or diminished physical integrity in the survey area. As a result, a mixed intensive-level and reconnaissance level survey would be the most cost-effective approach for identifying the location of historically significant resources in the survey area.

A good approach to conducting a mixed survey would be to conduct a reconnaissance level survey of 75% of the properties (~60 properties), while 25% of the properties (~20 properties) could be intensively surveyed. The estimated cost of this type of mixed survey could be achieved for approximately \$35,000-\$45,000.

4.2 Phase 2: Medium Priority Survey Work

Survey Number	Survey Title	Estimated Cost
4.2.1	Eddy Brother's Addition Pre-World War II Intensive-Level Survey	\$35,000-50,000
4.2.2	Eddy Brothers Addition Post-World War II Reconnaissance & Intensive-Level Survey	\$30,000-40,000
4.2.3	Haskell's Addition Southeast Mixed Survey	\$40,000-55,000
4.2.4	U.S. Highway 50 Corridor Reconnaissance Survey	\$12,000-20,000

4.2.1 Eddy Brothers Addition Pre-World War II Intensive-Level Survey

The Eddy Brothers Addition is identified by the area between West First Street to the north, West 3rd Street to the east, properties along Poncha Boulevard to the south, and Holman Avenue to the west, as shown in **Figure 13**. While dominated by post-WWII residences, approximately 25 properties found throughout the Eddy Brother's Addition were constructed between the city's founding in 1880 and the period before WWII. One resource, the Heister House (5CF.2366), is NRHP-Listed, while the Chaffee County Courthouse (5CF.850) is listed in the Colorado SRHP. Other unique resources from this time period include the Salida Golf Club, which features a 1920s-era log cabin clubhouse.

However, the golf club property has not been previously evaluated and additional research and evaluation of this property has the potential to yield significance information from this period of Salida's past.

Overall, properties in the Eddy Brother's Addition remain largely unsurveyed. This survey would potentially yield significant information from Salida's early period of development and the formation of the Town of Salida-On-Mesa, which was defined by the Eddy Brothers Addition north of the downtown area. Survey of areas outside of the downtown historic district also present the possibility of identifying and revealing unique histories of underrepresented ethnic groups, adding to Salida's original story. Overall, these properties retain good to excellent physical integrity.

Figure 13. Eddy Brothers Addition Pre-World War II Survey Location Map



Key properties include:



Photo 82: 304 Poncha Boulevard



Photo 83: 99 Poncha Boulevard



Photo 84: 310 Ouray Avenue



Photo 85: 404 Grant Street (Salida Golf Club Clubhouse)

Potential historic resources built before World War II in the Eddy Brothers Addition account for approximately 25 buildings. Due to the high level of physical integrity associated with many of these properties and the relatively small number of properties from this time period, a good approach would be to conduct intensive-level surveys of all 25 properties.

The estimated cost of this type of intensive survey could be achieved for approximately \$35,000-\$50,000.

4.2.2 Eddy Brothers Addition Post-World War II Reconnaissance & Intensive-Level Survey

While pre-World War II (WWII) and early 20th century residences are found scattered throughout the Eddy Brothers Addition, this survey would look at the larger overall development of the 200-acre area north of downtown associated with the Eddy Brothers Addition. This area has seen little survey work in the past, and most prior historic survey projects evaluated individual properties as opposed to looking at the larger development and expansion of the area for residential use. The recommended survey area is shown in **Figure 14** below.

Salida's best examples of post-WWII residences, including variations of the Ranch-type single-family residence are found here. Survey and evaluation of this area would help develop a better understanding of the city's transition from a railroad town to one that caters to outdoor recreation and tourism, which dominated the local economy after WWII.

Surveying properties built after WWII will help develop a better understanding of the city's evolution and why particular areas of Salida expanded following the war. This survey project would require in-depth research of the historic themes following WWII and the specific time periods associated with this type of development.

Figure 14. Eddy Brothers Addition Post-World War II Survey Location Map



Key properties include:



Photo 86: 801 Poncha Boulevard

The post-WWII Eddy Brothers Addition survey contains approximately 90 properties with buildings constructed after 1945. Since little prior survey work has been conducted on post-WWII resources, this project would focus primarily on a reconnaissance survey with select properties (~12) being evaluated at the intensive level. The project would also conduct research on the development of post-WWII residences in the Eddy Brothers Addition on the north end of town. An estimated cost of this type of mixed survey would range between approximately \$30,000-\$40,000.



Photo 87: 522 Ouray Avenue

4.2.3 Haskell's Addition Southeast Reconnaissance and Intensive-level Survey

This survey is defined by the area between 7th and 10th Avenues and from the alleyway behind residences fronting F Street to the eastern border at Salida High School and B Street, as illustrated in **Figure 15** below. The area contains a mix of high and medium integrity residences, none of which have

been previously surveyed. This area would be a natural extension to the Sackett's Addition Southeast Intensive Survey as recommended in the high priority survey projects but would be a secondary priority due to the lower physical integrity that was observed in the various properties in the survey area.

Figure 15. Haskell's Addition Southeast Survey Location Map



Key properties:



Photo 88: 729 D Street

Resources in the Haskell's Addition Southeast include approximately 95 buildings. A good approach to conducting a mixed reconnaissance and intensive survey would be to conduct a reconnaissance level survey of 75% of the properties (~70 properties), while 25% of the properties (~25 properties) could be intensively surveyed.

The estimated cost of this type of mixed survey could be achieved for approximately \$40,000-\$55,000.



Photo 89: 747 D Street

Key properties include:



Photo 90: Silver Ridge Lodge, 545 West U.S. Highway 50/ Rainbow Boulevard



Photo 91: Amigo Motor Lodge, 7350 West U.S. Highway 50/ Rainbow Boulevard

US 50 resources include approximately 15 buildings. Since little is known about the breadth of development periods, building types, and architectural styles along the corridor, a reconnaissance survey would be the best approach toward developing a better understanding of the building stock in this area. Additionally, the reconnaissance survey should build upon the post-WWII historic context previously developed by other projects from this period of time.

The estimated cost of a reconnaissance survey of historic resources associated with the US 50 corridor could be achieved for approximately \$12,000-\$20,000.

4.3 Phase 3: Low Priority Survey Work

Low priority survey projects were identified as those subdistricts in which intensive-level survey work has been previously conducted, those with few properties meeting the minimum age requirement for NRHP eligibility, or those neighborhoods which contain properties with low physical integrity as a result of building renovations, alterations or expansions.

Survey Number	Survey Title	Estimated Cost
4.3.1	Post-World War II Reconnaissance Survey	\$35,000-50,000
4.3.2	Salida's Post-World War II Rustic Kit Homes Intensive-Level Survey	\$15,000-20,000
4.3.3	Salida Recreational Resources Intensive-Level Survey	\$15,000-20,000

4.3.1 Post-World War II Reconnaissance Survey

A post-WWII reconnaissance survey would provide an opportunity to expand the historic context and research database for post-WWII properties and potential resources throughout the community. Several areas, particularly along Oak Street between US 50 and the downtown historic district and other areas north of US 50 contain post-WWII resources, many of which have diminished integrity. However, little is known or has been evaluated from the post-WWII period in Salida.



Photo 92: Mount Shavano Manor, 525 16th Street



Photo 93: 131 East 9th Street

A post-WWII reconnaissance survey of town would help identify potential enclaves of properties constructed after WWII and unique construction types, architectural styles, or builders from the post-war period. This survey area may include a reconnaissance of approximately 200 properties, which could be located throughout the community. Additionally, development or expansion of an historic context related to this development period should be included in this survey to gain a better understanding of how the town evolved from a railroad-oriented town to one with an economy based upon tourism.

The estimated cost of a reconnaissance survey of post-WWII resources throughout the City of Salida could be achieved for approximately \$35,000-\$50,000.

4.3.2 Salida's Mid-Century Manufactured Rustic Homes Intensive-Level Survey

One unique building style identified during the windshield survey included manufactured rustic-style log cabin residences that appear to have been built by a local or regional builder and are reminiscent of the Sears Nipigon model homes from the middle of the 20th century.



Photo 94: 7620 West U.S. Highway 50/ Rainbow Boulevard



Photo 95: 1031 G Street



Photo 96: 937 H Street



Photo 97: 1047 G Street



Photo 98: 916 H Street

The Mid-Century Manufactured Rustic Homes survey would evaluate approximately 10 buildings throughout the city. More of this unique building type may be uncovered during future evaluations.

Due to the high level of physical integrity associated with many of these properties and the small overall number of unsurveyed properties from this time period, a good approach would be to conduct intensive-level surveys of all properties which is estimated to be approximately 10 total.

The estimated cost of this type of intensive-level survey could be achieved for approximately \$15,000-\$20,000.

4.3.3 Salida Recreational Resources Intensive-Level Survey

Several resources related to outdoor recreation are found throughout Salida, including the Salida Golf Club, Alpine Park, Riverfront Park, Monarch Spur Trail, and the Salida Hot Springs Aquatic Center. A survey of these resources would highlight the significance recreation has played in the quality of life of Salida residents from the community's inception in the 1880s through the present.



Photo 99: Salida Golf Club, 404 Grant Street



Photo 100: Alpine Park, 404 E Street



Photo 101: Salida Hot Springs Aquatic Center/1937 WPA Hot Springs Building, 410 West U.S. Highway 50/Rainbow Boulevard

This plan cannot say with certainty, but for purposes of recommending future survey work and estimating costs, the preparers took into account Salida's size and basic knowledge of resources scattered throughout its limits. A survey of Salida's recreational resources would evaluate approximately 10 recreational properties throughout the city.

Since the number of surveys is relatively limited, and the ones identified for this plan appear to retain excellent integrity, a good approach would be to conduct intensive-level surveys of all 10 resources.

The estimated cost of this type of intensive-level survey could be achieved for approximately \$15,000-\$20,000 and may vary based on potential recreational resources identified by the city during scoping of this project.

4.4 Potential Funding Sources for Future Survey Work

This historic survey plan aims to shed light on past historic survey efforts that have been conducted throughout the City of Salida and combine the information into a single document that is easy to navigate to gain an understanding of the prior work that has been completed. The recommendations for future survey work provided here help to prioritize the city's goals and objectives for future preservation planning and will guide survey projects in the future.

Potential funding sources may be available through History Colorado's preservation grant funding programs, including the Certified Local Government – CLG Grant Program which is administered once a year. CLG grant applications are accepted annually in mid-January and grants are awarded at the beginning of March. Another program that provides more substantial funding is History Colorado's State Historic Fund program, which accepts applications twice a year – once in April and again in October. Depending on the SHF grant requirements, some local match may be required from the city. CLG grants do not have a match requirement. Future project efforts should begin by contacting History Colorado staff to discuss potential funding opportunities.

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Appendix A
OAHP Form 1403
Architectural Inventory Form

Resource Number:
Temporary Resource Number:

OAH P1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAH P 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:
2. Temporary resource number:
3. County:
4. City:
5. Historic building name:
6. Current building name:
7. Building address:
8. Owner name and address:

II. GEOGRAPHIC INFORMATION

9. P.M. _____ Township _____ Range _____
_____ ¼ of _____ ¼ of _____ ¼ of _____ ¼ of section _____
10. UTM reference
Zone _____; _____ mE _____ mN
11. USGS quad name: _____

Year: _____ Map scale: 7.5' _____ 15' _____ Attach photo copy of appropriate map section.

12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification:

III. Architectural Description

14. Building plan (footprint, shape):
15. Dimensions in feet: Length _____ x Width _____
16. Number of stories:
17. Primary external wall material(s):
18. Roof configuration:
19. Primary external roof material:

Resource Number:
Temporary Resource Number:
20. Special features:

21. General architectural description:

22. Architectural style/building type:

23. Landscaping or special setting features:

24. Associated buildings, features, or objects:

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: _____

Source of information:

26. Architect:

Source of information:

27. Builder/Contractor:

Source of information:

28. Original owner:

Source of information:

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

30. Original location ____ Moved ____ Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s):

32. Intermediate use(s):

33. Current use(s):

34. Site type(s):

35. Historical background:

36. Sources of information:

VI. SIGNIFICANCE

37. Local landmark designation: Yes ____ No ____ Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

Resource Number:

Temporary Resource Number:

- 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 possess 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 in 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:

40. Period of significance:

41. Level of significance: National State Local

42. Statement of significance:

43. Assessment of historic physical integrity related to significance:

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss:

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers:

Negatives filed at:

48. Report title:

49. Date(s):

50. Recorder(s):

51. Organization:

52. Address:

53. Phone number(s):

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Appendix B

OAHP Form 1417

Historical and Architectural Reconnaissance

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oahp/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR
 _____ Determined Eligible- SR
 _____ Needs Data
 _____ Eligible District - Contributing

IDENTIFICATION

1. Property Name: Historic Current Other
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State local non-profit private unknown

LOCATION

4. Street Address:
5. Municipality: Vicinity
6. County:
- **7. USGS Quad: _____ Year: 7.5'

- **8. Parcel Number: _____
- **9. Parcel Information: Lot(s): _____ Block: _____ Addition: _____
- **10. Acreage: _____ Actual Estimated
11. PLSS information: Principal Meridian: _____ Township: _____ Range: _____
 of of of of section

- **12. Location Coordinates:
- UTM reference: Zone _____ ;mE _____ ;mN NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other

**Please check with your project sponsor to determine which fields are required, as not all locational fields are needed for every project.

DESCRIPTION

13. Construction features (forms, materials):

Stories	Style/Type	Foundation	Walls
Windows	Roof	Chimney	Porch

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

14. Landscape (important features of the immediate environment):
- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating Other:

Appendix C

Salida Historic Survey Plan
Public Questionnaire Response;
Draft Survey Plan HPC and Public Comments

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 14, 2021 12:22:36 PM
Last Modified: Tuesday, December 14, 2021 12:28:11 PM
Time Spent: 00:05:34
IP Address: 75.163.191.65

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Any building that built around 1900

Q3 **No**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

St Joseph's, Victoria tavern

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

West sackett was once Italians and railroad workers now yuppie noise complaints are the norm

Q6 **Respondent skipped this question**

How important are historic properties in your community (rate 1-5, 5 being highest)

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

The historical society already has enough limits set. Allow more density in residential areas. Address the real issue which now affordable housing

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 14, 2021 1:03:14 PM
Last Modified: Tuesday, December 14, 2021 1:05:08 PM
Time Spent: 00:01:53
IP Address: 74.192.164.68

Page 1

Q1 **Agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

A building of significance in a condition than can be saved.

Q3 **No**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4 **Respondent skipped this question**

What are some properties/places that are historically important to you?

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **4**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Not sure, but if there are, that should definitely be taken into consideration. Especially native Americans.

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 14, 2021 1:08:19 PM
Last Modified: Tuesday, December 14, 2021 1:10:08 PM
Time Spent: 00:01:49
IP Address: 172.221.81.73

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?

It is more the look and feel of our downtown historic district.

Q3 **No**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4 **Respondent skipped this question**

What are some properties/places that are historically important to you?

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 14, 2021 1:16:59 PM
Last Modified: Tuesday, December 14, 2021 1:19:09 PM
Time Spent: 00:02:10
IP Address: 72.175.100.82

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

If upgraded, the work is done to reflect the original look of the building

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

The Sitting Duck Ranch in Poncha owned by Danny and Diana Wood.

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 14, 2021 1:40:25 PM
Last Modified: Tuesday, December 14, 2021 1:46:15 PM
Time Spent: 00:05:49
IP Address: 174.198.133.107

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?

Age. History. Architecture

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4
What are some properties/places that are historically important to you?

The "boathouse cantina" building has been pillaged. I absolutely hate seeing that type of abuse to these beautiful old buildings. Kitson was once again able to bully his way around. Riverside park needs to be protected.

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Please don't allow any more development on the other side of the river by "Hollywood". We need more open space areas like this.

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 14, 2021 1:02:09 PM
Last Modified: Tuesday, December 14, 2021 3:21:36 PM
Time Spent: 02:19:26
IP Address: 172.221.86.191

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?

The age it was built

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4
What are some properties/places that are historically important to you?

Older houses in residential areas that are not protected by design standards or historic designations. Any original building, residential or commercial, particularly those long abandoned should be repurposed and not destroyed.

Q5
Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

The old Italian area and the Sackett addition should be considered for preservation.

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

The workforce is underrepresented, and although that is not an "ethnic group", it still merits consideration

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

I would like to highlight any building built on or before about 1910, when the city was a railroad town. Railroad houses, Victorians and other older structures (especially salida brick) should be of high value.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 14, 2021 3:27:07 PM
Last Modified: Tuesday, December 14, 2021 3:28:12 PM
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IP Address: 174.198.135.239

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2 **Respondent skipped this question**

What makes a building/property historic to you?

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4 **Respondent skipped this question**

What are some properties/places that are historically important to you?

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 14, 2021 6:43:52 PM
Last Modified: Tuesday, December 14, 2021 6:49:49 PM
Time Spent: 00:05:56
IP Address: 66.36.121.10

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

History speaks to us through those old buildings. It's what makes Salida unique because we are not in a hurry to throw history away like many communities. Historic buildings is what all these new people like to see and why many are visiting or moving to the area. Why get rid of em?

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4 **Respondent skipped this question**

What are some properties/places that are historically important to you?

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5****Q7** **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 14, 2021 8:03:11 PM
Last Modified: Tuesday, December 14, 2021 8:05:18 PM
Time Spent: 00:02:06
IP Address: 68.1.253.167

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

It's age and significance in the past

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Victoria tavern, many of the older buildings on Sacket

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

As far as I know

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Not that I am aware of

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 15, 2021 6:51:23 AM
Last Modified: Wednesday, December 15, 2021 6:56:11 AM
Time Spent: 00:04:48
IP Address: 75.163.219.225

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

It was built between 1880-1920

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

The Vic, Laura Evans building, all of F street.

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Native Americans and Hispanics

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

I think the whole downtown from 10th ave north should be protected and buildings and houses should be limited to what can be remodeled or torn down.

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 15, 2021 7:41:37 AM
Last Modified: Wednesday, December 15, 2021 7:42:09 AM
Time Spent: 00:00:32
IP Address: 75.163.139.68

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2 **Respondent skipped this question**

What makes a building/property historic to you?

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4 **Respondent skipped this question**

What are some properties/places that are historically important to you?

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 15, 2021 9:10:16 AM
Last Modified: Wednesday, December 15, 2021 9:12:51 AM
Time Spent: 00:02:34
IP Address: 47.37.21.94

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Original use, value to the community, history whether it be old history or newer history, materials of building and inside building

Q3 **No**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4 **Respondent skipped this question**

What are some properties/places that are historically important to you?

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

The vic, the Palace hotel, most buildings downtown and along river

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **4**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

The Latino population

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 15, 2021 9:05:39 AM
Last Modified: Wednesday, December 15, 2021 9:18:43 AM
Time Spent: 00:13:04
IP Address: 107.77.196.232

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Human scale design, old, beautiful, has a story

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Downtown

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 15, 2021 10:13:27 AM
Last Modified: Wednesday, December 15, 2021 10:17:17 AM
Time Spent: 00:03:49
IP Address: 66.36.121.9

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

The architecture, the original signs/murals, the details such as the trim, ceilings, floors etc.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

All of downtown- houses included. We are seeing historic homes being torn down for modern developments that do not reflect the history of Salida.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Yes. They are being pushed farther and farther outside of downtown.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

All ethnic groups are underrepresented in Salida.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

All buildings downtown - both commercial and residential. Especially those on the main corridors such as F street, 1st street, and Sackett

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 15, 2021 11:03:45 AM
Last Modified: Wednesday, December 15, 2021 11:09:29 AM
Time Spent: 00:05:43
IP Address: 172.221.82.35

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

The property is old, historic build in the 1800's or earlier 1900's

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

downtown Salida and homes in the Downtown area

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Removing our past is not the answer.

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 15, 2021 3:30:08 PM
Last Modified: Wednesday, December 15, 2021 3:36:37 PM
Time Spent: 00:06:28
IP Address: 66.36.114.50

Page 1

Q1 **Agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

the decor of the period it was built

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

downtown area, ranches, mining places

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

???? Is this a racial question?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **4**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

stop making everything about race. You figure that out. If it's history, it's history.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

How about telling us what your motives are and what is happening in our community.

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 15, 2021 9:36:10 PM
Last Modified: Wednesday, December 15, 2021 9:39:11 PM
Time Spent: 00:03:01
IP Address: 98.53.236.97

Page 1

Q1 **Agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?

Significance in important past events. Age.

Q3 **No**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4 **Respondent skipped this question**

What are some properties/places that are historically important to you?

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6 **Respondent skipped this question**

How important are historic properties in your community (rate 1-5, 5 being highest)

Q7
Are there any ethnic groups that are underrepresented in Salida's history?

Yes. Every group other than white people.

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 17, 2021 9:52:19 AM
Last Modified: Friday, December 17, 2021 9:58:05 AM
Time Spent: 00:05:45
IP Address: 174.198.136.132

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Age and architecture

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

The historic homes and buildings. Shame about what the boathouse has become.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Yes there were a few areas in town like that. There was a large Italian area on the west side of town from Sackett upto where the Cort house is.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **4**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Probably Hispanic and Chinese associated with the railroad.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Sackett street and F from 5th down to the bridge.

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 18, 2021 4:23:23 PM
Last Modified: Saturday, December 18, 2021 4:32:32 PM
Time Spent: 00:09:09
IP Address: 69.144.117.188

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?
If it is connected to important events or people in Salida's past; railroad, mining, natural surroundings

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4
What are some properties/places that are historically important to you?
Most of Salida's downtown area with its old storefronts, bars, lodges. Monarch spur and buildings along it. Smelter town smoke stack, open ranch land

Q5
Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?
Not aware of that

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Don't think so!

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Downtown Salida, railroad/monarch spur, smelter town, open ranch land

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 19, 2021 8:28:35 AM
Last Modified: Sunday, December 19, 2021 8:33:59 AM
Time Spent: 00:05:24
IP Address: 75.163.147.220

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?

Preserving history through architecture and murals from the past.

Q3 **No**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4
What are some properties/places that are historically important to you?

Downtown buildings and historic landmarks.

Q5
Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Salida has been predominantly white. The history of its racism should be known.

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7
Are there any ethnic groups that are underrepresented in Salida's history?

Native American, Mexican, Spanish and African Americans.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

All of downtown.

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 19, 2021 9:06:03 PM
Last Modified: Sunday, December 19, 2021 9:08:20 PM
Time Spent: 00:02:17
IP Address: 174.198.140.241

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

The workmanship and the stories within the building

Q3 **No**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4 **Respondent skipped this question**

What are some properties/places that are historically important to you?

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 21, 2021 2:30:44 AM
Last Modified: Tuesday, December 21, 2021 2:31:35 AM
Time Spent: 00:00:50
IP Address: 172.221.86.99

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2 **Respondent skipped this question**

What makes a building/property historic to you?

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4 **Respondent skipped this question**

What are some properties/places that are historically important to you?

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 21, 2021 7:36:23 AM
Last Modified: Tuesday, December 21, 2021 7:44:00 AM
Time Spent: 00:07:37
IP Address: 172.221.80.156

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Anything built before 1921. 100 years or more standing.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

See question 2

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

The town was historically segregated, but the lines are now very unclear. Informational plaques at the minimum to recognize how the town was divided would be nice.

Stopping the scrape off trend would also help considerably.

Stopping the nasty industrial building design look is a must. People are going to look back in twenty years and wonder what in the hell we were thinking-just like we "judge" the work from the 70's.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

all of them...our history consists of white men and the random mention of Laura Evens. Part of her legacy was demolished in the name of progress.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

see question 2....

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 21, 2021 8:08:55 AM
Last Modified: Tuesday, December 21, 2021 8:12:05 AM
Time Spent: 00:03:09
IP Address: 47.37.20.109

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

If it reminds me of our town's legacy and the people who built it

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Steamplant, Historic Downtown

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Not that I know of

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Non-White :)

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

I don't know enough about this but we badly need outside experts to develop our preservation plan.

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 21, 2021 7:32:18 PM
Last Modified: Tuesday, December 21, 2021 7:37:07 PM
Time Spent: 00:04:49
IP Address: 69.144.116.238

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Needs to have been used for a unique purpose, significant in design/construction doesn't necessarily have to be of a certain age.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Too many to list. But while I am concerned I believe public officials have a grip on the issue.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Don't know.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Don't know.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Not aware of any that most agencies aren't aware of.

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 22, 2021 8:32:29 AM
Last Modified: Wednesday, December 22, 2021 8:37:04 AM
Time Spent: 00:04:34
IP Address: 47.37.20.95

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Architectural design, age or connection to historic figure or event

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

The entire downtown as well as homes built over 100 years ago. Our parks are also very important to maintain as open space among the density of development.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Of course The area between Sacket and 1st was the Italian section of town. I am not aware of others that may have existed.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Don't know

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Commercial district downtown

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 22, 2021 3:40:45 PM
Last Modified: Wednesday, December 22, 2021 3:46:38 PM
Time Spent: 00:05:52
IP Address: 72.175.214.135

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?

The build date, not commercials on the side of the building.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4
What are some properties/places that are historically important to you?

Touber Building, downtown buildings

Q5
Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

yes, ladies of the night were concentrated in disappearing buildings on Sackett. Seems all ripped down except rooms upstairs in the Vic. Mixing Bowl was where patrons paid.

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

probably chicano who were only allowed at the swimming pool on Tuesdays, the date before the pool was cleaned. I hope the KKK continues to be underrepresented along with any and all hate groups

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

the Waggenor building and others at the red light

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 24, 2021 6:42:11 AM
Last Modified: Friday, December 24, 2021 6:46:23 AM
Time Spent: 00:04:11
IP Address: 71.211.3.253

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

It's age, and the upkeep it received during it's life. Architecture of a bygone time is irreplaceable

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Lord, that's a lot to list here. Pretty much anything that displays the heritage of the area, F street comes to mind, Smelertown, St Elmo to name a few.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Not to my knowledge, past railroad workers and the "sex" workers in the brothel district on Sackett. Not sure if that's a related profession though..

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Not that I'm aware.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

The old town of Cleora and the cemetery outside Salida.

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 24, 2021 6:42:16 AM
Last Modified: Friday, December 24, 2021 6:48:42 AM
Time Spent: 00:06:26
IP Address: 72.240.78.75

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

The architectural design.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

all of the historic F Street corridor and along the river (1st street). The salida smokestack.

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

nope. it is history, how could they be underrepresented? they were either there or not.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Smokestack. F street 1st street to 4th street

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 24, 2021 9:27:07 AM
Last Modified: Friday, December 24, 2021 9:45:52 AM
Time Spent: 00:18:45
IP Address: 72.175.214.2

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

The stories of the owners and their lives as their properties pass from one family to another. The structures themselves are one thing and need to be documented but it's the people that bring them alive.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Smelertown, Fairview Cemetery, West Sacket, First Second, West Third Street old homes.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Yes, see above, Italian-Americans.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Need to know more about indigenous people and Hispanic populations and their stories.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Salida's east side

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 24, 2021 12:34:14 PM
Last Modified: Friday, December 24, 2021 12:45:51 PM
Time Spent: 00:11:37
IP Address: 172.221.85.188

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

It is a combination of the building design, its enduring quality, the activities and owners who are part of the history. Longevity is another important factor, although not everything that is merely old is "historic", either.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

The entire Salida downtown area. The Monarch spur and the Salida Mountain Trail system. The Calco building with its siloes and associated structures are an important remnant of the railroad's presence along the river.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Sackett Avenue used to be the Red Light District. Since women were marginalized in the pioneer area, it is important to recognize their contribution to the establishment of Salida.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

I would like to know more about the Utes and other indigenous people over time. Pretty sure Methodist Mountain wasn't the name they used for the peak to the south of Salida.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

The aquatic center should be included if it isn't already.

The Calco building with its siloes and associated structures.

The concrete water tank on Spiral Drive; it could be the base for a fantastic restaurant in the round!

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 25, 2021 8:55:32 PM
Last Modified: Saturday, December 25, 2021 8:58:17 PM
Time Spent: 00:02:44
IP Address: 172.221.84.79

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Architecture; construction date

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Victorian homes on F St

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Homes built in late 1800's and early 1900's

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 26, 2021 12:16:39 PM
Last Modified: Sunday, December 26, 2021 12:22:06 PM
Time Spent: 00:05:26
IP Address: 66.36.121.10

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Build before 1910, has features such as brick facade, arched windows, ghost signs

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Downtown business district, older homes in the core R2 districts

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

don't know

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Don't know

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Ghost signs need to be preserved downtown

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 27, 2021 10:54:48 AM
Last Modified: Monday, December 27, 2021 11:01:34 AM
Time Spent: 00:06:45
IP Address: 12.169.164.5

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Significance to the history of Salida and the area by tying back to Salida's history and roots that are not apparent anymore. For example, buildings that were important or significant at the time to early Salida's industry, culture, or important families who contributed to it.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Many of the downtown buildings and surviving older homes in neighborhoods. Former industrial, agricultural, and railroad relics are also important.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

The area west of the Monarch Spur trail (former railroad) had a concentration of Latino and Italian immigrants that is now seeing large gentrification.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **4**

Q7

Respondent skipped this question

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 28, 2021 6:45:28 AM
Last Modified: Tuesday, December 28, 2021 6:47:28 AM
Time Spent: 00:02:00
IP Address: 69.144.117.21

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

saving the building; if it needs repair then restore to as close as possible to original but can use newer technology and materials as needed

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Salida's business district

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7 **Respondent skipped this question**

Are there any ethnic groups that are underrepresented in Salida's history?

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 28, 2021 8:33:55 AM
Last Modified: Tuesday, December 28, 2021 8:38:45 AM
Time Spent: 00:04:50
IP Address: 216.161.61.188

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Design, detail

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Most of downtown

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

What???

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Any and all

Q8

Respondent skipped this question

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 28, 2021 9:27:58 AM
Last Modified: Tuesday, December 28, 2021 10:37:34 AM
Time Spent: 01:09:35
IP Address: 75.163.153.174

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

appearance and connection to historic events and people both local and national

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Caboose No. 0576, Downtown Hist District, all registered hist properties, City water works, Salida Hydroelectric Plant No.1 and No.2 near Maysville, Smelter Smokestack, D&RG RR yard and machine shop, railroad right-of-ways, Hutchinson Homestead, hot springs, irrigation ditches and City parks.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

European immigrant workers lived in Smelertown. Personal accounts say there were Italian and Hispanic neighborhoods in Salida and perhaps an enclave of Chinese.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Native Americans and Hispanics generally. Asian and European mine and railroad laborers in particular.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Areas along the South Arkansas (little) River, old Cleora, Smelertown, Salida RR yard and former machine shop and Caboose No. 0576 at foot of F Street.

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 28, 2021 10:49:42 AM
Last Modified: Tuesday, December 28, 2021 10:54:55 AM
Time Spent: 00:05:13
IP Address: 75.163.165.71

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?

Preserving the beautiful brickwork, arches, entries.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4
What are some properties/places that are historically important to you?

Downtown, first and obviously. But beyond lower F. E and G have wonderful historic buildings.

Q5
Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Italians have a nice representation, as do ranchers. With Steve giving tours, I know more about prostitutes, law enforcement, civic leaders, and goods sellers.

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

We should know more about and recognize the Chinese immigrants and the discrimination they faced. But I am not certain of their physical spaces.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Thanks for asking, studying, preserving. Jodi

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 28, 2021 10:55:36 AM
Last Modified: Tuesday, December 28, 2021 11:16:36 AM
Time Spent: 00:20:59
IP Address: 172.221.83.231

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?
Age, vintage appearance, or historical significance because of design, owner, event that happened

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4
What are some properties/places that are historically important to you?
old churches, small homes that are the size of a railroad car and other small homes, majority of buildings downtown, the cribs that are left, Calco, what's left of railroad structures, adobe buildings

Q5
Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?
Yes, but my knowledge is vague

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

good question

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Townhomes on 100 and 200 blocks of E St, other multi-family dwellings, old structures near S. Arkansas River, buildings/homes along 1st Street not already surveyed

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 28, 2021 5:02:15 PM
Last Modified: Tuesday, December 28, 2021 5:18:36 PM
Time Spent: 00:16:21
IP Address: 174.24.69.123

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

retains its exterior historic integrity to the time it was built and being more than 50 years old

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Salida Downtown Historic District - historic setting helps our businesses
Old hospital area historic district
All properties on the local, state and national historic registers
All properties eligible to be nominated to the historic registers
Chaffee County Courthouse and Administrative buildings
Monarch Spur Trail as it follows the D&RG Railroad right of way

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Not aware of any

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

I think our local books and writing have highlighted most of the groups that emigrated to this area

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

F Street historic residences

Courthouse and nearby historic residences

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 28, 2021 6:15:15 PM
Last Modified: Tuesday, December 28, 2021 6:26:11 PM
Time Spent: 00:10:55
IP Address: 66.36.121.9

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Its age, architecture and building materials

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

The Kesner Building, the Golf Club House, the Elks Building Calco building, the Crabtree building, the Touber building and many historic homes

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

some

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

no, history is history...tell it.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

All older buildings, there are some beauties!

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 29, 2021 10:21:23 AM
Last Modified: Wednesday, December 29, 2021 10:29:55 AM
Time Spent: 00:08:31
IP Address: 172.221.85.58

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Age, what occurred there, architectural features

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Touber building, railroad shop (large building) across the river, some older houses, most of downtown

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Absolutely. We've already let Little Hollywood and the cribs be destroyed, without ways to identify they were there and the rolls they played.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **4**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Italians, native Americans

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Railroad maintenance shop across the river. The hot springs site above Poncha (city owns, has a vast history).

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 29, 2021 9:10:42 AM
Last Modified: Wednesday, December 29, 2021 10:34:13 AM
Time Spent: 01:23:30
IP Address: 66.36.121.9

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Its outward appearance but also how long it has been in a particular location and the knowledge about those buildings and properties. E.G. the Smelertown smokestack and the story of how it was built and then became a historic landmark. And the Victoria Tavern, and the woman responsible for creating it. The Hot Springs pool and its history. I also think it's important to recognize the Indigenous peoples who lived and died in this area, because their stories are integral to the history of the town and to the early properties.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

The library, the Victoria Tavern, the Palace Hotel, Sackett Street, Smelertown, lower F St. I was heartbroken when the train depot was torn down— that would've made a great museum/arts/community center.

Development is also adversely affecting the historic rural character of the town—just drive down F street and you'll see brand new McMansion-style houses going into narrow lots, ruining the view of historic bungalows right next to them. And historic ranchlands just outside town are slated for massive development — the lands near Franz Lake have always been rural and provided habitat for a variety of species, which is historically what they've done even as ranchlands. But that is slated to be undone.

The entire historic/rural ethos of this town is being undercut and in some cases destroyed by rampant development, leading to increased housing costs that drive the service industry out because no one can afford to live here. Point being, the historic nature of this town is intrinsic to the very few industries that barely sustain it, and undoing that history or attempting to develop a town beyond its original historical underpinnings without attempting to work with community stakeholders who seek to both preserve historic elements but also work within the area's means in terms of development is a recipe for disaster. The historic infrastructure of a place is also tied to whether or not an infrastructure can support an economically diverse population. Rampant development is undermining the historic economic diversity of the area, driving out its longtime working- and middle-class roots, which is detrimental to a diverse community.

This whole county is historically important to me, this, and you can't think of "history" as something divorced from every social, political, and cultural element that infuses a place. This town's history is its origin story. It's the tapestry of narratives that created its ability to survive, that provided the foundation for what industries it has tapped over the decades. The outward manifestation of that history—in surviving structures and properties, in local families with long roots that are being pushed out by unrestrained development and rising prices, in riparian wetlands and game corridors, in lands that supported Indigenous peoples, in local trails that lead past abandoned mines and all the legends we pass along to each other—give this place its ethos, its identity (and all the good and bad that goes with that), its reason for existing. Without history—without maintaining and cultivating the past, a place loses not only its sense of self, but becomes something that can no longer support the kind of economically diverse population needed to maintain a working infrastructure. So I hope you're all thinking about how the past is never past, and a place's history is not a discrete entity outside politics, culture, and economics. Historic preservation isn't just about preserving the past. It's about creating a future that benefits as many as possible.

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Yes. Sackett St near the ballpark was heavily Italian and Greek. These families came in the early 20th c for railroad jobs. Some of the elders in those families still don't speak much English. Descendants of those families still live in the area.

The area around Sackett and F was historically tied to the railroad and the men (mostly) who worked it. Lower F was an entertainment (the more puritan would refer to it as a "vice" area) district for these largely working-class and immigrant guys, and included restaurants, bars (the Vic is one of those), boarding houses, and sex workers. That area evolved into an entertainment district that now caters to outdoor recreation and tourists. Senor (pretend there's a tilde on the n) Murphy's candy, e.g., which just opened in June 2021, occupies the space of what was Neil's Cafe, which opened sometime in the 1930s or 40s. That cafe provided cheap bag lunches for railroad workers and then remained a diner for decades. It then became a deli, under new ownership, but the historic diner-style counter and stools remained. The candy store took that counter out, but retained the fabulous 1940s murals (depicting different characters eating at the counter) on the walls, thank gawd, immortalizing May, the woman who worked there for decades.

Lower F thus has its own history and though the nature of its business was generally transient, the people who ran those businesses were not, and were often involved in community works, including Laura Evans, a longstanding madam.

The railroad brought many different people to this area, including European immigrants. Historically, Indigenous and Hispanic peoples were here as well, and a very very few Black people. History is a narrative that should include the bad and the good, and this town, like all others in this country, was not immune to racism or anti-immigrant sentiment. There was Klan activity here in the early 20th century, and that of course helped ensure that certain people were not welcomed.

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆

5

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Yes. Indigenous peoples, Hispanic, Latina/o, Black, Asian, Middle Eastern. There is also a lack of religious diversity (the majority of churches are Protestant but the Catholic Church [St. Joseph's] has deep roots here). There is no synagogue, mosque, or temple for other religious traditions.

I'd also say that Salida's white ethnic groups — non-Protestant—have not been well-repped in the historical narrative of the town—there hasn't been much organized telling of their stories. That speaks to who does the telling of the stories, and formal town leaders were (and still are) largely white Protestant middle- and upper-class men.

Salida—and Chaffee County in general—is also a typical US story in that it is an expression of 19th-century white settler colonial history. After all, the town is pronounced "suh-LIE-duh" instead of its correct Spanish pronunciation (suh-LEE-duh). And very few people know this was Ute land before it was usurped by the white colonial imperative of Manifest Destiny.

I'd love to see the centering of the white ethnic family stories in some way, and the centering of Indigenous people's history and the Hispanic/Spanish history. And, yes, it's important to know the bad, too, and that includes Klan and other racist activity and what happened to Black people who were here.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

Lower F, the library and Alpine Park, Sackett St from the ball park all the way to where it ends near the old hospital (there's another building for study). Also, Smelertown.

Thanks a bunch and good luck! (sorry about any typos I missed)

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 29, 2021 3:07:31 PM
Last Modified: Wednesday, December 29, 2021 3:12:31 PM
Time Spent: 00:04:59
IP Address: 107.77.200.85

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?

Significance and Integrity.

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4
What are some properties/places that are historically important to you?

Most of F street, First street from D to H, most of Sackett ave.

Q5 **Respondent skipped this question**

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7
Are there any ethnic groups that are underrepresented in Salida's history?

Yes, probably most immigrant groups.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

All of number 4.

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 30, 2021 10:30:20 AM
Last Modified: Thursday, December 30, 2021 10:35:29 AM
Time Spent: 00:05:09
IP Address: 47.37.21.109

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Restorations specific to the period in which it was built
Original/old buildings that remain in Salida

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Riverside and Alpine Park, Franz Lake, Salida Pharmacy, pestilence house

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

I don't know

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

You definitely don't hear much about the Asian community.

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

We live just outside the historic district and we are sad to see the number of contemporary style homes and ADUs that are being built amongst the old style Victorians and Craftsmans. We wish Salida had made some prohibitions and guidelines earlier to prevent this.

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, January 02, 2022 9:04:03 AM
Last Modified: Sunday, January 02, 2022 9:07:58 AM
Time Spent: 00:03:54
IP Address: 47.37.21.208

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2
What makes a building/property historic to you?

the history and the architecture

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4
What are some properties/places that are historically important to you?

247 E Sackett Avenue (The Plum Tree Inn) Railroad Inn.
237 D St. (original Sherriff's house)
427 W Sackett Avenue (Lettuce and then Ice House)

Q5
Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

I believe the lettuce field area of W Sackett

Q6
How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Italians

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

247 E Sackett Avenue (The Plum Tree Inn) Railroad Inn.

237 D St. (original Sherriff's house)

427 W Sackett Avenue (Lettuce and then Ice House)

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, January 02, 2022 10:49:25 AM
Last Modified: Sunday, January 02, 2022 11:10:23 AM
Time Spent: 00:20:57
IP Address: 75.163.141.32

Page 1

Q1 **Strongly agree**

Historic properties contribute to Salida's unique identity.

Q2

What makes a building/property historic to you?

Age and architecture

Q3 **Yes**

Are you concerned about development pressure affecting historic properties in your community (Y/N)?

Q4

What are some properties/places that are historically important to you?

Franc lake area;
C thru H streets from the river to 8th street

Q5

Are there areas where groups of people, such as ethnic enclaves, related professions, etc. were concentrated?

Unaware

Q6

How important are historic properties in your community (rate 1-5, 5 being highest)

☆ **5**

Q7

Are there any ethnic groups that are underrepresented in Salida's history?

Unaware

Q8

The survey plan being developed will focus on prioritizing areas for future study. Please tell us what historic areas or buildings you would like to see highlighted.

1. Library, county courthouse, all buildings on F street from river to 6th streets
2. Authentically old houses on C-H streets from river to 8th. All other authentically old houses.

We are opposed to the current "modern" construction being done within the areas I have previously mentioned.



History Colorado

April 7, 2022

RE: CLG Grant Project # CO-21-10006
Survey Plan
Deliverable #7, Draft Survey Plan

Thank you for submitting the draft Survey Plan for the City of Salida. OAHP Staff have reviewed the deliverable and have conditionally approved the draft Survey Report. Revisions are needed in order for the final Survey Plan to be approved. Comments are outlined in this letter as well as noted on the included copy of the draft Survey Plan.

Overall, the Survey Plan is well on its way to achieving the goal of providing guidance for the future of the historic preservation program in Salida. Please let me know if you have any questions, concerns, or clarifications to the comments within this letter or on the included copy of the draft Survey Plan.

Sincerely,

Lindsey Flewelling
Preservation Planner
Office of Archaeology and Historic Preservation
lindsey.flewelling@state.co.us
303 866 4681

General Comments:

- Please include sections on Participants and Funding in the Introduction of the Survey Plan.
- In the section on previous survey efforts, please describe in general where the surveyed resources were geographically distributed. For each past survey, please add discussion on the quality of the survey, where they are outdated, and if they can still be used to inform city planning or need to be updated.
- Are there any planned appendices? These might include a table of designated properties, table of previously surveyed properties, and/or samples of existing survey documentation.

Historic Contexts:

- The Survey Plan would be strengthened if it addressed areas upon which the historic contexts could be expanded. Where do opportunities exist for additional historic context studies? Where is additional research needed?
- Overall, the historic context study could be more closely tied to the built environment. What prominent buildings or developments are associated with each subheading of the historic context study?
- One area that is not included in the current document is any attempt to address underrepresented communities in Salida. Are there any trends that can be identified in Salida's history and included in the historic context study? Are any neighborhoods tied to specific racial, ethnic, immigrant, or religious groups in Salida's history?

Public Outreach:

- The public outreach portion of the Survey Plan needs to be updated to reflect the latest efforts at engagement. It is concerning that little public engagement seems to have taken place despite the efforts of the City and consultant. Have there been any other efforts to have the public help to inform this Survey Plan?
- In general, greater input from local stakeholders would strengthen the Survey Plan.



Salida Historic District Survey Plan
(Draft survey plan comments)

At the Historic Preservation Commission work session on April 6, 2022 the Commission had the following comments:

General comments:

The needs to be corrected from City of Salida Historic District Survey Plan to City of Salida Historic Survey Plan (remove District).

The Commission suggested having an index of useful links for researching historic resources and include a recommendation (perhaps at the end of phase 1 or beginning of phase 2) that is about how to present and communicate the survey content to the public.

Maybe a recommendation of creating an interactive GIS-based website where the public can easily hover over an interactive map and get information from all the different levels of surveys both architectural and cultural.

Add more information regarding ethnic and underrepresented groups.

Identify the photos used throughout the plan.

Priority Recommendations:

At the beginning of the recommendations for future survey work add a table of the costs for future surveys instead of after each recommendation, for example, 4.1.1 the estimated cost for the range of a recon survey was \$25,000-\$30,000.

High Priority recommendations:

Move 4.1.4 Eddy Brothers Addition Post-World War II to medium priority.

Medium Priority recommendations:

Combine 4.2.1 Eddy Brothers Addition Pre-World War I with the Eddy Brothers Addition Post-World War II

Low Priority recommendations:

Section 4.3.1 Post-World War II – this section is a little confusing because it mentions Oak Street, Highway 50 but one of the photos is of Ouray Avenue on the Mesa.

From: [Ryan Short](#)
To: [Kristi Jefferson](#)
Subject: Re: March 24th HPC meeting
Date: Thursday, March 24, 2022 6:11:55 PM
Attachments: [image003.png](#)

Hi Kristi,

Here are my comments that I spoke to if you are gathering a comprehensive list of the feedback:

1. Would like to see results of the public questionnaire included in the report (or as an appendix). Jake also made verbal mention of how some of the prioritization decisions were driven by that questionnaire and I think that is valuable to capture in the document.
2. Would be interested to see future public engagement recommendations included in the phased recommendations as well.

thanks,
Ryan Short

On Mon, Mar 21, 2022 at 9:28 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

All,

The agenda and packet for Thursday afternoon's HPC meeting has been posted to the City's website at the following link: <https://www.cityofsalida.com/bc-hpc/page/historic-preservation-commission-regular-meeting-5>

The meeting will be in person in City Council Chambers at 4:00 pm and our consultants will be joining us via gotowebinar Please let me know if you will not be able to attend the meeting.

Kristi Jefferson

Senior Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

City of Salida Historic District Survey Plan
(draft survey plan)
March 2022

Thank you for soliciting public comment.

Surveys are useful when a property owner brings the HPC an application for review. But surveys have other applications as well. We use them at the museum to plan exhibits and answer questions from visitors and from those who make contact with us on the museum website. People researching their families find clues in the surveys because they name previous business owners. A new property owner can find valuable information if a survey has been done on their property. The surveys are a great source of information for researchers, historians, writers and artists who want accurate historical context. To the extent that properties are surveyed and the information is made available online, anyone can find and make use of this information. It's another reason for doing this plan and following up with grants to survey more properties and re-survey properties that have been altered.

General comments

The draft plan makes reference in a number of places to properties to be evaluated, but does not identify those properties by location. It seems that HPC would want to know specifically which properties the experts located.

With regard to maps, one of the commissioners made a suggestion that historic maps be assembled to show the evolution of the town over time. Salida museum has some printed copies of early maps and the library has a number of Sanborn fire insurance maps that cover the early years, and those can be found online at SalidaArchives.

Photos of properties are left unidentified on pages 66, 68, 70, 72, 74, 76, 78, 79, 80, 81, etc. The plan says these images are of "Key Properties" and, if so, need identification and location captions. Again, leaving this information open-ended doesn't help HPC use the plan to focus where it will put its resources.

You might consider using a type font that makes a distinction between the uppercase letter "I" and the numeral "1." Salida has a 1st Street and an I Street.

Specific comments

p. 1

Would it be useful to explain the relationship between the HPC and Chaffee County Heritage Advisory Board? To what extent do responsibilities overlap and reinforce.

p. 4

You might add to the list of select properties outside the city limits the following:

- Cleora cemetery where some early pioneers are buried
- Former backshop shop in the railyard across the river from the Touber Building.

p. 25-36

These pages list and describe properties that are currently on the national and state registers, including one--Valley View School--which is outside city limits. It would seem logical to include the other nearby registered properties--Hutchinson Ranch, Poncha Springs schoolhouse, Maysville School and Pedro-Botz House in smelertown.

p. 41

Thank you for identifying the house at 210 Poncha Blvd. as belonging to J. A. Eddy. I did not know that.

p. 42

In connection with the Eddy Bros. addition, I would love to know how Nuño Park got its name. The other park in the addition, now called Thonoff Park, was originally named Halagueño Park on the 1887 Salida map and Halguno Park on the 1938 Salida map. Does this bear investigation?

p. 43

The pink granite such as was used in the Mormon Battalion Monument in Salt Lake City was dressed here, but I think it was likely quarried in the Texas Creek area in Fremont County, not the quarries near Salida.

p. 46

The old Salida Post Office (now Starpoint) at the corner of 2nd and E Streets is another direct benefit from the WPA. It was built in 1935 as Federal Works Project #183.



Salida Archives, Salida Regional Library, Salida Museum Negatives Collection

The 1938 WPA pool building (now Salida Hot Springs Aquatic Center) was not “replaced.” Rather it was rehabilitated with new roof and front façade after the roof suffered structural failure under the 50-inch snowfall in May 2001.

p. 46

Question the name “Homer Gatchell” in connection with Tenderfoot Mountain road, or Spiral Drive, as it is signed. The name in the local records is R. L. Hampson. The mountain across from the train station had always been an attraction for photographers and tourists and there were efforts through the years to get the money to build a road to the top. Finally, it became a labor of love for Ralph Leander “Lee” Hampson, a local grocer and chamber member. Accounts say he volunteered to start the work in 1922 and other volunteers joined in. It was completed the next year with additional help from the Salida Lions Club, inmates from the local prison and a crew with a steam shovel donated by the D&RG.

See: PASQUALE, Cynthia J. , et.al. *100 Years in the Heart of the Rockies*. Mountain Mail. 1980. P.83).

See: *One Man's Determination: Story behind building Spiral Drive Related*, The Mountain Mail, Nov. 18, 1965

See: *Granddaughter finds legacy on Spiral Drive*, The Mountain Mail, September 11, 2012

Tenderfoot Mountain also features the Haight Pavilion on top, a structure that was completed soon after the road was finished. It was donated by Isaac William "Will" Haight, a pioneer business man who wanted to give back to the city that helped him succeed. I. W. Haight also donated the lion sculptures in Alpine Park. They were erected in 1915.

You might also include Loyal Duke’s grave on the flank of Tenderfoot Mountain, but that’s another story. There are exhibits on all of this at Salida Museum.

p. 48

Salida in the 21st Century. 1st sentence. HPC was established in 2002 and design guidelines were adopted for the downtown district. I’m not sure if Sackett’s Addition had anything to do with the guidelines, unless I am misinformed.

p. 53

Not all the railroad buildings are gone and the mainline rails are still in place. Yes, much has been lost, such as the depot and steel truss bridge over the Arkansas, which makes it all the more important to preserve what is left. Salida was a division point on the D&RG with a huge yard, repair facilities, two roundhouses and facilities to transfer cargoes between narrow-gauge and standard-gauge freight cars. The following structures remain.

- The engine shop (backshop) still stands. As the commissioner said during the presentation of the plan March 24, the big engine shop dating to the 1920s is still there. It's had other uses since the railroad left. Apparently Calco is gone now. Someone said the door is open and it's being used as a homeless shelter. Now is the time to push for its preservation.
- The D&RG Hospital exists as the present day City and County Touber Building. The historic portion of this building at 448 EAST 1st St was locally landmarked by ordinance 2007-02, adopted march 22, 2007, as Denver and Rio Grande Railroad Hospital local Historic landmark. In 2005, the landmark was surveyed as Resource Number 5CF2032.
- Restoration of Caboose No. 0576 at the foot of F Street has been a continuing project of the City ever since 2014 when the caboose was moved from Centennial Park to the foot of F Street. It was locally landmarked by ordinance at the time it was moved. Since then the City has completed an historic structures assessment with grant money from the state historical fund. Actual restoration is due to begin this spring. The caboose is the only piece of original D&RG rolling stock publically owned in Salida. It is an early series, narrow gauge caboose that ran on the D&RG's narrow gauge system out of Salida. It deserves mention in this plan.
- The mainline tracks and some sidetracks remain in place--out of service, but not abandoned. In fact, the federal Surface Transportation Board is entertaining competing proposals to reactivate freight service on the Tennessee Pass Line, which runs from Dotsero through Salida to Pueblo.
- One of the commissioners mentioned the heavy wood loading docks that remain in place at the west end of the old RR yard. There was another loading facility at the downstream end of the yard. Still in place are the heavy cement foundations of the barrel transfer station at Barrel, Colorado. This was a one-of-a-kind mechanical facility into which narrow-gauge gondolas full of limestone from Monarch were pushed in and rolled over, one at a time, and emptied of their contents into standard gauge gondolas waiting on the track beneath. The barrel transfer operated for 32 years until 1956 when the Monarch spur line was converted to standard gauge.

p. 55

There is an incomplete sentence at the beginning of this page. Some wording seems lost in the transition from the preceding page.

p. 57

This map needs to be identified as to origin and needs to be reproduced at high enough resolution so that the map legend and labels are legible. The same is true for some of the other maps in the plan.

p. 59

Place a high priority for a Recon Survey of the downtown historic district. The Unique Theater, old Salida Opera House, for instance, needs to be re-surveyed since the back, theater portion was razed in 2007 and the front portion has since been converted to

condos, new storefronts and the front façade restored to its historic appearance. This property was locally landmarked in 2006.

p. 81

Please identify the 10 properties referenced as significant “recreational resources.” There are some seventeen named parks in the Salida park system and a number of named trails. Which of these are being identified as being significant and worthy of being surveyed? The presenters at the March 24 meeting gave as examples the Golf Course and Alpine Park. What were the other 8 properties?

Suggestions:

1. Centennial Park. The pool was a WPA project and there used to be a tourist train running in front of the pool pulled by a small-scale steam engine built by Amos Goddard. (The train was later moved and operated in Tiny Town, Colorado.) In 1953, the Porter tank engine that worked at the Koppers creosote plant in smelertown was donated to Salida Museum and put on display in the park. It is still there, though it got moved to the front of the museum a few years ago. The museum was started in 1954 by Harriet Alexander, Salida's first woman councilmember. Her collection was put on display in a room in the pool building. In 1972, it moved to the building now shared with the Chamber of Commerce. The park got its name in 1976 during the nation's Bicentennial and Colorado's Centennial. Its tourist and recreational attractions now include the pool, museum, Chamber visitor center, pickle ball courts and newly finished skateboard park.
2. Monarch Spur Park and Monarch Spur trail. The trail preserves a portion of the right-of-way of the D&RG's Gunnison extension, which became the first rail route west through the Rocky Mountains with connections to the west coast. The trail runs along the right-of-way from Sackett Av all the way through the City to beyond Walmart on Hwy 50.

March 31, 2022
Earle Kitleman
211 WEST 1st St. Salida CO

Appendix D

(2001-2002) Downtown Salida Historic Building Survey
Table of Surveyed Resources in Street Address Order

**SALIDA DOWNTOWN HISTORIC BUILDINGS SURVEY, 2001-02
SURVEYED RESOURCES IN STREET ADDRESS ORDER**

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.52	112-14 E. 1st St.	Not eligible	Not eligible	Contributing	Hively-Mandeville Block, Conquest Block, Haight & Churcher
5CF406.26	113 E. 1st St.	Not eligible	Not eligible	Contributing	IOOF Building
5CF406.27	119 E. 1st St.	Not eligible	Not eligible	Contributing	Bowne Block
5CF406.51	120 E. 1st St.	Not eligible	Not eligible	Noncontributing	Continental Trailways Bus Station
5CF406.78	127 E. 1st St.	Not eligible	Not eligible	Contributing	The Mail Building
5CF406.50	128-32 E. 1st St.	Not eligible	Not eligible	Contributing	Welch House
5CF406.79	131-33 E. 1st St.	Eligible	Eligible	Contributing	Williams Grocery
5CF406.49	134 E. 1st St.	Not eligible	Not eligible	Noncontributing	O.D. Bennett & Son Harness Shop
5CF406.80	137 E. 1st St.	Not eligible	Not eligible	Contributing	Hesson House
5CF406.48	147 E. 1st St.	Not eligible	Not eligible	Noncontributing	Lloyd's Skelly Service Station
5CF406.47	148 E. 1st St.	Not eligible	Not eligible	Noncontributing	Schuelke Shoes, Hanks Building
5CF406.84	200 E. 1st St.	Not eligible	Not eligible	Noncontributing	Waggoner's Tire Shop
5CF406.85	214-16 E. 1st St.	Eligible	Eligible	Contributing	Haight & Churcher Terrace
5CF406.86	222 E. 1st St.	Not eligible	Not eligible	Contributing	Gibson Residence
5CF406.81	223 E. 1st St.	Eligible	Eligible	Contributing	Argys Brothers Garage
5CF406.87	224 E. 1st St.	Not eligible	Not eligible	Contributing	Hatch Residence and Furnished Rooms
5CF406.88	230 E. 1st St.	Not eligible	Not eligible	Noncontributing	Hatch Residence
5CF406.82	246 E. 1st St.	Not eligible	Not eligible	Contributing	The Best Rooms
5CF406.59	110 W. 1st St.	Not eligible	Not eligible	Contributing	Stevens Barber Shop
5CF406.60	120-24 W. 1st St.	Not eligible	Not eligible	Noncontributing	Doering Restaurant, Nicasro Shoe Repair
5CF406.126	122 1/2 W. 1st St.	Not eligible	Not eligible	Contributing	John Sweeney Saloon Beer Storage Building
5CF406.61	128 W. 1st St.	Not eligible	Not eligible	Noncontributing	
5CF289	129 W. 1st St.	Not eligible	Not eligible	N/A	Salida Opera House
5CF406.62	130 W. 1st St.	Not eligible	Not eligible	Contributing	Union Block, Calvin Furniture & Second Hand Goods
5CF406.63	132 W. 1st St.	Not eligible	Not eligible	Contributing	Union Block
5CF1575	135 W. 1st St.	Not eligible	Not eligible	N/A	Greenburg Furniture

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.64	138 W. 1st St.	Not eligible	Not eligible	Contributing	Union Block
5CF288	139 W. 1st St.	Not eligible	Not eligible	N/A	Todd Bowling Alley, Troy Steam Laundry, Greenburg Furn.
5CF406.74	140-42 W. 1st St.	Not eligible	Not eligible	Contributing	Stancato Brothers General Merchandise
5CF406.65	144 W. 1st St.	Not eligible	Not eligible	Contributing	Troy Laundry
5CF406.67	146 W. 1st St.	Not eligible	Not eligible	Noncontributing	Ladies' Cash Bazaar
5CF406.66	148-50 W. 1st St.	Not eligible	Not eligible	Noncontributing	Bank Saloon
5CF406.68	149-51 W. 1st St.	Not eligible	Not eligible	Contributing	Sherman Hotel
5CF406.89	200 W. 1st St.	Not eligible	Not eligible	Noncontributing	Custer Coal Co. Office
5CF406.90	205 W. 1st St. (North Building)	Not eligible	Not eligible	Contributing	Salida Service Station
5CF406.91	205 W. 1st St. (South Building)	Not eligible	Not eligible	Noncontributing	Salida Service Station
5CF406.71	211 W. 1st St.	Not eligible	Not eligible	Contributing	Salida Bottling Co.
5CF406.73	115 E. 2nd St.	Not eligible	Not eligible	Noncontributing	Doctors' Office
5CF406.124	121 E. 2nd St.	Not eligible	Not eligible	Noncontributing	People's Paint and Wall Paper Co.
5CF406.92	124 E. 2nd St.	Not eligible	Not eligible	Noncontributing	Dr. Jessine M. Hartwell Residence
5CF406.93	125 E. 2nd St.	Not eligible	Not eligible	Noncontributing	
5CF406.125	129 E. 2nd St.	Not eligible	Not eligible	Noncontributing	Salida Record Publishing Co.
5CF406.94	130 E. 2nd St.	Not eligible	Not eligible	Contributing	Josephine Hill Rooming House
5CF406.24	131 E. 2nd St.	Not eligible	Not eligible	Contributing	Spencer Residence & Millinery, Slater Blacksmith Shop
5CF406.25	136 E. 2nd St.	Not eligible	Not eligible	Contributing	Wenz & Son Undertakers, Stewart Mortuary
5CF406.72	148 E. 2nd St.	Not eligible	Eligible	Contributing	Salida Elks Home
5CF406.120	120 W. 2nd St.	Not eligible	Not eligible	Contributing	Nevans-Koster Agency
5CF1576	123 E. 3rd St.	Not eligible	Not eligible	N/A	Salida Commercial Club
5CF1577	125 E. 3rd St.	Not eligible	Not eligible	N/A	First Church of Christ, Scientist
5CF1595	120 W. 3rd St.	Not eligible	Not eligible	N/A	
5CF406.29	129 W. 3rd St.	Not eligible	Not eligible	Contributing	Salida Auto Co./Ideal Auto Co.
5CF406.28	139 W. 3rd St.	Not eligible	Not eligible	Contributing	Salida Auto Co./Ideal Auto

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
					Co.
5CF294	140 W. 3rd St.	Not eligible	Not eligible	N/A	Red Cross Hospital
5CF406.96	111 N. E St.	Not eligible	Not eligible	Contributing	Hagee Boarding House
5CF406.97	115 N. E St.	Not eligible	Not eligible	Contributing	Jorgensen Residence
5CF406.98	117-21 N. E St.	Not eligible	Not eligible	Contributing	
5CF406.99	118 N. E St.	Not eligible	Not eligible	Noncontributing	T.J. Ahern Garage
5CF406.100	121-23 E St.	Not eligible	Not eligible	Noncontributing	Parker Terrace
5CF406.101	122-24 E St.	Not eligible	Not eligible	Noncontributing	Fraternity Hall
5CF1579	203 E St.	Eligible	Eligible	N/A	Salida Post Office
5CF406.102	206 E St.	Not eligible	Not eligible	Noncontributing	Standard Oil Gas Station
5CF406.103	216 E St.	More Data Needed	Eligible	Contributing	
5CF406.104	228 E St.	Not eligible	Not eligible	Contributing	Randol Residence and Furnished Rooms
5CF406.105	234 E St.	Not eligible	Not eligible	Noncontributing	
5CF406.106	244 E St.	Not eligible	Not eligible	Noncontributing	
5CF406.45	101 N. F St.	Not eligible	Not eligible	Contributing	Twitchell Building
5CF406.13	102-04 N. F St.	Not eligible	Not eligible	Contributing	Robertson Block, Chaffee County Bank
5CF406.12	106 N. F St	Not eligible	Not eligible	Noncontributing	Donmyer & Haley Restaurant
5CF406.115	107 N. F St.	Not eligible	Not eligible	Contributing	Lippard's Drug Store
5CF406.46	109 N. F St.	Not eligible	Not eligible	Contributing	Isaac Jacobs Clothing
5CF406.11	110 N. F St.	Not eligible	Not eligible	Contributing	Grand Restaurant, Francis Brothers Clothing
5CF406.116	117 N. F St.	Not eligible	Not eligible	Contributing	John Scott Barber, John Lines Tobacco
5CF406.10	118 N. F St.	Not eligible	Not eligible	Noncontributing	Frank Coffey Saloon
5CF406.53	119 N. F St	Not eligible	Not eligible	Contributing	Leslie Dickinson Furniture Store
5CF406.54	121 N. F St.	Not eligible	Not eligible	Contributing	Caulfield Saloon
5CF406.9	122 N. F St.	Not eligible	Not eligible	Contributing	Webb & Corbin Building
5CF406.55	123 N. F St.	Not eligible	Not eligible	Contributing	Ryan Block, Arcade Bar, Ryan's Arcade
5CF406.8	128 N. F St.	Not eligible	Not eligible	Noncontributing	Vail Block, Sam Romeo Saloon, Witham Rooms
5CF406.58	135 N. F St.	Not eligible	Not eligible	Contributing	Indian Grill, Salida Café
5CF406.7	136 N. F St.	Not eligible	Not eligible	Contributing	Jeremiah M. Clifford Saloon

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.117	138 N. F St.	Not eligible	Not eligible	Noncontributing	Curran Finch, Confectioner
5CF406.6	140 N. F St.	Not eligible	Not eligible	Noncontributing	Chili Parlor Restaurant
5CF406.56	143 N. F St.	Not eligible	Not eligible	Contributing	Moore & Killen Block, Mildred Hotel
5CF406.5	148 N. F St.	Not eligible	Not eligible	Noncontributing	Daniel Martin Saloon
5CF406.118	202 N. F St.	Not eligible	Not eligible	Contributing	Windsor Café
5CF406.4	204 N. F St.	Eligible	Eligible	Contributing	Palace Hotel
5CF406.3	216 N. F St.	Not eligible	Not eligible	Noncontributing	Donmyer & Haley Restaurant
5CF406.2	220 N. F St.	Not eligible	Not eligible	Contributing	Gem Saloon, Frank Windiate Saloon
5CF213	228 N. F St.	Listed	Listed	Contributing	Bon Ton Hotel, Manhattan Hotel
5CF406.107	240 N. F St.	Not eligible	Not eligible	Noncontributing	FibArk Boat Races, Inc.
5CF406.75	N. F St.	Listed	Listed	Contributing	F St. Bridge
5CF406.44	101-05 F St.	Not eligible	Not eligible	Contributing	Alger's Pharm./Continental Divide Bank/Craig-McGovern B
5CF226	102-24 F St.	Not eligible	Not eligible	N/A	Central Block, Corbin Building
5CF406.43	107-17 F St.	Not eligible	Not eligible	Contributing	Sweet Block, Murdock's
5CF406.42	119 F St.	Not eligible	Not eligible	Noncontributing	Whitehurst Block, Bateman Hardware, Patterson Hardware
5CF406.41	123 F St.	Not eligible	Not eligible	Noncontributing	Hutchinson Meat Market
5CF406.14	126-32 F St.	Not eligible	Not eligible	Contributing	Hively Block
5CF406.40	127 F St.	Not eligible	Not eligible	Contributing	Alexander Mercantile Co.
5CF406.15	134 F St.	Not eligible	Not eligible	Noncontributing	Disman-Alger Block
5CF406.39	135 F St.	Not eligible	Not eligible	Contributing	Gill Bakery, Enterprise Bakery
5CF406.38	139-41 F St.	Not eligible	Not eligible	Contributing	Wheeler Block, Cady's Hardware, Paine & Paine Hardware
5CF406.37	147 F St.	Not eligible	Not eligible	Noncontributing	Davis/Thompson/Armstrong Drugs
5CF406.16	148 F St.	Not eligible	Not eligible	Contributing	J.D. Whitehurst Grocery
5CF406.36	201 F St.	Eligible	Eligible	Contributing	Jones Block/Knights of Pythias Block/First National Ban

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.35	207-11 F St.	Not eligible	Eligible	Contributing	Crews-Beggs Mercantile Co.
5CF406.34	215-21 F St.	Not eligible	Not eligible	Contributing	Adilas Building, Golden Rule Store
5CF406.17	222 F St.	Not eligible	Eligible	Contributing	Sandusky Building
5CF406.33	225 F St.	Not eligible	Not eligible	Contributing	Salida Greenhouse Flower Store
5CF406.32	229 F St.	Not eligible	Not eligible	Contributing	Record Building, Record News and Pub. Co., Skinner Phot
5CF406.18	230 F St.	Not eligible	Not eligible	Contributing	McKenna Building
5CF406.31	233 F St.	Not eligible	Not eligible	Contributing	Boston Tea & Coffee Co./Hampson Bros. & Valdez Grocery
5CF406.19	234-38 F St.	Not eligible	Not eligible	Contributing	Strait Building
5CF406.22	242 F St.	Not eligible	Not eligible	Noncontributing	Stallsworth Motor Co.
5CF406.30	243 F St.	Not eligible	Not eligible	Contributing	McDonald Dry Goods, Public Service Co.
5CF406.23	249 F St.	Not eligible	Not eligible	Noncontributing	Conoco Station
5CF406.20	300 F St.	Not eligible	Not eligible	Noncontributing	Crews-Beggs Mercantile Co., Y & R Auto Co.
5CF406.21	312 F St.	Not eligible	Not eligible	Noncontributing	Salida Skating Rink (?)
5CF406.119	121 G St.	Not eligible	Not eligible	Contributing	Sherman Hotel
5CF406.69	123 G St.	Not eligible	Not eligible	Contributing	Red Cross Hospital/Sherman Hotel
5CF406.70	124 G St.	Not eligible	Not eligible	Contributing	Salida Service Station
5CF1578	305 G St./147 W. 3rd St.	Not eligible	Not eligible	N/A	Miller Residence/Miller Furnished Rooms
5CF406.57	113 E. Sackett Ave.	Not eligible	Not eligible	Contributing	Kinney Building, D&RG Saloon
5CF406.121	113 E. Sackett Ave. (alley building)	Not eligible	Not eligible	Noncontributing	
5CF406.109	1 E. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.110	133 E. Sackett Ave.	Not eligible	Not eligible	Contributing	DeWeese Terrace
5CF406.111	203 E. Sackett Ave.	Not eligible	Not eligible	Contributing	Parkview Hotel
5CF406.112	210 E. Sackett Ave.	Not eligible	Not eligible	Noncontributing	Salida Scout Hut
5CF406.108	E. Sackett St. & N. F St.	Not eligible	Not eligible	Contributing	River Front Park, Sackett Park
5CF406.122	113 W. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.113	117 W. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.123	121 W. Sackett Ave.	Not eligible	Not eligible	Contributing	

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.114	129 W. Sackett Ave. (rear)	Not eligible	Not eligible	Contributing	
5CF406.77	129 W. Sackett Ave.	Not eligible	Not eligible	Noncontributing	Laura Evans House/Victory Hotel
5CF406.76	130 W. Sackett Ave.	Not eligible	Not eligible	Noncontributing	
5CF291	220 W. Sackett Ave.	Not eligible	Listed	N/A	Salida Electric Light Station/Public Service Co.
5CF292	330 W. Sackett Ave.	Not eligible	Not eligible	N/A	Stivers Automatic Cover Manufacturing Co.

NOTE: An "N/A" indicates that the resource lies outside the boundary of the Salida Downtown Historic District.

Appendix E

(2005-2006) Salida Historic Buildings Survey
Table of Surveyed Resources in Street Address Order

**SALIDA DOWNTOWN HISTORIC BUILDINGS SURVEY, 2005-06
SURVEYED RESOURCES IN STREET ADDRESS ORDER**

STREET ADDRESS	STATE ID NUM.	HISTORIC NAME	YEAR BUILT	ELIGIBILITY STATUS			DISTRICT POTENTIAL	
				National	State	Local	Within District	Contributing Status
316 E St.	5CF2030	Myers/Wilson/Shewalter House	1885-1890	Not eligible	Not Eligible	Eligible	Yes	Contributing
322 E St.	5CF2033	Gordon/Seelinger House	1885-1890	Not eligible	Not Eligible	Eligible	Yes	Contributing
330 E St.	5CF2031	Stevens/Twitchell House	1882-1885	Not eligible	Not Eligible	Not Eligible	Yes	Contributing
340 E St.	5CF2034	Cobleigh House	1882-1890	Not eligible	Not Eligible	Not Eligible	Yes	Noncontributing
348 E St.	5CF2035	Wheeler House	1882-85	Not eligible	Not Eligible	Not Eligible	Yes	Noncontributing
309 F St.	5CF2037	Kramer/Randol/Haight House	1891	Not eligible	Not Eligible	Not Eligible	Yes	Contributing
313 F St.	5CF2038	Dow/Brown House	1882-85	Not eligible	Not Eligible	Not Eligible	Yes	Contributing
321 F St.	5CF2039	Fitzer/Gill House	1890-93	Not eligible	Not Eligible	Not Eligible	Yes	Contributing
327 F St.	5CF2040	Cornstock/Young Boardinghouse	1882-1885	Not eligible	Not Eligible	Eligible	Yes	Contributing
333 F St.	5CF2041	Carman House	1898-1904	Not eligible	Not Eligible	Eligible	Yes	Contributing
408 F St.	5CF2042	Cochems House	1912-13	Eligible	Eligible	Eligible	Yes	Contributing
420 F St.	5CF2043	Ryan/Ahern House	1882-1890	Not eligible	Not Eligible	Not Eligible	Yes	Noncontributing
305 F St.	5CF2036	Salida Senior Citizens Center	1983	Not eligible	Not Eligible	Not Eligible	No	N/A
424 F St.	5CF2044	King Residence	1910	Not eligible	Not Eligible	Eligible	Yes	Contributing
430 F St.	5CF2045	McCabe House	1882-1898	Not eligible	Not Eligible	Not Eligible	Yes	Noncontributing
434 F St.	5CF2046	Rogers House	1898	Not eligible	Not Eligible	Not Eligible	Yes	Contributing
448 F St.	5CF2047	Disman House	1898-1900	Eligible	Eligible	Eligible	Yes	Contributing
846 F St.	5CF2048	Alexander/Churcher/ Gloyd House	1901	Eligible	Eligible	Eligible	Yes	Contributing
904 F St.	5CF2049	Burns/Preston House	1900	Eligible	Eligible	Eligible	Yes	Contributing
506 G St.	5CF2055	Collins/Demphy House	1888-1892	Eligible	Eligible	Eligible	Yes	Contributing
108 Park Pl.	5CF2056	Hanks House	1907	Not eligible	Eligible	Eligible	Yes	Contributing

STREET ADDRESS	STATE ID NUM.	HISTORIC NAME	YEAR BUILT	ELIGIBILITY STATUS			DISTRICT POTENTIAL	
				National	State	Local	Within District	Contributing Status
448 E. First St.	5CF2032	Denver & Rio Grande Railroad Hospital	1885 (orig.), 1900 (rebuilt)	Not eligible	Not Eligible	Eligible	No	N/A
415 E. Second St.	5CF2057	Graf/McNamara House	1885-1895	Eligible	Eligible	Eligible	Yes	Contributing
139 E. Third St.	5CF2058	Dr. Ernest Romero's Office	1959	Not eligible	Not Eligible	Not Eligible	No	N/A
141 E. Third St.	5CF2059	Easy Laundry	1959	Not eligible	Not Eligible	Not Eligible	No	N/A
102 E. Fourth St.	5CF2050	Baker House	1890-1893	Not eligible	Not Eligible	Not Eligible	No	N/A
106 E. Fourth St.	5CF2051	Woods/Young House	1885-1890	Not eligible	Not Eligible	Not Eligible	Yes	Contributing
110 E. Fourth St.	5CF2052	Lee/Davis House	1889	Not eligible	Not Eligible	Not Eligible	Yes	Contributing
114 E. Fourth St.	5CF2053	Young House	1882-1885	Not eligible	Not Eligible	Not Eligible	Yes	Contributing
120 E. Fourth St.	5CF2054	Catalano/Murphy House	1882-1885	Not eligible	Not Eligible	Not Eligible	Yes	Contributing

NOTE: All of the resources above are located in the same potential historic district (a portion of Haskell's Addition), with the exception of 108 Park Place, which is located in Eddy's Addition.

Appendix F

(2006-2007) Salida Historic Buildings Survey
Table of Surveyed Resources in
State Identification Number and Street Address Order

SALIDA HISTORIC BUILDINGS SURVEY, 2006-07
SURVEYED RESOURCES IN STATE IDENTIFICATION NUMBER AND STREET ADDRESS ORDER

STATE ID. NUM.	STREET ADDRESS	HISTORIC NAME	YEAR BUILT	ELIGIBILITY STATUS			DISTRICT CONTRIB. STATUS
				National	State	Local	
5CF2216	120-22 C Street	Parlin Terrace	1909-1910	Eligible	Eligible	Eligible	Contributing
5CF2217	121-23 C Street	Graham House (121 C)	1909-1914	Not Eligible	Not Eligible	Eligible	Contributing
5CF2218	214-22 C Street	Chapman Terrace	1895-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2219	225 C Street	Newman Boarding House	1895-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2220	124-26 N. C Street	Jacobs House	1895-1902	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2221	128 N. C Street	Golightly House	1888-95	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2222	136-44 N. C Street	Terrace	1888-95	Not Eligible	Not Eligible	Eligible	Contributing
5CF2223	102-24 D Street	E.M. Riley Terrance	1899	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2224	126 D Street	Hensley/King Boarding House	1890-1893	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2225	127-29 D Street	Apartment Building	1888-90	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2226	134 D Street	Wise/Kern/Wells House	1898-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2227	140-42 D Street	Redeker/Williamson House	1890-1893	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2228	148 D Street	Redeker/Williamson House	1898	Not Eligible	Not Eligible	Eligible	Noncontributing
5CF2229	216 D Street	Colman House	1914-29	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2230	218 D Street	Woods House	1888-90	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2231	224 D Street	Chapman/Mahar House	1900	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2232	225 D Street	Henderson/Tubbs House	1885	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2233	232 D Street	Burless House	1902	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2234	236 D Street	Furniss House	Pre-1886	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2235	237 D Street	Hughes House	1888-92	Eligible	Eligible	Eligible	Contributing
5CF2236	247 D Street	Adams/Bergman House	1890-92	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2237	248 D Street	Riley House	Pre-1886	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2238	103 N. D Street	Naylor/Graham House	1893-95	Not Eligible	Not Eligible	Not Eligible	Contributing

STATE ID. NUM.	STREET ADDRESS	HISTORIC NAME	YEAR BUILT	ELIGIBILITY STATUS			DISTRICT CONTRIB. STATUS
				National	State	Local	
5CF2239	107-23 N. D Street	DeWeese Terrace	1898-1903	Not Eligible	Not Eligible	Eligible	Contributing
5CF2240	110 N. D Street	Moulder House	1888	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2241	116 N. D Street	Brough House	Pre-1886	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2242	122 N. D Street	Lightner Rooming House	Pre-1886	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2243	126-30 N. D Street	Fisher House and Boarding House	Pre-1886	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2244	133 N. D Street	Lines House and Boarding House/Maestas House	Pre-1886	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2245	207 N. D Street	Watson/Leason House	1902-03	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2246	217 E Street	Redfern House	Pre-1886	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2247	223-49 E Street	Comstock Terrace and Carpenter Terrace	1903	Eligible	Eligible	Eligible	Contributing
5CF2248	227 E. First Street	Hull House	1886-88	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2249	233 E. First Street	McNichol House and Rooms/Teller House	1888-90	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2250	246 1/2-248 E. First Street	Miller House	1888-90	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2251	307 E. First Street	Deegan Boarding House/Kenilworth Rooms	1888	Not Eligible	Not Eligible	Eligible	Contributing
5CF2252	315 E. First Street	Ruland House	1882-88	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2253	318-20 E. First Street	Foote Rooming House, Malloy Rooming House, Rio Grande Rooms	1882-93 (east); 1909-11 (west)	Not Eligible	Not Eligible	Eligible	Contributing
5CF2254	327 E. First Street	Doctors Leonardi and Mehos	1960	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2255	331 E. First Street	Julien House	1888	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2256	332-34 E. First Street	Hanks Terrace	1903-04	Eligible	Eligible	Eligible	Contributing
5CF2257	340 E. First Street	Luhorn/Medrano House	1903-04	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2258	345 E. First Street	J.B. Bowne House	Pre-1885	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2259	346 E. First Street	Ott House	1895-1902	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2260	415 E. First Street	Vandenburg/Bunbury House	1888-1895	Not Eligible	Not Eligible	Not Eligible	Contributing

STATE ID. NUM.	STREET ADDRESS	HISTORIC NAME	YEAR BUILT	ELIGIBILITY STATUS			DISTRICT CONTRIB. STATUS
				National	State	Local	
5CF2261	427 E. First Street	Williams/Matthews House	1888-95	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2262	431 E. First Street	Hamm House	1904	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2263	433 E. First Street	Pennington Boarding House	1895-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2264	217 E. Sackett Avenue	Welch/Kennedy House	1898-1904	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2265	227 E. Sackett Avenue	Kern/Foley House	1898-1904	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2266	235 E. Sackett Avenue	Newell House	1882-85	Eligible	Eligible	Eligible	Contributing
5CF2267	237 E. Sackett Avenue	Mountford/Argys House	1899	Not Eligible	Not Eligible	Eligible	Contributing
5CF2268	239 E. Sackett Avenue	Huston House	Pre-1886	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2269	247 E. Sackett Avenue	Knox Hotel, Kelly Rooming House, Nasious House	1891	Eligible	Eligible	Eligible	Contributing
5CF2270	307 E. Sackett Avenue	Johnson House	1914-20	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2271	313 E. Sackett Avenue	Warnick House	1882-1886	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2272	319 E. Sackett Avenue	Banks/Giron House	1882-86	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2273	325 E. Sackett Avenue	Hartbaner/Luna House	1888-90	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2274	329 E. Sackett Avenue	Maestas House	1882-86	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2275	335 E. Sackett Avenue	Nelson House	1888-90	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2276	352-54 E. Sackett Avenue	Wilson Double House	1902-04	Eligible	Eligible	Eligible	Contributing
5CF2277	225-45 E. Second Street	McKenzie Terrace	1926	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2278	226 E. Second Street	Haskins House	1898-1904	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2279	228 E. Second Street	Riley House	1898-1904	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2280	234 E. Second Street	Nash/Shirk House	1898-1904	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2281	303 E. Second Street	Shay House	1898-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2282	304 E. Second Street	De Late House	Pre-1886 (original)	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2283	309 E. Second Street	Keeton/Blunkall House	1898-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2284	314 E. Second Street	Saunders/Welch House	1901	Not Eligible	Not Eligible	Not Eligible	Contributing

STATE ID. NUM.	STREET ADDRESS	HISTORIC NAME	YEAR BUILT	ELIGIBILITY STATUS			DISTRICT CONTRIB. STATUS
				National	State	Local	
5CF2285	318 E. Second Street	Gallagher/Owen House	1888-90 (original/west)	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2286	321 E. Second Street	McKenzie House	1924	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2287	324 E. Second Street	Helen Hanks House	Post-1945	Not Eligible	Not Eligible	Eligible	Noncontributing
5CF2288	329-33 E. Second Street	Ashenfelter Duplex	1898-1902	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2289	334 E. Second Street	Neilson/Gardunio House	1898-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2290	337-39 E. Second Street	Merton Terrace	1895-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2291	346 E. Second Street	Miller House	1895-1902	Eligible	Eligible	Eligible	Contributing
5CF2292	347 E. Second Street	Schiermeyer House	1952	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2293	400 E. Second Street	Smith Houses	1895-1902; post-1945 (joined)	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2294	406-08 E. Second Street	Apartment House	1895-1902	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2295	407 E. Second Street	Sweeney/McCormick House	1888-95	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2296	410-12 E. Second Street	Wilcox Terrace	1904	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2297	414 E. Second Street	Gallo House	1924-27	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2298	421 E. Second Street	Hartman/Stewart/Glenn House	1888-95	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2299	429 E. Second Street	McLean/Shewalter House	1888-95	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2300	430 E. Second Street	Maple/Wilkins/Bird House	1904-05	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2301	437 E. Second Street	Bly/Johnson House	1888-95	Eligible	Eligible	Eligible	Contributing
5CF2302	444 E. Second Street	Johnson/Bly House	1888-95	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2303	448 E. Second Street	Manful House	1895-1903	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2304	449 E. Second Street	Martinis/Pierce House	1888-95	Eligible	Eligible	Eligible	Contributing
5CF2305	218 E. Third Street	Petrini House	1946	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2306	228 E. Third Street	Pledger/Huffman House	1921	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2307	324 E. Third Street	Brown/Gloyd House	1890-92	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2308	330 E. Third Street	Gloyd/Brookshire House	1890-92	Not Eligible	Not Eligible	Not Eligible	Noncontributing

STATE ID. NUM.	STREET ADDRESS	HISTORIC NAME	YEAR BUILT	ELIGIBILITY STATUS			DISTRICT CONTRIB. STATUS
				National	State	Local	
5CF2309	338 E. Third Street	Gloyd/Fowler/Kincaid House	1895-1904	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2310	402 E. Third Street	Mann House	1895-1902	Not Eligible	Not Eligible	Eligible	Contributing
5CF2311	412 E. Third Street	Crutcher/Elarton House	1895-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2312	424 E. Third Street	Jones House	1895-1902	Not Eligible	Not Eligible	Not Eligible	Contributing
5CF2313	432 E. Third Street	Ryan House	1888-95	Not Eligible	Not Eligible	Eligible	Contributing
5CF2314	436 E. Third Street	Frein House	1900	Not Eligible	Not Eligible	Not Eligible	Noncontributing
5CF2315	444 E. Third Street	Gilmore/Proudfoot House	1895-1902	Not Eligible	Not Eligible	Not Eligible	Contributing

Appendix G

Table of NRHP, SRHP, and Local Landmark Designated Resources

Salida Designated Historic Resources

Site Number	Property Name	Address	NR Listed	SR Listed	Local Landmark
5CF.406	SALIDA DOWNTOWN HISTORIC DISTRICT	DOWNTOWN	X		
5CF.143	OHIO-COLORADO SMELTING COMPANY SMOKESTACK	CR 152	X		
5CF.144	GARRET & JULIA GRAY COTTAGE	125 E. 5TH ST.	X		
5CF.190	CHAFFEE COUNTY POOR FARM	8495 CR 160	X		
5CF.213	BON TON HOTEL/MANHATTAN HOTEL	228 N. F ST.	X		
5CF.406.75	F STREET BRIDGE/ARKANSAS RIVER BRIDGE	F ST. AT ARKANSAS RIVER	X		
5CF.849	E.W. CORBIN HOUSE	303 E. 5TH ST.	X		
5CF.939	F.A. JACKSON HOUSE	401 E. 1ST ST.	X		
5CF.1598	VALLEY VIEW SCHOOL	8465 CR 140	X		
5CF.2048	ALEXANDER HOUSE/ CHURCHER HOUSE/GLOYD HOUSE	846 F. ST.	X		
5CF.2343	BODE-STEWART HOUSE	803 F. ST.	X		
5CF.2366	HEISTER HOUSE	102 PONCHA BLVD.	X		
5CF.291	EDISON ELECTRIC LIGHT PLANT/SALIDA STEAM PLANT	220 W. SACKETT AVE.		X	
5CF.344	CHURCH OF THE ASCENSION	349 E. ST.		X	
5CF.346	SALIDA CARNEGIE LIBRARY	405 E. ST.		X	
5CF.505	SALIDA METHODIST EPISCOPAL CHURCH	228 E. 4TH ST.		X	
5CF.850	CHAFFEE COUNTY COURTHOUSE	104 CRESTONE AVE.		X	
5CF.1507	KESNER MEMORIAL BUILDING/ SALIDA JR./SR. HIGH SCHOOL	9TH & D ST.		X	
5CF.2032	SALIDA OPERA HOUSE	139 W. 1ST ST.			X
5CF.289	DENVER & RIO GRANDE RAILROAD HOSPITAL	448 E. 1ST ST.			X
--	SALIDA FIRE DEPT. 1911 KISSEL FIRE TRUCK	124 E. ST.			X
5CF.2896	COWEN FARM	701 E. HWY. 50			X
--	1886 NARROW GAUGE CABOOSE #0576	END OF F. ST. BRIDGE			X

DOWNTOWN SALIDA, COLORADO HISTORIC BUILDINGS SURVEY, 2001-02

Final Report



**Front Range Research Associates, Inc.
Denver, Colorado**

**DOWNTOWN SALIDA, COLORADO
HISTORIC BUILDINGS SURVEY, 2001-02**

Survey Report

FINAL

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COVER: Overview of Salida from Tenderfoot Hill, c. 1908, historic postcard view, number 7543, in the authors' collection.

I. INTRODUCTION

Salida is the county seat of Chaffee County and its largest city, with a population of 5,504 in 2000.¹ The city is the service, supply, and tourism center for the Upper Arkansas Valley. The Denver and Rio Grande Railroad bypassed the existing settlement of Cleora to establish Salida in 1880. Salida became a major division point for the D&RG, which erected extensive railroad facilities north of the commercial district on the opposite bank of the Arkansas River. The city developed quickly, and became the hub of a prosperous mining and agricultural region within a decade of its founding. Salida experienced devastating fires in its business district in 1886 and 1888, but rebounded to build a substantial commercial area consisting principally of two-story brick buildings. Railroad activity began to decline in the 1950s and, in 1971, Salida ceased to be a division point for the D&RG. Tourism, recreation, and arts-related enterprises grew in importance during the second half of the twentieth century. It is within this historic context that Downtown Salida's architectural heritage emerged.

Purpose

The 2001-02 survey of historic buildings in Salida had two primary goals: to conduct an intensive level survey to record and evaluate properties within and adjacent to the historic commercial district and to conduct a reconnaissance level survey of the remainder of the city. The existing Salida Downtown Historic District was listed in the National Register of Historic Places on 14 June 1984. The district's nomination form evolved from a partial historic buildings survey conducted in 1981. One of the goals of the 2001-02 project was to fully document all of the resources within the National Register District on current Colorado Historical Society Architectural Inventory forms (Form 1403) and to categorize each resource as contributing or noncontributing to the district. The current degree of historic physical integrity of the buildings was a primary factor in determining the contributing/noncontributing status of resources in the district. One hundred thirty-six properties in Downtown Salida were documented during the project. Located in the central portion of the city, the 32.6-acre survey area was delineated by the city and is predominantly commercial in nature, including retail, service, office, and governmental uses.

A second goal of the project was to conduct a reconnaissance level survey of the remainder of Salida, identifying subareas with concentrations of historic resources and to prioritize subareas for future intensive survey work. The reconnaissance level survey was accomplished utilizing date of construction information and a parcel level geographic information system layer supplied by the County Assessor to identify subareas with historic buildings. A windshield survey of identified areas of historic development resulted in the identification and prioritization of seven subareas ranked by high, medium, or low priority for intensive survey.

¹ U.S. Bureau of the Census, Census of Population and Housing, 2000.

Project Results

The survey resulted in the documentation of 136 properties within and adjacent to the Salida Downtown Historic District, reexamination of the boundaries of the district, identification of the location and distribution of historic resources outside the district, and development of a prioritized list of subareas to be intensively surveyed in future years. Colorado Historical Society Architectural Inventory forms (Form 1403), each with an architectural description, historical background, evaluation of significance, black and white photographs, and locational maps, were used to record 136 resources. Six individual resources included in the intensive survey were evaluated as potentially individually eligible to the National Register, and four properties were assessed as potentially eligible to the State Register. The existing Salida Downtown Historic District was found to be a strong district that retains architectural significance and historic physical integrity. While some alterations to the boundary might be proposed if a district were being created today, in general, the existing boundary appears reasonably drawn.

In 2001 the City of Salida created a Historic Preservation Commission charged with the goal of preserving, protecting, and enhancing Salida's unique architectural heritage. The data resulting from this survey will assist the Commission with preservation planning within the city. Assessments of National Register of Historic Places and State Register of Historic Places eligibility, the reassessment of the historic district, the documentation of buildings on survey forms, and the prioritization of subareas for survey work will provide direction for future preservation efforts. The information resulting from this survey will constitute one basis on which sites are nominated for designation as landmarks, areas of the city are studied in subsequent years, and citizens of Salida are made aware of the city's architectural and historic heritage.

Funding

This project was funded by a State Historical Fund grant to the City of Salida (grant number 2001-02-004). The City of Salida provided matching funds and a city employee to supervise and coordinate the project. The survey was conducted following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation publications *Historic Survey Manual* and *How to Complete Colorado Cultural Resources Inventory Forms*. Architectural classifications of buildings were based on the Society's 1983 publication *A Guide to Colorado Architecture* and the lexicon provided in the Survey Manual.

II. PROJECT AREA

The intensive level 2001-02 Downtown Salida Historic Buildings Survey examined approximately 32.6 acres of urban land in the central part of the city and recorded a total of 136 resources (See Appendices). The survey area was located in Section 5, Township 49 North, Range 9 East and Section 32, Township 50 North, Range 9 East, New Mexico Principal Meridian, Chaffee County, Colorado. In general, surveyed resources were located in an area bounded on the northeast by the Arkansas River, on the southeast by D Street, on the southwest by 4th Street, and on the northwest by the former right-of-way of the Denver and Rio Grande Railroad (Gunnison Branch). Two resources (220 and 330 W. Sackett Avenue) lay northwest of the latter right-of-way. Most of the resources surveyed (124) were within the boundary of the current Downtown Salida National Register historic district; twelve were outside the boundary in adjacent areas. Of the 136 surveyed resources, 132 were primary resources and four were significant outbuildings. Information about ten other minor outbuildings were included on the survey forms of associated primary buildings.

The reconnaissance survey embraced the entire city outside of the existing Salida Downtown Historic District. The survey included approximately 2.22 square miles of urban land and was located in Sections 4 through 6, Township 49 North, Range 9 East, and Sections 31 and 32, Township 50 North, Range 9 East, New Mexico Principal Meridian. Figure 1 shows the location of the survey areas within the city. Figure 2 identifies surveyed resources within the intensive survey area indicated by street address numbers.

Physical Setting

Commercial land uses predominate within the intensive survey area, along with some public, residential, and social uses. The street grid is rotated approximately 38 degrees east of true north to align with the channel of the Arkansas River. Riverside Park lies between East Sackett Avenue and the Arkansas River and F and D streets. North F Street terminates in a turnaround on the north bank of the Arkansas River, at the site of the former Denver and Rio Grande Railroad depot.

Within the intensive survey area, northeast-southwest streets include D through G streets; northwest-southeast streets include Sackett Avenue and 1st through 3rd streets. Full blocks in the survey area are roughly square (about 343 feet on each side). Most buildings in the study area are oriented and addressed onto F Street, the principal downtown commercial street. The route of State Highway 291 follows 1st Street through the survey area.

Previous Studies

The only previous large-scale examination of historic resources in Downtown Salida took place in 1981. The project was conducted by Mary Taylor as part of a study of twenty-three

communities around the state coordinated by the Colorado Historical Society and funded by the Four Corners Regional Commission. That project recorded ninety-five buildings within Downtown Salida and identified a commercial historic district. The survey was not comprehensive within the district boundaries, omitting more recent buildings and significant outbuildings. In some cases, the survey recorded multiple buildings under one state identification number and used nonspecific addresses for buildings, e.g., “100 blk. E First.” Using the 1981 study as a basic source of information, the Salida Downtown Historic District was listed in the National Register in 1984.

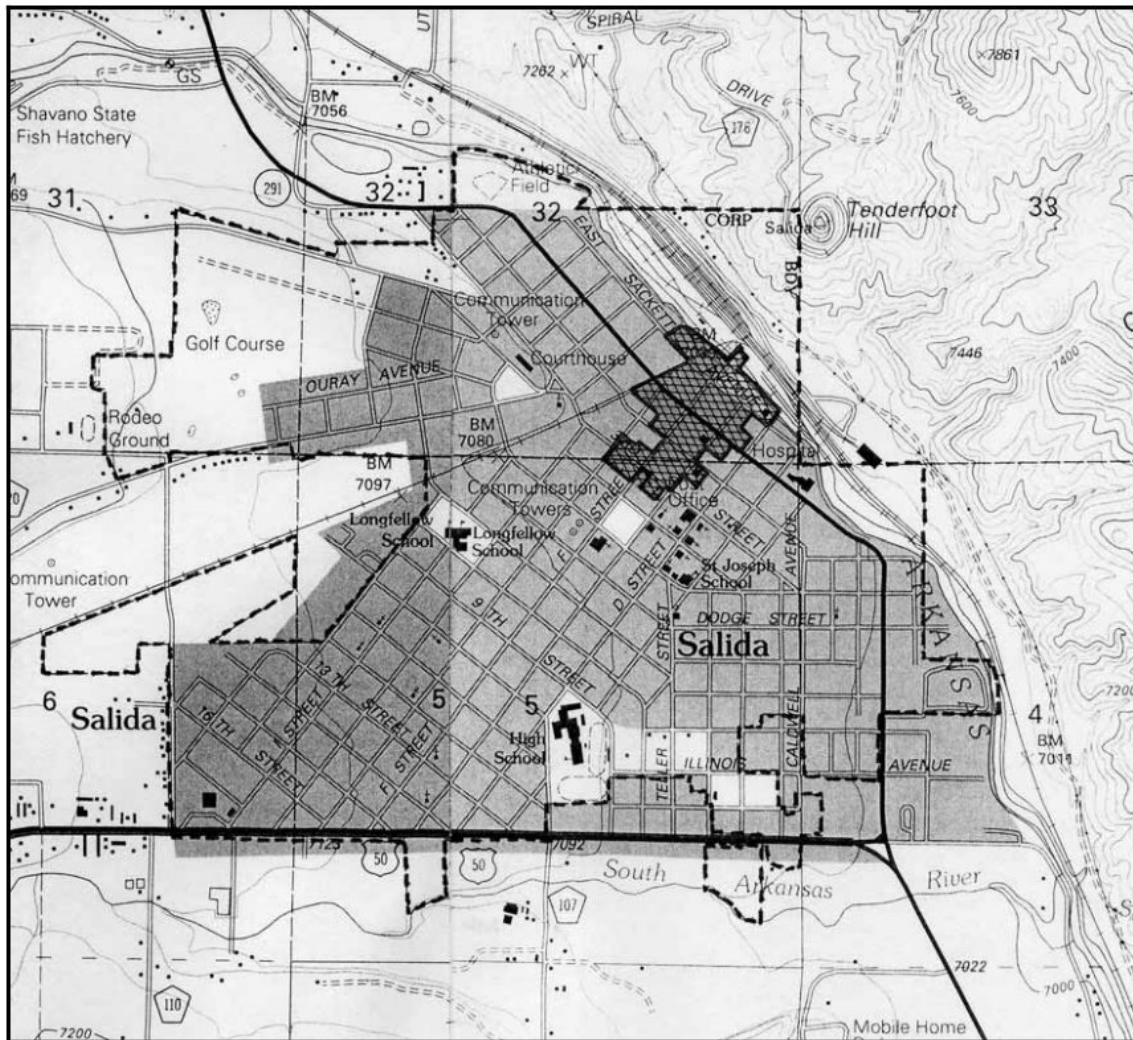








Figure 1. The intensive survey area is denoted with crosshatching. The reconnaissance survey area (identified by dashed line) included the remainder of the incorporated area of Salida. SOURCE: Extract of U.S. Geological Survey, “Salida East, Colo.,” and “Salida West, Colo.,” 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1994).

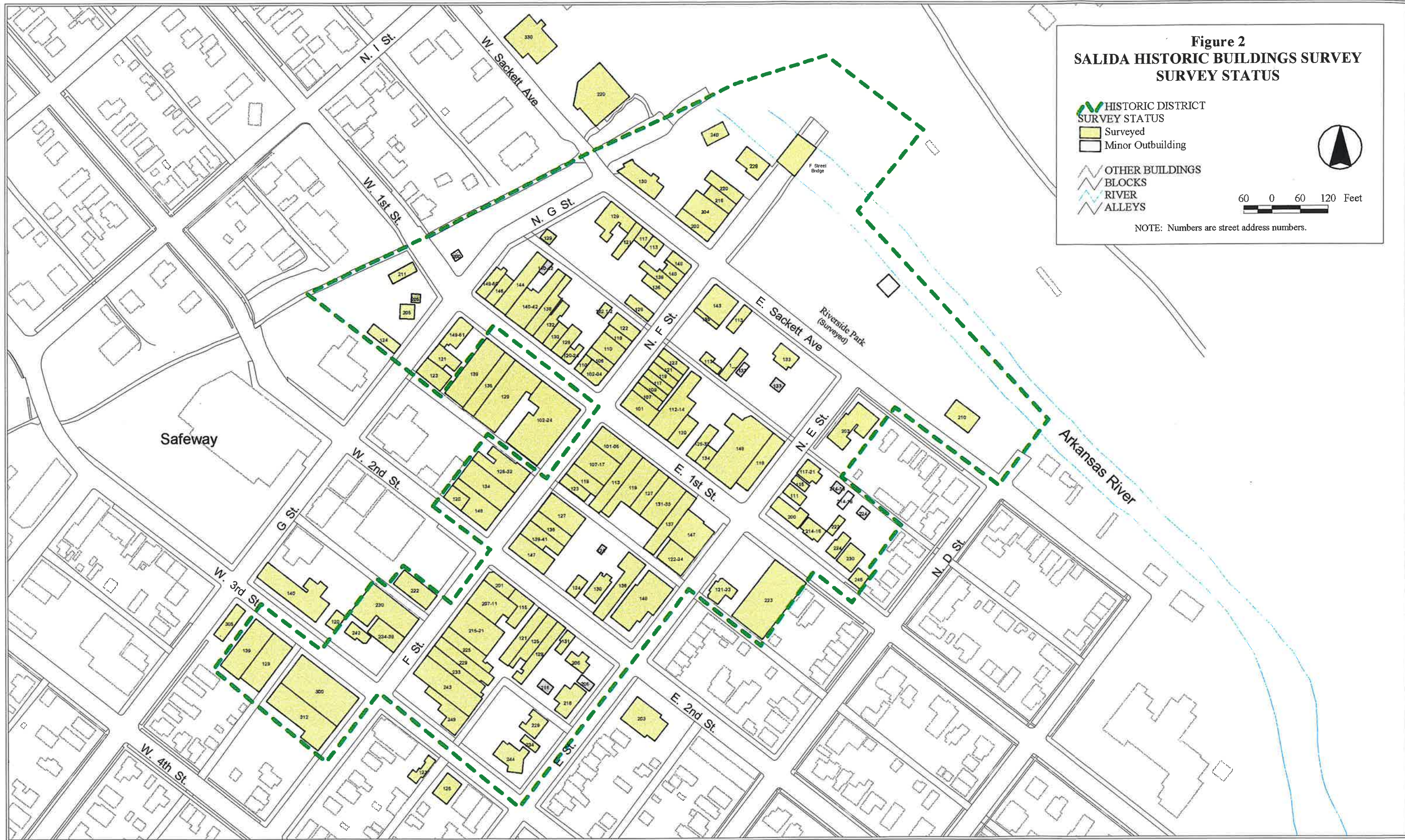
Figure 2
SALIDA HISTORIC BUILDINGS SURVEY
SURVEY STATUS

-  HISTORIC DISTRICT
-  SURVEY STATUS
-  Surveyed
-  Minor Outbuilding
-  OTHER BUILDINGS
-  BLOCKS
-  RIVER
-  ALLEYS



60 0 60 120 Feet

NOTE: Numbers are street address numbers.



11X17 map-Figure 2

Also within the district, the F Street Bridge was reexamined in a statewide survey of bridges undertaken by Clayton Fraser and Carl Hallberg of Fraserdesign in 1983. The bridge was individually listed in the National Register in 1985, as part of a Vehicular Bridges in Colorado Thematic Resource Nomination, and has been described as one of the best preserved early Luten arch bridges and one of the oldest built by the Pueblo Bridge Company.

Previously Recorded, Demolished, and Designated Resources

According to a 30 May 2002 file search by the Colorado Historical Society, Office of Archaeology and Historic Preservation (OAHP), eighty-eight resources within the intensive survey area had been previously recorded (See Table 1). One resource within the area recorded in 1981 was demolished in the mid-1980s: the Denver and Rio Grande Depot, N. F Street, 5CF406.1. Within the Salida Downtown Historic District (5CF406), two resources are individually listed in the National Register of Historic Places: the Bon Ton Hotel/Manhattan Hotel, 228 N. F Street (5CF213) and the F Street Bridge (5CF406.75). Resources listed in the National Register are also listed in the State Register. One resource, the Salida Electric Light Station (5CF291), was listed only on the State Register.

Table 1
SALIDA DOWNTOWN HISTORIC BUILDINGS SURVEY, 2001-02
PREVIOUSLY SURVEYED RESOURCES

STATE ID NUM.	STATE ADDRESS	HISTORIC NAME
5CF213	228 N. F St.	Bon Ton Hotel, Manhattan Hotel
5CF226	102-24 F St.	Central Block, Corbin Building
5CF288	139 W. 1st St.	Todd Bowling Alley, Troy Steam Laundry, Greenburg Furn.
5CF289	129 W. 1st St.	Salida Opera House
5CF291	220 W. Sackett Ave.	Salida Electric Light Station/Public Service Co.
5CF292	330 W. Sackett Ave.	Stivers Automatic Cover Manufacturing Co.
5CF294	140 W. 3rd St.	Red Cross Hospital
5CF406.2	220 N. F St.	Gem Saloon, Frank Windiate Saloon
5CF406.3	216 N. F St.	Donmyer & Haley Restaurant
5CF406.4	204 N. F St.	Palace Hotel
5CF406.5	148 N. F St.	Daniel Martin Saloon
5CF406.6	140 N. F St.	Chili Parlor Restaurant
5CF406.7	136 N. F St.	Jeremiah M. Clifford Saloon
5CF406.8	128 N. F St.	Vail Block, Sam Romeo Saloon, Witham Rooms
5CF406.9	122 N. F St.	Webb & Corbin Building
5CF406.10	118 N. F St.	Frank Coffey Saloon
5CF406.11	110 N. F St.	Grand Restaurant, Francis Brothers Clothing
5CF406.12	106 N. F St.	Donmyer & Haley Restaurant
5CF406.13	102-04 N. F St.	Robertson Block, Chaffee County Bank
5CF406.14	126-32 F St.	Hively Block
5CF406.15	134 F St.	Disman-Alger Block
5CF406.16	148 F St.	J.D. Whitehurst Grocery
5CF406.17	222 F St.	Sandusky Building
5CF406.18	230 F St.	McKenna Building
5CF406.19	234-38 F St.	Strait Building
5CF406.20	300 F St.	Crews-Beggs Mercantile Co., Y & R Auto Co.
5CF406.21	312 F St.	Salida Skating Rink (?)
5CF406.22	242 F St.	Stallsworth Motor Co.
5CF406.23	249 F St.	Conoco Station
5CF406.24	131 E. 2nd St.	Spencer Residence & Millinery, Slater Blacksmith Shop

STATE ID NUM.	STATE ADDRESS	HISTORIC NAME
5CF406.25	136 E. 2nd St.	Wenz & Son Undertakers, Stewart Mortuary
5CF406.26	113 E. 1st St.	IOOF Building
5CF406.27	119 E. 1st St.	Bowne Block
5CF406.28	139 W. 3rd St.	Salida Auto Co./Ideal Auto Co.
5CF406.29	129 W. 3rd St.	Salida Auto Co./Ideal Auto Co.
5CF406.30	243 F St.	McDonald Dry Goods, Public Service Co.
5CF406.31	233 F St.	Boston Tea & Coffee Co./Hampson Bros. & Valdez Grocery
5CF406.32	229 F St.	Record Building, Record News and Pub. Co., Skinner Phot
5CF406.33	225 F St.	Salida Greenhouse Flower Store
5CF406.34	215-21 F St.	Adilas Building, Golden Rule Store
5CF406.35	207-11 F St.	Crews-Beggs Mercantile Co.
5CF406.36	201 F St.	Jones Block/Knights of Pythias Block/First National Ban
5CF406.37	147 F St.	Davis/Thompson/Armstrong Drugs
5CF406.38	139-41 F St.	Wheeler Block, Cady's Hardware, Paine & Paine Hardware
5CF406.39	135 F St.	Gill Bakery, Enterprise Bakery
5CF406.40	127 F St.	Alexander Mercantile Co.
5CF406.41	123 F St.	Hutchinson Meat Market
5CF406.42	119 F St.	Whitehurst Block, Bateman Hardware, Patterson Hardware
5CF406.43	107-17 F St.	Sweet Block, Murdock's
5CF406.44	101-05 F St.	Alger's Pharm./Continental Divide Bank/Craig-McGovern B
5CF406.45	101 N. F St.	Twitchell Building
5CF406.46	109 N. F St.	Isaac Jacobs Clothing
5CF406.47	148 E. 1st St.	Schuelke Shoes, Hanks Building
5CF406.48	147 E. 1st St.	Lloyd's Skelly Service Station
5CF406.49	134 E. 1st St.	O.D. Bennett & Son Harness Shop
5CF406.50	128-32 E. 1st St.	Welch House
5CF406.51	120 E. 1st St.	Continental Trailways Bus Station
5CF406.52	112-14 E. 1st St.	Hively-Mandeville Block, Conquest Block, Haight & Churc
5CF406.53	119 N. F St	Leslie Dickinson Furniture Store
5CF406.54	121 N. F St.	Caulfield Saloon
5CF406.55	123 N. F St.	Ryan Block, Arcade Bar, Ryan's Arcade
5CF406.56	143 N. F St.	Moore & Killen Block, Mildred Hotel

STATE ID NUM.	STATE ADDRESS	HISTORIC NAME
5CF406.57	113 E. Sackett Ave.	Kinney Building, D&RG Saloon
5CF406.58	135 N. F St.	Indian Grill, Salida Café
5CF406.59	110 W. 1st St.	Stevens Barber Shop
5CF406.60	120-24 W. 1st St.	Doering Restaurant, Nicastro Shoe Repair
5CF406.61	128 W. 1st St.	
5CF406.62	130 W. 1st St.	Union Block, Calvin Furniture & Second Hand Goods
5CF406.63	132 W. 1st St.	Union Block
5CF406.64	138 W. 1st St.	Union Block
5CF406.65	144 W. 1st St.	Troy Laundry
5CF406.66	148-50 W. 1st St.	Bank Saloon
5CF406.67	146 W. 1st St.	Ladies' Cash Bazaar
5CF406.68	149-51 W. 1st St.	Sherman Hotel
5CF406.69	123 G St.	Red Cross Hospital/Sherman Hotel
5CF406.70	124 G St.	Salida Service Station
5CF406.71	211 W. 1st St.	Salida Bottling Co.
5CF406.72	148 E. 2nd St.	Salida Elks Home
5CF406.73	115 E. 2nd St.	Doctors' Office
5CF406.74	140-42 W. 1st St.	Stancato Brothers General Merchandise
5CF406.75	N. F St.	F St. Bridge
5CF406.76	130 W. Sackett Ave.	
5CF406.77	129 W. Sackett Ave.	Laura Evans House/Victory Hotel
5CF406.78	127 E. 1st St.	The Mail Building
5CF406.79	131-33 E. 1st St.	Williams Grocery
5CF406.80	137 E. 1st St.	Hesson House
5CF406.81	223 E. 1st St.	Argys Brothers Garage
5CF406.82	246 E. 1st St.	The Best Rooms

SOURCE: Colorado Historical Society, Office of Archaeology and Historic Preservation, file search, 30 May 2002. In the 1981 survey, some resources were recorded using general locations rather than specific street addresses. In such instances, the actual addresses were identified using 1981 photographs, and the actual street address, matched to the appropriate state identification number, appears in the table above.

III. HISTORIC OVERVIEW

The town, like numerous Colorado communities of the period, was a creation of the railroad company and its associates. Unlike many other Colorado towns, however, Salida remained essentially a creature of the Denver & Rio Grande. While other industries, the usual mix of mining, quarrying, smelting, agriculture and retail trade—along with the usual ‘related’ trades of salooning, gambling and prostitution—were practiced at various times and magnitudes in Salida, it was the railroad that defined the community.

--Russ Collman, *Trails Among the Columbine*²

Introduction

Chaffee County lies in north-central Colorado and extends along a high valley, flanked by the Sawatch Range and the Continental Divide on the west and the Mosquito Range on the east. The Arkansas River passes southeastward between the two mountain ranges and is the focus of most development in the region. Numerous tributaries of the Arkansas River flow through the county, providing water for agricultural, residential, and commercial uses. The mountain ranges act as natural barriers which create mild year-round temperatures and low humidity. The varied topography includes some of the state's most spectacular scenery, and within the boundaries of the county are more mountain peaks over 14,000 feet than in any other county in the state. Originally a part of Lake County, Chaffee County was created in 1879 and includes 1,189 square miles. The county was named after U.S. Senator Jerome Chaffee. Granite was the original county seat, a designation that was gained by Buena Vista in 1880 and won by Salida in 1928.

The Upper Arkansas Valley was a popular summer hunting and camping spot with indigenous peoples, particularly the Utes, due to its plentiful game, numerous hot springs, and mild climate. Pushing north from New Mexico, Spanish explorer Gov. Don Juan Bautista de Anza led a party assisted by Utes and Apaches which crossed the San Luis Valley and passed over Poncha Pass in an effort to quell Comanche disturbances. The expedition traveled just north of the future site of Salida in the summer of 1779.³ Fur trappers and traders followed waterways and trails through the area during the first half of the nineteenth century. The area also experienced much activity during the period of American exploration, serving as a natural pathway to several mountain passes. Among those examining the region was Lt. Zebulon Pike, assigned to explore the Louisiana Purchase and locate its southwestern boundary. Pike camped near the future site of Salida on 26 December 1806 after descending Trout Creek Pass. John Charles Fremont followed a similar path through the area in 1845 on a mission to investigate the boundary between Mexico and the United States at the headwaters of the Red and Arkansas rivers. In the same year, Capt. John W. Gunnison also traveled in the vicinity, traversing the San Luis Valley

² Russ Collman, *Trails Among the Columbine* (Denver: Sundance Publications, Ltd., 1992), 9.

³ Glenn R. Scott, “Historical Trail Maps of the Pueblo 1 X 2 Quadrangle, Colorado,” USGS, 1975.

to explore Poncha Pass and then crossed Cochetopa Pass on his mission to scout potential road and railroad routes. Gunnison observed Native American trails near future Salida that led into South Park and other parts of the state.⁴

The Mining Frontier

The gold rush, which attracted thousands to the Pike's Peak area in 1859, resulted in some prospectors penetrating the Upper Arkansas Valley. Early efforts utilizing placer technology in the search for gold were undertaken in the northern portion of the county at Kelley's Bar and Georgia Bar near Granite in 1860. H.A.W. Tabor and S.B. Kellogg led a party working claims at the mouth of Cache Creek, a small stream that intersects the Arkansas near present-day Granite. The first post office within the boundary of future Chaffee County was located at Cache [or Cash] Creek in 1862.⁵ Mining related enterprises quickly became an important part of the region's economy.⁶

When the era of placer mining passed, several prospectors settled in the valley, and a number abandoned California Gulch (near the future site of Leadville) for the milder climate of Cache Creek. In the late 1870s, silver discoveries revived the mining economy of the state, and prospectors began to search for that metal. Leadville, the site of rich placer gold discoveries in the early 1860s, was the location of the state's richest silver mines in the 1870s. The discovery of silver at Leadville changed the character of Colorado, making it the greatest mining state in the country. With the location of substantial quantities of silver ore and the development of efficient processing technology, Colorado became "the Silver State." During the late nineteenth and early twentieth centuries, the Leadville area continued to produce a variety of metals, including gold, silver, lead, copper, and zinc. The Cloud City's mining success also stimulated the development of mineral resources, processing operations, and transportation systems in other parts of the state.⁷

⁴ Kim Swift, *Heart of the Rockies: A History of the Salida Area*, Third ed. (Woodland Park, Co.: Poppin' Wheelies, 1996), 9-10; LeRoy R. Hafen, *Colorado and Its People*, vol. 1 (New York: Lewis Historical Publishing Co., 1948) 53-54; Cynthia Pasquale, *100 Years in the Heart of the Rockies* (Salida: Arkansas Valley Publishing Co., 1980), 5-6; Thomas J. Noel, Paul F. Mahoney, and Richard E. Stevens, *Historical Atlas of Colorado* (Norman: University of Oklahoma Press, 1994), 8-9; William H. Goetzmann, *Army Exploration in the American West, 1803-1863* (Austin: Texas State Historical Association, 1991), 118-119 and 285-86; William H. Goetzmann, *Exploration & Empire: The Explorer and Scientist in the Winning of the American West* (New York: W.W. Norton & Co., 1966), 50-51; 283; William H. Goetzmann, *New Lands, New Men* (New York: Viking Penguin Inc., 1986), 172-174; Carl Abbott, Stephen J. Leonard, David McComb, *Colorado: A History of the Centennial State* (Boulder: Colorado Associated University Press, 1982), 29-30.

⁵ Bauer, Ozment, and Willard list Cash Creek as the first post office in Chaffee County, while Kim Swift states that the first post office was Helena, established by John McPherson south of the present site of Buena Vista in 1867. See William H. Bauer, James L. Ozment, and John H. Willard, *Colorado Post Offices, 1859-1989* (Golden, Co.: Colorado Railroad Museum, 1990), and Swift, *Heart of the Rockies*, 25.

⁶ E. R. Emerson, *History of Chaffee County* in O.L. Baskin & Co., *History of the Arkansas Valley, Colorado* (Chicago: O.L. Baskin & Co., 1881), 478-79; Bauer, Ozment, and Willard, *Colorado Post Offices*, 31; June Shaputis and Suzanne Kelly, *A History of Chaffee County* (Marceline, Mo.: Wadsworth Publishing Co., 1982), 154.

⁷ Carl Ubbelohde, Maxine Benson, and Duane Smith, *A Colorado History*, 6th ed., (Boulder: Pruett Publishing Co.,

In the mountains near Chaffee County's western boundary lay the Monarch Mining District. The Madonna silver mine, discovered in 1878, was the district's largest producer, yielding approximately \$6 million worth of ore during its peak period of operation between 1883 and 1920. Monarch (originally known as Chaffee City) boomed in the 1880s, and included a newspaper, about twenty businesses, and roughly two hundred miners. A number of other small settlements associated with mining sprang up throughout Chaffee County. Garfield and Maysville were established along the upper South Arkansas River. Garfield included a stamp mill for processing ore and attracted a population of several hundred during the early 1880s. Maysville, founded in 1879 and the starting point for the Monarch Pass Toll Road to the Tomichi Mining District in Gunnison County, boasted two smelters, two newspapers, and a reported population of 1,000 in 1881. When mining declined in Maysville, most of its buildings were moved to Salida. The silver camps of Alpine, St. Elmo, Romley, and Hancock were located along upper Chalk Creek west of Nathrop. Vicksburg, Rockdale, and Winfield lined the upper Clear Creek area southwest of Granite. Other important mining areas included Turret (gold and copper) and Calumet (iron), northeast of Salida. Between 1859 and 1925, Chaffee County produced approximately \$22 million in gold, silver, copper, lead, and zinc.⁸

Early High Country Farming and Ranching

Agricultural enterprises in Chaffee County developed shortly after placer mining appeared in the area. Settlement during the 1860s and 1870s was principally confined to lands adjacent to streams. Historian LeRoy Hafen concluded that "many ranch claims had been taken up in the middle sixties. The actual founding of towns awaited the coming of the railroads." Some of the earliest farms and ranches were located in the northern portion of the county, in the vicinity of present-day Buena Vista. Farms initially developed to meet the demand of the mining camps, producing crops of hay, potatoes, peas, and turnips. Known as Chaffee County's first farmer, Frank Mayol began cultivating land bordering the Arkansas River eight miles north of present-day Buena Vista in 1863 and prospered selling potatoes to miners at California Gulch. There were a number of early farms and ranches along the South Arkansas River west of Salida. John Tanasee settled east of Poncha Springs in 1863 and was active in securing early water rights and in ditch building. He reportedly brought the first herd of cattle into the county in the late 1860s.⁹

In the 1870s, the southern portion of the county was seen as particularly suited to cattle ranching. Joseph S. Hutchinson, a Delaware native and Civil War veteran who served in the Territorial Assembly and the State House of Representatives, purchased a cattle ranch near Poncha Springs in 1874. William Bale, who had arrived in California Gulch in 1863 and served as sheriff of Lake County, bought a ranch southeast of Salida and operated a stage stop for six years at the

1988), 159; Rodman Paul, *The Far West and the Great Plains in Transition: 1859-1900* (New York: Harper & Row, 1988), 104.

⁸ Swift, *Heart of the Rockies*, 78-79; *Salida Mail*, 5 June 1900, 1.

⁹ Hafen, *Colorado*, vol.:1, 372; Emerson, "History of Chaffee County," 507; George F. Everett and Wendell F. Hutchinson,, *Under the Angel of Shavano* (Denver: Golden Bell Press, 1963), 96; Swift, *Heart of the Rockies*, 21.

future site of Cleora. By the early 1880s, settlement had increased in the county and the range was more restricted, resulting in a retraction of cattle raising. Writing in 1881, E.R. Emerson described the valley of the South Arkansas as "exceedingly fertile and easy of cultivation, and the number of well-tilled ranches, the neat and comfortable cottages, in contrast to the log cabins of the early days, attest to the profits the hardy ranchmen have derived from the cultivation of the soil."¹⁰

Railroads in the High Country and the Founding of Salida

Chaffee County had been a transportation corridor for early travelers long before its creation in 1879.¹¹ The decision to locate the route of a major railroad through the county had profound and lasting impacts on its development. The Denver and Rio Grande (D&RG), a narrow gauge line incorporated by General William Jackson Palmer in 1870, 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 railroad engaged in a fierce competition with such rival lines as the Atchison, Topeka, and Santa Fe (AT&SF) and the Denver, South Park, and Pacific (DSP&P) to reach the rich mining camps. The Rio Grande had laid track from Denver to Pueblo by 1872 and then headed south and west over La Veta Pass. A branch line was placed to Canon City in 1874, and when Leadville emerged as the state's leading silver region, the Rio Grande began surveying a line westward through the Royal Gorge. 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 Leadville. The dispute was settled in 1880, when the Rio Grande obtained possession of the Royal Gorge route and compensated the Santa Fe for portions of the line it had constructed.¹²

By April 1880, the Rio Grande line had emerged from the west end of the Royal Gorge, and, proceeding along the east bank of the Arkansas River, reached the junction of the South Arkansas River. The Rio Grande ignored the existing AT&SF town of Cleora, a mile south of the confluence, which the Santa Fe Railroad had laid out in 1878. The strategically located Cleora was laid out on what had been the ranch established by stage station operator William Bale in 1874 and was named after his daughter. The site is believed to have been the spot where Pike camped in December 1806. There, the Bales family operated a way station known as "South Arkansas" along the Barlow and Sanderson Stage Road from Canon City to Leadville. Cleora briefly boomed as a supply center for mining camps in the Upper Arkansas and in the Tomichi District of Gunnison County. The settlement elected its first town board in 1879 and

¹⁰ Emerson, "History of Chaffee County," 497 and 504, 515, 518; Swift, *Heart of the Rockies*, 17, 18; Richard Carroll, "The Founding of Salida, Colorado," *Colorado Magazine* 11(July 1934):123; Ruby Williamson, *Down With Your Dust: A Chronicle of the Upper Arkansas Valley, 1860-1893* (Gunnison: B&B Printers, 1973),16.

¹¹ The many pathways through the area included the Canon City stage road, which ran just south of the future site of Salida.

¹² 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.

had an estimated population of six hundred people by the spring of 1880.¹³ (See Table 2 for town population trends.)

Table 2
SALIDA POPULATION TRENDS, 1880-2000

YEAR	POPULATION	POPULATION CHANGE	
		Absolute	Percent
1880	300	--	--
1890	2,586	2,286	762.0%
1900	3,722	1,136	43.9%
1910	4,425	703	18.9%
1920	4,689	264	6.0%
1930	5,065	376	8.0%
1940	4,969	-96	-1.9%
1950	4,553	-416	-8.4%
1960	4,560	7	0.2%
1970	4,355	-205	-4.5%
1980	4,870	515	11.8%
1990	4,737	-133	-2.7%
2000	5,504	767	16.2%

SOURCE: U.S. Census Bureau, 1880-2000. In 1880, the town appeared as South Arkansas in Census returns.

Looking back on the D&RG's actions, the *Salida Mail* later observed that the railroad, seeing a way of "spoiling a just scheme and profitable venture of their late enemy (the AT&SF)" established a station and a townsite for a line over Marshall Pass to Grand Junction and a branch line to Leadville about two miles above Cleora. One observer noted that it "was the custom of the D&RG to establish towns on sites owned by it so as to prosper from the sale of lots." The new town was named "Arkansas" or "South Arkansas" by its founders, a D&RG subsidiary land company that platted the 160-acre townsite at the confluence of the South Arkansas and Arkansas rivers. Former Territorial Governor Alexander Cameron Hunt, who worked as a civil engineer for the railroad, acquired land from local ranchers and supervised the layout of the new town. The original town plat was filed on 12 August 1880. The plat showed Front through Fifth Streets, and D through L, an area reserved for the railroad, and a park between Fourth and Fifth from E to F streets. Blocks were 325 feet square, with lots measuring 25' X 150'. The site of the town was described as "most desirable," and the surface of the ground was indicated as level.¹⁴

The location of the town insured its success. Nearby were plentiful deposits of iron ore, copper, and fire clay, as well as several mining districts. The Barlow and Sanderson stage

¹³ *Rocky Mountain News*, 18 May 1881, 2; Swift, *Heart of the Rockies*, 25; Eleanor Fry, *Salida: The Early Years* (Salida: Arkansas Valley Publishing, 2001), 48-49.

¹⁴ Collman, *Trails Among the Columbine*, 11; *Salida Mail*, 5 June 1900, 1; Chaffee County Clerk's Office, Clerk's Vault, Drawings 181 and 182.

line operated between Canon City and Salida before the railroad arrived, and between Salida and Leadville and Salida and Gunnison until the iron horses reached those communities. The town's potential role as the supply and service hub for the surrounding region and for those who would pass through on the railroad quickly attracted a variety of businessmen and merchants who purchased lots and erected buildings. The railroad arrived on 1 May 1880, and a temporary depot was created in a boxcar that opened on 20 May. Within a few weeks, the town experienced substantial growth, much of it coming from people abandoning Cleora.¹⁵



Figure 3. The two-story Webb and Corbin Wholesale Grocery building (on the right at 122 N. F Street) and the one-story building adjacent to it (118 N. F Street) are shown in this 1884 photograph. The two structure survived the 1886 fire. SOURCE: Collman, *Trails Among the Columbine*, 22, Haley Bratton Collection, courtesy of Dick Dixon

Cleora quickly became deserted as its residents bowed to fate and moved merchandise and buildings to the newer settlement. Frame buildings were mounted on wheels and relocated. More than \$30,000 worth of lots were sold in the new town in the first few weeks after the railroad arrived. A photograph taken shortly after the railroad arrived in Salida in 1880 shows that development of the town was proceeding rapidly, with several two-story buildings already completed. Most of the buildings were frame false front edifices typical of frontier communities. By June, some forty-five businesses had been erected, the post office known as “Arkansas” had been established. The town boomed, with every incoming train loaded with settlers and supplies. Within a few weeks, Cleora had almost vanished. As one observer noted, the citizens of Cleora “did the sensible thing. They accepted the inevitable and began to move

¹⁵ *Salida Mail*, 5 June 1900, 1; Shaputis and Kelly, *A History of Chaffee County*, 155. Carroll, “The Founding of Salida,” 125; Williamson, *Down With Your Dust*, 6; Collman, *Trails Among the Columbine*, 11; Salida National Register of Historic Places Nomination form, August 1981, in the Files of the Colorado Historical Society Office of Archaeology and Historic Preservation.

their town to the new site.” Growth was so rapid that businesses had to wait a year for construction to be completed. Eleanor Fry observes, “Many residents stayed in tents until early winter because of severe shortage of lumber and carpenters.” The newspaper observed, “Every few hours we go out to look around, and we find a new building has been begun and another one completed that had perhaps been started only a day or two previously.”¹⁶

Like any end of the tracks community in the nineteenth century, Salida’s first days were rugged and rowdy. An early account of the town’s history reported that “at first the tin-horns and toughs were almost in control of the town, but as time went by the decent element asserted its power.” In the early summer of 1880 the name of the town was changed to Salida. An account written in 1900 noted that “South Arkansas” was an “awkward and unmusical” name, while Salida was “beautiful, euphonious and expressive.” Salida, Spanish for “exit” or “gateway,” in recognition of the town’s location at the upper end of the Arkansas Canyon, was in accordance with the Rio Grande’s practice of giving its towns Spanish names.¹⁷ The June 1880 U.S. Census showed Salida with three hundred residents, and the community voted to incorporate in October of that year, holding the first municipal elections in the same month. The first Town Board included J.E. McIntyre, chairman, and O.V. Wilson, R. Wyman, W.F. Gilbraith, and R. Devereux. R.B. Hallack was elected clerk and recorder, L.W. Craig assumed the position of treasurer, and Asa James was the first town attorney.¹⁸

Early Development of Salida: A Grand Young City

As Salida developed during the next fifty years, F Street became the heart of the commercial district, with First Street and Front Street (Sackett) also attracting businesses. The corner of F Street and First Street became the most prominent commercial address in the city, attracting some of its most successful businesses. F Street south of First Street was home to drugstores, banks, clothing and shoe stores, mercantiles, department stores, dry goods stores, office buildings, groceries and meat markets, paint and wallpaper firms, and hardware stores. North or Lower F Street’s location nearer the railroad facilities made it a popular spot for hotels, rooming houses, restaurants, saloons, barbers, and tobacconists, as well as a variety of other occupations found on the south end of the street. First Street attracted a diverse selection of businesses, including furniture and undertaking establishments, restaurants, a newspaper office, several boarding houses, a grocery, a harness shop, millinery and shoe stores, a barber shop, saloons,

¹⁶ *Salida Mail*, 5 June 1900, 1; Collman, *Trails Among the Columbine*, 11; Bauer, Ozment, and Willard report that first post office in Salida was known as “Arkansas” from 16 June 1880 through 28 March 1881, when the name was changed to Salida. They report that the South Arkansas post office, later known as Poncho and Poncha Springs, operated from 1868 to 1877. Eleanor Fry speculates that Salida was first called “South Arkansas,” taking its name from that given to Bale’s Station or from the post office designation for Poncha Springs.

¹⁷ Eleanor Fry writes that the name South Arkansas caused confusion for mail delivery and the post office “demanded” that it change. Fry, *Salida: The Early Years*, 50.

¹⁸ *Salida Mail*, 5 June 1900, 1; Carroll, “The Founding of Salida,” 126-27; Gordon Chappell, *Scenic Line of the World* (Golden, Co.: Colorado Railroad Museum, 1977), 12; Shaputis and Kelly, *A History of Chaffee County*, 155; Swift, *Heart of the Rockies*, 57.

offices, an opera house and a theater, a second hand store, a general mercantile, a laundry operation, and a hotel. Front Street (Sackett) would attract several hotels and boarding houses, a saloon, storage buildings for businesses, and a large red light district.

Kim Swift reports that Joe King was one of the first merchants to set up operations in the new town, operating a saloon of sorts with two barrels of whiskey and a tin cup. Two financial institutions opened in June: the Chaffee County Bank and the Bank of South Arkansas. The weekly *Mountain Mail* moved from Cleora, and M.R. Moore and H.C. Olney began publication utilizing printing presses rented from Otto Mears. Among those advertising in the first edition were doctors, an architect, lawyers, two furniture stores, a drug store, a hardware store, and a dry goods business. Presbyterian Minister James Peterson held the first church service in the new community on 20 June 1880. The following year, Governor Hunt gave the church lots at the prominent corner of Third and F streets. A house moved from Cleora in 1880 became the Grandview Hotel. The first classes for children were held in a room on First Street in 1880. Throughout the 1880s, Salida maintained steady growth, gaining schools, churches, government buildings, and businesses.¹⁹

Partners Elias H. Webb and Edward W. Corbin moved their mercantile business from Cleora into a tent at the new settlement in 1880 and began erecting a frame building on North F Street. The firm prospered, and by 1881 had branches at Malta, Bonanza, and Sargents. In 1883 Webb and Corbin erected one of the earliest two-story brick buildings in Salida at 122 N. F Street; a building that withstood the flames of the fire of 1886 and still stands. The substantial building was distinguished by ornamentation that announced Webb and Corbin had moved beyond the pioneer stage of operation, including a corbelled and paneled brick cornice, a second story bay window (oriel) and paired arched windows on the facade, and a projecting porch topped by a balcony with decorative balustrade. Edwin W. Corbin became one of Salida's most prominent pioneer citizens. Born in 1855 in Illinois, he moved to Colorado in 1879 to start the partnership at Cleora. In Salida, Corbin served as mayor, investor in the Central Block, and first manager of the Salida Opera House. When Corbin suffered an untimely death at the age of thirty-four following a tooth extraction, the *Salida Mail* judged, "Through the demise of Mr. Corbin Salida lost one of its best and most enterprising citizens, who had no superior in business circles in this city." Elias H. Webb was also an outstanding pioneer, incorporating the Salida & South Platte Toll Road Company, serving as a member of the first fire company, and organizing the first school. He later moved to the Denver area and became the sheriff of Arapahoe County.²⁰

¹⁹ Swift, *Heart of the Rockies*, 27; *Salida Mail*, 10 August 1908, 1; Shaputis and Kelly, *History of Chaffee County*, 68; Fry, *Salida: The Early Years*, 51-52.

²⁰ *Salida News Holiday Edition*, 1889, 13 and 15; Collman, *Trails Among the Columbine*, 22; Fry, *Salida: The Early Years*, 55. 64-66. 79. 88. 120.



Figure 4. The intersection of N. F Street and Sackett Avenue with the Arkansas River in the foreground is featured in this circa 1895 photograph. The D&RG Saloon at 113 E. Sackett Avenue faces the undeveloped site of Riverside Park. SOURCE: Collman, *Trails Among the Columbine*, 104, Erdlen photo, Richard A. Ronzio Collection.

Another of the earliest commercial buildings still standing in Downtown Salida appeared on a bird's-eye-view drawing of the town in 1882. Like the Webb and Corbin building erected next door, the building at 118 N. F. Street would withstand a fire that devastated much of the downtown in 1886. Although much of the façade is covered with wood siding today, a photograph taken in 1884 shows that the small one-story brick building had a simple design, with a corbelled cornice and a center inset entrance flanked by large display windows. The building housed a saloon in 1883 and a drugstore in the later 1880s.²¹

The earliest Sanborn map of Salida, showing the location and use of buildings in the downtown area, was completed in September 1883. The map illustrates that the heart of the commercial district was found along F Street, between Second Street and Front Street, and First Street, between E and G. Single-family dwellings were scattered along the fringes of these business areas, with several multi-family boarding houses found along First Street. The small one-story dwelling at 121 W. Sackett Avenue, which appeared on the 1883 Sanborn map, became part of Salida's red light district by 1890, when it was identified as a "female boarding" establishment.

²¹ Collman, *Trails Among the Columbine*, 22; Fry, *Salida: The Early Years*, 78.

This designation continued on Sanborn maps through 1914. Although the building has been altered, it retains the small scale and simple design representative of dwellings during this pioneer era. The pre-1883 building at 137 E. First Street was originally a boarding house, with a paint shop at the rear. The two-story brick building has a flat roof topped by an elaborate cornice with brackets and a paneled frieze. The upper story displays two large segmental arched windows with gauged brick lintels and tympanum ornaments. The first story of the building was utilized by businesses such as a barber and tailor by the early 1900s, while the upper story continued to provide housing.

Salida was destined to become a major railroad hub and population center as a result of business decisions by the Rio Grande Railroad. Track laying pressed northward from Salida and reached Leadville in August 1880. In September, construction of a line over Marshall Pass westward to Gunnison began. The Rio Grande arrived in Gunnison in August 1881 and ultimately extended the route to Grand Junction in 1882 and Salt Lake City in 1883. A third route was built southward over Poncha Pass to Alamosa. In 1883, a branch line to Maysville and the Monarch Mining District was opened. Located on the main line of the Rio Grande at a junction point for branch lines, Salida was designated a division point on the route between Pueblo and Leadville, where train crews were changed and repair and support services were provided for the railroad's Western Division. Although Salida did not become part of a direct line to Denver, it would become a major division point for six of the D&RG's branches. With employment opportunities available in railroads, the prosperity of mining, and the growth of agriculture, the town became the largest population center in Chaffee County.²²

Salida's strategic position and the decision to make it a major division point resulted in the Rio Grande's construction of several structures on the north bank of the Arkansas River, including a depot, roundhouse, hotel, and extensive yards and shop facilities. A stone depot was completed in October 1880, and a six-stall roundhouse was under construction. In 1881 a fourteen-stall brick roundhouse was completed. By the fall of 1882 a twenty-five-car roundhouse had been completed, and work on the Rio Grande shops began. The construction of the shops marked a milestone in the history of Salida, insuring "its permanency as one of the most important railroad points in the state."²³

The development of the city mirrored that of the railroad facilities. By 1881 Salida's prospects were so bright that it began to promote itself as a potential site for the state capital. Among the factors in favor of granting the honor to Salida were its location at the center of the state and its status as a principal railroad center. In October, Joseph L. Hawkins, Newell Hoadman, James West, W.W. Roller, N.R. Twitchell, L.W. Craig, and George W. Haskell platted Haskell's Addition. Further development of the town came the following year, when Salida built a town

²² Athearn, *Denver and Rio Grande*, 100; Chappell, *Scenic Line*, 17, 57, 74; Collman, *Trails Among the Columbine*, 23; Swift, *Heart of the Rockies*, 79; Tivis Wilkins, *Colorado Railroads* (Boulder: Pruett Publishing Co., 1974), 49.

²³ Chappell, 14 and 16; and *Denver Republican*, 1 May 1883, 2.

water system. A bond issue passed by residents in 1882 provided for the erection of a two-room stone school at the corner of Third and D streets.²⁴

Another sign of growing maturity was the organization of a hose company. Jim Grey has traced the history of Salida's fire department in Shaputis and Kelley's *A History of Chaffee County*. During the first year of Salida's history it was suggested that a volunteer company be formed to provide protection in case of fire. Action was delayed until the fall of 1881, when more than two dozen men attended organizational meetings. W.F. Galbraith was elected the first captain of Salida Fire Company No. 1, while J.B. Browne became the treasurer. Members of the company petitioned the town, seeking help in acquiring



Figure 5. This 1902 photograph shows the Salida Fire Department housed at 124 E Street; city offices occupied the upper floor of the building. The Fire Department later occupied the building to the north (right), and the city now occupies both buildings. SOURCE: Denver Public Library, image number X-13346, Western History and Genealogy Department, Denver, Colorado.

firefighting equipment, and, in January 1883, the hose company met in the town's new hose house on First Street.²⁵

²⁴ *Salida Mail*, 5 June 1900, 1; Chaffee County Clerk's Office, Clerk's Vault, Plat of Haskell's Addition, Drawings SAL 28 and SAL 29.

²⁵ *Salida Mail*, 5 June 1900, 1; Shaputis and Kelley, *A History of Chaffee County*, 82.

An important milestone in the history of Salida came in 1883, when the D&RG connected with the Denver & Rio Grande Western Railway (D&RGW), and Salida became a division point on the major east-west railroad. This role in the railroad system insured substantial employment that encouraged further growth. The railroad employed a force of 150 men building new machine shops, stockyards were erected, and Salida became a feeding and transfer point on the railroad. A subsidiary of the Rio Grande completed the \$38,000 Monte Cristo Hotel and Eating House in 1883. The Monte Cristo featured both lodging and dining facilities, as the trains then did not include dining cars. Passengers on all trains on the main line and the Leadville division stopped at the hotel for meals. The three-story frame building included a soaring octagonal tower so that visitors could observe the beautiful scenery as well as the rail yards. When completed, the hotel was described as “a very substantial and elegant structure. . .the finest one on the line of the road between Denver and Salt Lake.” The hotel featured all modern conveniences, including hot and cold water in all rooms and steam heat. In its 1884 New Year’s edition, the *Rocky Mountain News* remarked that Salida “is a grand young city. . . .”²⁶

Salida had hoped to attract a Presbyterian college, but settled for an academy for primary and secondary students. The Presbyterian synod selected the city in 1883, and classes began the following year. Until a separate building was erected, classes were held in the Presbyterian Church on F Street. Construction of a two-story academic building began in 1886 in the southeast part of Salida. A separate building housed boarding students. The school operated until 1904, when it was sold to the Salida School District, which operated the building as an elementary school until 1923.²⁷

In 1884, “a new era of building set in, and there was great demand for brick,” especially for brick dwellings. A brickyard on the property of John Clark was established, where bricks were mixed, molded, and laid out to dry in the sun. Brick was in demand for construction of buildings in Sackett’s Addition, platted by George Sackett on 13 September 1884.²⁸

Buildings significant to the civic history of Salida were completed in 1884. “Fraternal Hall,” the two-story building at 124 E Street originally housed a carpenter shop on the first story and held a meeting place for fraternal lodges such as the Odd Fellows Hall, on the upper story. Following the fire of 1888 that destroyed the Craig Opera House, the upstairs hall would also serve as a place for staging entertainment. The building became the Salida City Hall by 1902, with the city hall on the upper story and the fire department engine house on the first story. By the 1910s, the city departments had expanded to encompass a late 1880s building to the north (122 E Street), which was converted for use by the fire department. A photograph of Fraternal Hall after it was taken over by the City shows an Italianate style brick building with a wide projecting cornice, quoins of white stone, and arched hood molds with keystones above tall upper story windows.

²⁶ *Rocky Mountain News*, 1 January 1884, 10; Collman, *Trails Among the Columbine*, 23, 24, and 29; *Salida Mail*, 5 June 1900, 2; *Denver Republican*, 1 May 1883, 2.

²⁷ Shaputis and Kelley, *A History of Chaffee County*, 70; Swift, *Heart of the Rockies*, 35.

²⁸ *Salida Mail*, 5 June 1900, 2; Chaffee County Clerk’s Office, Clerk’s Vault, Sackett’s Addition Plat, Drawing 175 and 175B.

The building to the north was less ornate, with a brick cornice, segmental arched windows with brick lintels, and display windows on the first story. In 1884, voters approved a \$7,000 bond issue for a four-room addition to the schoolhouse. Completed in 1885, the two-story Italianate style brick building with the original stone structure at the rear was then known as Central School.²⁹



Figure 6. The first of three buildings housing by the Crews-Beggs Mercantile Company was this 1900 building at 207 F Street. SOURCE: Collman, *Trails Among the Columbine*, 182, Steve Frazee Collection.

By 1884, the railroad depot was doubled in size and the roundhouse had grown to twenty-seven stalls. Two large, stone shops had been built adjacent to the roundhouse. The Rio Grande Hospital opened in November 1885, described as “one of the finest buildings of similar size in the West and...the especial pride of the town.” Railroad workers throughout the line paid fifty cents each month to a fund to cover the operation of the hospital. The substantial two-and-a-half-story brick building resembled a fine residence and featured a wrap-around verandah surmounted by a balcony. The landscape of the grounds included a wrought iron fence, bushes, a fountain, and flowerbeds.³⁰

²⁹ Collman, *Trails Among the Columbine*, 24-25, 68-69 and 209; *Salida Mail*, 5 June 1900, 2; Fry, *Salida: The Early Years*, 120-21.

³⁰ Collman, *Trails Among the Columbine*, 24-25; *Salida Mail*, 5 June 1900, 2; Chappell, 14, 16 and 78; Carroll,

The small one-story brick commercial building at 123 F Street, much altered from its original appearance, was erected during the building boom between 1883 and 1886. The building housed one of the pioneer dry goods firms in the city. Two dry goods firms were listed in the 1887 State Business Directory for Salida: Smith and Randol Brothers and the older Craig, Sandusky and Company. The directory did not provide specific addresses. Later, J.F. Hutchinson had a meat market here that advertised “cleanliness and good service” and carried fruits, vegetables, eggs, butter, and pickled and canned goods” as well as meat.³¹

Several buildings in Downtown Salida originally constructed as dwellings are also representative of this pre-1886 era in the city’s history. An Italianate style two-story brick dwelling at 228 E Street displays a low hipped roof, bracketed cornice, stone quoins, and tall segmental arched windows. Mary A. Randol, widow of John B. Randol, lived here and offered furnished rooms. J.B. Randol had been head of a dry goods enterprise described in 1889 as “the largest and most popular dry goods store in Chaffee County.” The large two-story brick building at 224 E. First Street was erected before 1886. The building has lost some of its original features, but retains a decorative brick cornice and tall segmental arched windows on the upper story. The residence included furnished rooms during much of its history. An example of the smaller dwellings of the era is located at 222 E. First Street, although the house has been altered from its original design.³²

Salida Rises From the Ashes: The Fires of 1886 and 1888 and the City’s Redevelopment

Although Salida had sustained a variety of small fires since its founding, including one as early as June 1880, nothing prepared the community for its first big fire on 25 March 1886. The conflagration began in the (even then) old Windsor Hotel located in the center of the commercial district. The frame building burst into flames which spread despite the best efforts of the fire company. A strong wind carried the blaze across First Street. Finally, the fire stopped after reaching the 1883 brick building of Webb and Corbin (122 N. F St.) and the small brick building adjacent at 118 N. F Street. The destruction caused by the fire was estimated at \$150,000, and thirty-one firms were burned out in a two-and-a-half-block area from G to F streets on each side of First. Insurance covered only about half of the losses. Insurance companies warned that if fire ordinances were not enacted and enforced, they would not insure buildings in the town. By the day after the fire, the *Salida Mail* observed that businessmen were already fixing up temporary sites of operation and offering their remaining goods for sale. In fact, some saw the fire as beneficial, as it would encourage businessmen to rebuild in brick and the town to create appropriate ordinances.³³

131; Swift, *Heart of the Rockies*, 35.

³¹ *Colorado Illustrated Business Directory, 1887-1888* (Denver: C.A. Boland, 1887); *Salida Mail*, 5 June 1900, 5 March 1897; Sanborn Insurance Maps.

³² *Salida News Holiday Edition*, 1889, 13; Sanborn Insurance Maps; Salida City Directories.

³³ Fry, Salida, 53; Shaputis and Kelly, *A History of Chaffee County*, 85-86; *Salida Mail*, 5 June 1900, 2

In August 1886 the *Salida Weekly Mail* observed, "...we admire the push and pluck of Salida. She is coming up out of her ashes. She is building up the place made waste by the destructive fire of last spring, building fine substantial business blocks, of brick, where before there stood wooden rows to invite the fury and greed of devouring flames." By the time of the September 1886 Sanborn map, many of those whose businesses had been destroyed had already completed new buildings. The entire west face block of the 100 block of North F Street south of the two brick buildings that withstood the flames had been rebuilt by that date. Just south of the two older buildings, the one-story brick building at 110 N. F Street was erected with a broad façade with center inset entrance, fluted columns enframing the storefront, and a decorative cornice with corbels, dentils, and brackets. The 1886 map shows the building divided into two spaces containing a confectionery and fruit market and a dry goods, boot, and shoe store. A jewelry store occupied the one-story building at 106 N. F Street in September 1886. Two jewelry store operators in Salida were listed in the 1887-88 Colorado Business Directory: L.F. Cornwell and William Carpenter (no specific addresses were given). Cornwell was a repair specialist and the licensed watchmaker for the Denver & Rio Grande Railroad, while Carpenter carried "rich jewelry, diamonds, watches, clocks, and silverware."³⁴

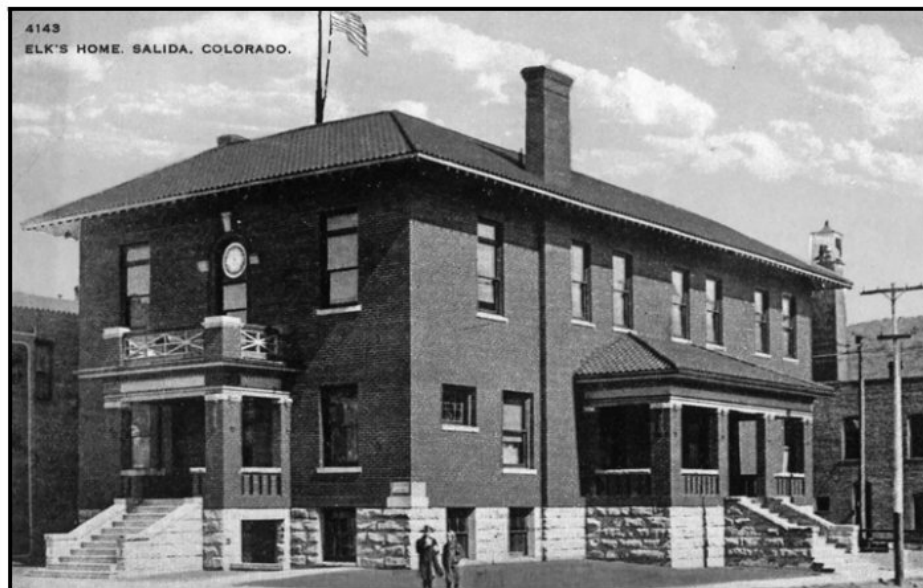


Figure 7. The Elk's Home (148 E. 2nd Street) was completed in 1910. SOURCE: "Elk's Home, Salida, Colorado," historic postcard, number 4143, HHT Co., in the authors' collection.

Completing the 1886 construction in the 100 block was the substantial two-story brick bank building at 102-04 N. F Street erected by W.E. Robertson. The building, known as the Robertson Block, was almost complete in August 1886, when the newspaper described the construction: "It occupies one of the most eligible sites in the town. It has a ground

³⁴ *Salida News Holiday Edition*, 1889.

dimension of 40 X 50 feet and is two stories high. This is cut into fronts, the bank occupies the corner and is a high, light airy room 20 X 50 feet, provided by a fire proof vault, which encases a fire and burglar proof vault with time lock...The counters are manufactured in Salida and will be of solid walnut and other desirable hard wood, finished in oil. The second story is divided into suites of rooms for offices...The whole is artistic in design and finished in the highest art of skilled workmanship.” The Chaffee County Bank, of which William E. Robertson was the first president, had been the first bank to locate in Salida in 1880. The Italianate style building, with its beveled corner facing the prominent intersection of F and First streets, an ornately detailed bracketed cornice, pediment with sunburst decoration, segmental arched windows with hood molds, and fluted columns, was one of the most architecturally sophisticated buildings in Salida in 1886.³⁵

The bank flourished during the late 1880s and early 1890s. In 1889 the *Salida News* reported that the institution was “one of the strongest and most popular financial institutions in Colorado...A general banking business is transacted, and the Chaffee County Bank’s correspondents in other cities are among the soundest in the United States. Uniformly liberal methods have made this bank one of the most popular in the Arkansas Valley.” Unfortunately, the bank was heavily impacted by the collapse of the silver mining industry in 1893, and its doors closed on 1 July 1893. Robertson was arrested, convicted of defrauding depositors, and served a term in the penitentiary. Citizens of Salida lost \$75,000, and many people were ruined financially. By the 1900s, Milton S. Gilbert advertised a “first-class gentlemen’s resort” with club rooms in this building, as well as offering liquors and cigars.³⁶

Another important building, completed on the opposite corner of First Street at 102-24 F Street, apparently incorporated sections of buildings that survived the fire. Known as the Corbin Building or the Central Block, the building was erected by E.W. Corbin, William E. Robertson, and W.W. Roller. On 17 December 1886, the *Salida Semi-Weekly Mail* reported, “Work is still being pushed on the new Central block and already the brick work is finished.” The *Leadville Herald Democrat* described the building as an important feature of Downtown Salida: “While the effects of a large fire are injurious to a town, in Salida it has proved beneficial, for instead of cheap frame houses, substantial bricks have been constructed in the burned district...[The Central Block] is two stories in height, all brick with marble trimmings, window sills, cable and keystones over the windows, door steps and water tables, with galvanized iron cornices. The lower story is divided into six store rooms, iron and plate glass fronts.” The men who constructed the building were among the most prominent of Salida’s pioneer businessmen. The stores that occupied the building were among the most successful commercial operations of the early days. Ben Disman & Co. Clothing, which offered clothes, men’s furnishings, and shoes, advertised as “Ben Disman on the corner, the home of good clothing.” Next door James M. Collins had a saloon selling wines, liquors,

³⁵ *Salida Weekly Mail*, 6 August 1886.

³⁶ *Salida News Holiday Edition*, 1889; 3 and 11; Fry, *Salida: The Early Years*, 50, 54, 123-24; Denver Public Library, Western History Department, Clipping files, “Salida;” *Salida Walking Tours*; *Salida Record*, 1 January 1904.

and cigars. Smith & Randol Brothers operated a dry goods business, as did Craig, Sandusky & Company. Harbottle & Company, whose space also contained the post office, offered stationery items. The upstairs was operated as a hotel in 1886.³⁷

The Hively-Mandeville Block, erected in 1886 at 112-14 E. First Street, was built on the previous site of a fire department hose house. The two-story brick building reflected Italianate style influences in its bracketed cornice, second story segmental arched windows with pedimented hood molds. Edwin W. Hively (1854-1920), an influential businessman and civic leader of Salida, was the original owner of the building. Hively had moved to Colorado in 1879, settling first at Monarch, where he mined and operated a grocery business. He worked in a hardware store in Canon City before moving to Salida in 1882 to become a partner in the hardware business of Hively, Young & Company. Hively invested in the built environment of Salida, erecting this building and another known as the Hively Block. He also operated a limestone business and had a real estate and insurance business. Hively's contributions to the civic life of Salida included his support for the construction of an opera house, investment in the St. Clair Hotel, and service as town treasurer. By 1888 this building housed one of the city's oldest furniture and undertaking firms, Haight & Churcher. The partners had moved from Cleora to Salida, where they initially engaged in contracting. In 1900 the *Salida Semi-Weekly Mail* reported that the firm of Haight & Churcher was "one of the strongest in this part of the state. They carry a stock of furniture and carpets valued at over \$20,000 and also own considerable improved real estate." Eleanor Fry notes that Haight & Churcher were the only casket makers in Salida, and "if people didn't like what was in stock, the store would order fancy furniture and coffins for people who were willing to wait."³⁸

The two-story building at 101-05 F Street, erected opposite Central Block in 1886, was an Italianate style brick composition with flat roof with substantial bracketed cornice, tall segmental arched windows with brick hood molds on the second story, and large display windows on the first story. The owner of the building, S.B. Westerfield, had arrived in the city in 1882, was elected mayor in 1884, and had invested extensively in real estate in Salida. In August 1886, the *Salida Weekly Mail* reported:

The building will be two stories high and contain five offices on the second floor. The front glass will be plate, seven feet high, and an iron front will be used. The main entrance is on the corner by very wide doors between iron posts. Entrance to the stairway is on First Street opposite E.W. Hively's new building. Upstairs a corridor runs the entire length of the building. We

³⁷ *Salida Semi-Weekly Mail*, 17 December 1886; *Leadville Herald Democrat*, 1 January 1887; *Salida News Holiday Edition*, 1889, 9 and 13; Fry, *Salida: The Early Years*; *Salida Walking Tours*; *Salida Record*, 1 January 1904. The building has been dramatically altered through the removal of its upper story and remodeling of the first story.

³⁸ *Salida News Holiday Edition*, 1889, 7 and 9; Fry, *Salida: The Early Years*, 59; Collman, *Trails Among the Columbine*, 96-97.

understand that the ground floor is spoken for by A.M. Alger, the druggist, who will have a room fine enough for a city.³⁹



Figure 8. Riverside Park, the Bon Ton/Manhattan Hotel (228 N. F Street), and the current concrete arch bridge over the Arkansas River are shown in this undated postcard view. SOURCE: “Riverside Park, Salida, Colorado,” historic postcard, number 342, Thayer Publishing Co., Denver, Colorado, in the authors’ collection.

In December Alger moved his stock of drugs into the \$7,000 building and opened “a store that would rank first class in any city in the country. New cases of solid cherry adorn the sides and present an imposing array of bottles and medicines...The cases and shelving together with other improvements have cost Mr. Alger in the region of \$1,000.” The Continental Divide Bank occupied the south storefront. L.W. and D.H. Craig, who had moved to Salida in 1881 and operated a dry goods business, had established the bank in 1885. The Craigs later organized the First National Bank of Salida. Another prominent businessman and mayor of Salida, George W. McGovern owned the Westerfield Building within a few years of its construction.⁴⁰

Development continued in 1887, with the construction of an Odd Fellows meeting hall and lodge rooms at 113 E. First Street and the Bowne Block at 119 E. First Street. The two-story Odd Fellows building, composed of brick with stone trim, was divided into stores on the first story and reception rooms, a meeting hall, a banquet room, and a library for the fraternal order on the upper story. Next door, at 119 E. First Street, an Italianate style two-story commercial building was erected by J.B. Bowne, a Salida pioneer who was a member of the city’s first hose

³⁹ *Salida Weekly Mail*, 6 August 1886.

⁴⁰ *Salida Weekly Mail*, 6 August 1886 and 17 December 1886; *Salida News Holiday Edition*, 1889, 17; *Salida Semi-Weekly Mail*, 5 June 1900, 5; Salida Walking Tours; Denver Public Library, Western History Department, Clipping Files, “Salida.”

company. The building featured a bracketed cornice and paneled frieze, eight tall segmental arched double-hung sash windows with hood molds on the second story, and metal columns flanking first story display windows. *The Salida Mail* reported in September 1887 that “Ira Thompson has leased all of the rooms in the new Bowne building on First and proposes to run a first class sample room in connection with the restaurant. The rooms on the second story will be handsomely furnished for either transient or regular roomers.”⁴¹

One of the most notable events of 1887 was the construction of an electric light plant at 220 W. Sackett Avenue. This was one of the first Edison Electric Light systems in the country, erected just five years after Thomas Alva Edison had established such a plant in New York City. R.M. Ridgeway, S.M. Jackson, and A.J. Truesdell organized the local company. Salida’s coal-fired steam electrical generating plant had an attached boiler room and a seventy-five-foot smokestack. On 7 December 1887 F Street was lighted for the first time. The company also provided arc lighting for railroad facilities of the D&RG. Eleanor Fry reports that the original frame building at the plant was re-clad in brick in 1900, and Sanborn maps indicate several later additions. Public Service Company of Colorado acquired the facility in 1924. After years of intermittent operation, the building was taken out of service in 1963.⁴²

Subsequent to the 1886 blaze, Salida realized that it needed to purchase appropriate equipment for fighting fires and enact stricter ordinances to insure safe conditions. However, even new equipment could not control the fire that began on the second day of January 1888 and caused the worst destruction in the city’s history. The fire began in a three-story hotel being erected by Peter Mulvany at the corner of F and Second streets, today the site of the Knights of Pythias building. A pile of shavings ignited by a workman’s spark quickly turned into deadly flames. According to later reports, “the heat was so great that buildings seemed fairly to melt in the path of the fire.” Four half-blocks were destroyed, including the four important corners of F and Second streets, and total losses were estimated at \$175,000. Nearly sixty businesses suffered damage. The *Salida Mail* later commented on the impact of the two great fires: “These catastrophes...were blessings in disguise, for the town was immediately rebuilt in a much more metropolitan and substantial manner.”⁴³

As they had done two years earlier, Salida’s business owners immediately began rebuilding in the burned area. Twenty-four buildings in Salida’s downtown were erected between 1888 and 1890. The buildings completed after the fire continued to display the Italianate style that had been popular in the city before the disaster. As soon as he could get the materials, Frank W. Gill erected a two-story brick building on one of the burned lots at 135 F Street. The building featured a bracketed cornice, segmental arched windows with hood molds on the

⁴¹ *Salida Weekly Mail*, 17 June 1887.

⁴² *Salida Weekly Mail*, 17 June 1887, 30 September 1887; 7 October 1887, 2 October 1888 *Salida News Holiday Edition*, 1889, 7 and 9; “The Salida Division,” *Lines*, November 1964, 21-22; “Salida Hydro No. 2: 60th Anniversary, 1908-1968,” Public Service Company of Colorado, 1968; *Salida Mail*, 2 July 1948; Fry, *Salida: The Early Years*, 61-63 and 68; Salida Walking Tours; Sanborn Insurance Maps.

⁴³ Shaputis and Kelly, *A History of Chaffee County*, 87-88; *Salida Mail*, 5 June 1900, 2

second story, and fluted columns and large display windows on the first story. Gill operated a business known as the “Enterprise Bakery” in the building. In 1889 the newspaper mentioned, “F.W. Gill, the baker, has built up an excellent business by furnishing the people of this community with the very best in his particular line. He also carries a very complete stock of confectionery, cigars, tobacco, and fancy groceries.”⁴⁴

Egbert and Lena Wheeler erected a two-story Italianate style building at 139-41 F Street following the fire. On 3 January 1888 the *Salida Mail* had reported that the blaze rapidly consumed the Wheelers’ hardware building. The couple’s loss totaled \$8,000, of which only half was covered by insurance. By 20 January, Wheeler had nearly completed a corrugated iron building facing Second Street to use for his business until he could rebuild on his old lot in the “burnt district.” The new building was completed on 4 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.⁴⁵



Figure 9. The original Red Cross Hospital (123 G Street) is pictured here in the 1910s. The building later become part of the Sherman Hotel. SOURCE: Collman, *Trails Among the Columbine*, 193, Steve Frazee Collection.

By the summer of 1888 a great building boom was underway; nearly \$200,000 was spent in that year for construction to replace the buildings destroyed in fire and to build new

⁴⁴ *Salida News, Holiday Edition*, 1889; *Colorado Illustrated Business Directory*, 1887-88; Fry, *Salida: The Early Years*, 81.

⁴⁵ Fry, *Salida: The Early Years*, 74 and 77; *Salida Mail*, 3 January 1888 and 20 January 1888; Sanborn Insurance Maps; Salida Walking Tours.

businesses and houses.⁴⁶ Among the most significant buildings erected by the end of the year was the \$30,000 Salida Opera House at 129 W. First Street. The Craig Opera House, which had been an important venue for local entertainment, had been destroyed in the fire. Concerned about the loss of cultural activities for the community, a group of local businessmen organized the Salida Opera House Association, with \$30,000 in authorized capital stock. Directors of the group included E.W. Corbin, G.W. McGovern, M.J. Collins, Peter Mulvaney, J.W. O'Connor, J.W. Wood, and W.W. Roller.

The Opera House dedication on 1 January 1889 included an evening performance featuring twenty-four musical numbers by a Leadville string band, as well as dancing and a catered supper. The *Salida News* stated that the drop curtain was “a beautiful piece of work of art” and that the building was “in every way superior to any in Colorado except the Tabor Grand in Denver.” The opera house, which included a Masonic hall on the second story and offices and shops on the first, became a motion picture theater, the Osos Grand, in the 1900s. An orchestra accompanied nightly picture shows; and each seat cost ten cents. At the end of 1909, the *Salida Mail* applauded the advance of the theater: “As a place of amusement, instruction and innocent pastime, the Osos Grand furnishes entertainment beyond question. Its value to the community as a place of entertainment can scarcely be estimated.” Over the years, the facility hosted traveling road shows, lectures, musical performances, parties, and dances. The appearance of the building is greatly altered today.⁴⁷

Stamped metal facades were a popular trend in commercial architecture from the 1880s until about 1910, described as “part of a national trend toward industrialized building technology and mass-produced ornament.” A building with an outstanding stamped metal façade was erected at 131-33 E. First Street between 1888 and 1890. The two-story building housed a grocery and a clothing store on the first story, with furnished rooms on the upper story. The brick building featured an ornamented bracketed metal cornice with parapets corresponding to storefront divisions, a paneled and bracketed frieze, tall double-hung sash windows framed by pilasters, and a storefront cornice with corner brackets with foliate decoration.⁴⁸

By the end of the 1880s, Salida was described as a Phoenix rising from its own ashes, “renewed, rehabilitated, restrengthened.” Growth during the decade had been nothing less than astonishing, with the population increasing 762 percent from 1880, to 2,586 persons in 1890. The city was viewed as one of the spots in Colorado attractive to tourists and the infirm: “Salida is conspicuously healthful, where the clutches of disease relinquishes its fatal grasp and where life and all its ennobling conditions are revitalized and regenerated.” The built environment of Salida at the end of the decade was described: as “substantial and well adapted for mercantile progress....” Granite and sandstone for construction were located

⁴⁶ *Salida Mail*, 5 June 1900, 2.

⁴⁷ *Salida News*, 3 January 1889; *Salida Mail*, 5 June 1900 (photo), 2 April 1909 and 31 December 1909, 4; Fry, *Salida: The Early Years*, 64-66; *Denver Post*, 8 January 1942; Salida Walking Tours; Collman, *Trails Among the Columbine*, 228.

⁴⁸ Survey Form, 131-33 East First Street, 1981.

nearby, as were beds of fire clay for brick. In the vicinity of Salida were outcrops of iron, lead ores, granite, marble, the copper mine of Sedalia, and promising oil fields.⁴⁹

Salida had six churches: Baptist, Catholic, Christian, Presbyterian, Methodist, and Episcopalian. Construction of a street railway was being contemplated. Among the most significant commercial buildings completed during the last two years of the decade were the Union Block (130-138 W. First Street), the Salida Record Publishing Company building (129 E. Second Street), the Hively Block (126-32 F Street), and the Disman Alger Block (134 F Street). Reports particularly praised the railroad-associated “exceedingly fine” Monte Cristo Hotel (no longer standing), which featured arc and incandescent lights, fire alarms, steam heat, baths with hot and cold water, large sample rooms, and a good restaurant. As trains passing through Salida stopped for breakfast, lunch, and dinner, the hotel was the scene of much activity.⁵⁰

In 1890 the *Salida Mail* described the Twitchell Building at 101 N. F Street:

No building has added more to the appearance of the town than the one constructed by N.R. Twitchell on his property at the corner of F and First streets. Some unsightly wooden holdings occupied this corner until this spring when they were swept out by fire. The fire proved to be a blessing to the town and also the owner of the property, for the building that now occupies the site is an ornament to the town and a source of greater profit to the owner than the poor building which formerly occupied this valuable ground. The building is 41 X 75 feet, two stories high. It is trimmed with red sand stone and bricks of the center wall are laid with red mortar.

The \$16,000 building, designed by Architect D. Chenowith for real estate and insurance agent N.R. Twitchell, featured three stores on the first story and a beveled corner facing the important F and First Street intersection, while the upper story was designed for furnished rooms or offices. The newspaper observed that “the erection of this building gave an impetus to building in this town; it set the ball rolling. It seemed to establish confidence among property owners and as a result we see fine structures going up on every side.”⁵¹

Railroad workers, travelers disembarking from trains, and other visitors to the downtown area provided a large group of clients for the red light district centered on Sackett Avenue (Front Street). The 1890 Sanborn map shows that the nucleus of the district had been established by that date. The building at 113 W. Sackett Avenue, erected between 1883 and 1886, and the building at 117 W. Sackett Avenue, built between 1888 and 1890 are both shown as including “female boarding” establishments (a Sanborn euphemism for bordello) on the 1890 map. The latter building was also identified as a “Chinese laundry” on the first story with rooms for the frail sisterhood above. The two houses were connected to each

⁴⁹ U.S. Census Bureau.

⁵⁰ *Salida News, Holiday Edition*, 1889, 3; *Salida News*, 7 May 1888, 4.

⁵¹ *Salida Mail*, 30 December 1890.

other on the second story level with an open passage on the first story. The house to the west, at 121 W. Sackett Avenue, built before 1883, was also indicated as female boarding in 1890. At the turn of the century, the house at 129 W. Sackett was built as part of the district. Salida's most famous madam, Laura Evans, was shown as the head of household at 113 W. Sackett Avenue in 1905 and took over the operation at 129 W. Sackett about 1910. Evans also owned the six-unit female boarding property at 130 W. Sackett, which had been built about 1906. Accounts of her life state that Evans had worked as a prostitute in Denver and Leadville before moving to Salida in the 1890s. Within the community she was known for her good deeds, including assisting victims in the influenza epidemic of 1918, providing shelter for abused women, and donating food and coal for needy families. Russ Collman reports that Evans was considered the "bank of last resort" for Salida businesses which could not obtain loans through regular financial institutions. Local authorities allowed Evans to continue her business on West Sackett Avenue until 1950.⁵²

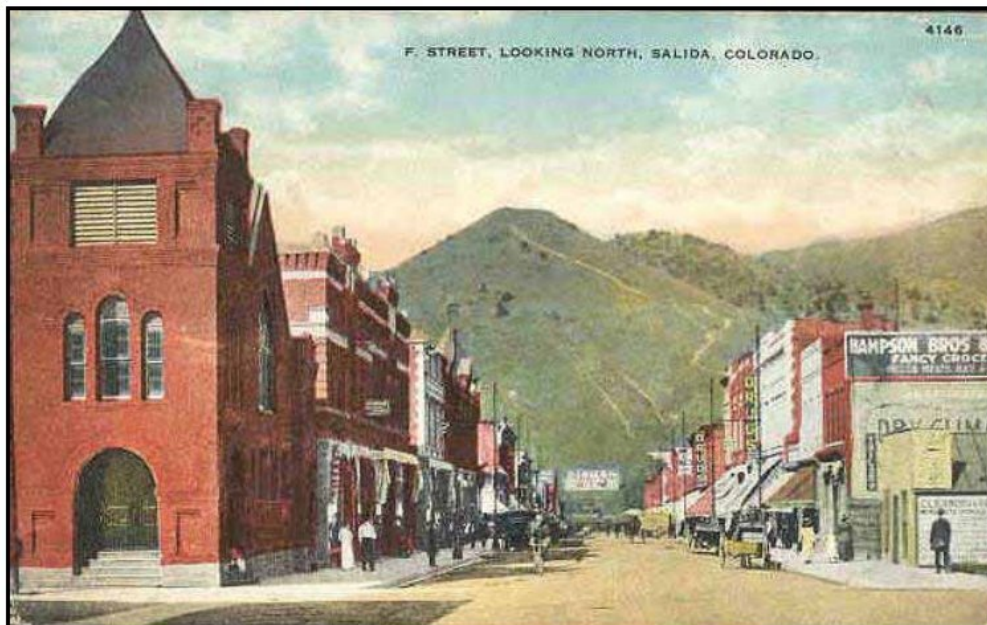


Figure 10. Views down F Street toward Tenderfoot Hill were a favorite image of photographers. This circa 1914 or 1915 postcard image was taken just south of 3rd Street and shows the Presbyterian Church (razed) on the northwest corner. SOURCE: "F Street, looking north, Salida, Colorado," historic postcard, number 4146, H.H. Tammen Company, Denver, Colorado.

By late 1890, the Rio Grande had added a third rail to its Denver to Salt Lake City main line, permitting the operation of standard gauge equipment. Salida became an important transfer point for freight and passengers between the narrow and standard gauge lines that met there. A major fire occurred in Salida's railroad facilities in December 1892, destroying fourteen stalls in

⁵² Salida City Directories; Sanborn Insurance Maps; Pasquale, *One Hundred Years*, 91-94; Fry, *Salida: The Early Years*, 220-21; Collman, *Trails Among the Columbine*, 246-47 and 264-65; U.S. Census Bureau, *Census of Population*, 1920, Manuscript Returns, Chaffee County, Colorado, Enumeration District 9.

the roundhouse, seventeen locomotives, and the machine shops. Railroad employees and citizens managed to save twenty locomotives, but damages were estimated at \$400,000. The Rio Grande's continuing reliance on Salida was demonstrated in its rebuilding and enlarging of the damaged structures.⁵³

Effects of the Silver Panic on Salida's Development

In October 1893 Congress repealed the Sherman Silver Purchase Act, resulting in plummeting silver prices and a nationwide depression, known as the Silver Panic or the Panic of 1893. Colorado, whose prosperity was heavily dependent on the production of silver, was profoundly impacted. Although some railroads declared bankruptcy, the D&RG was able to weather the economic downturn, transporting other freight, including coal, lumber, and agricultural products. Salida, although its growth slowed and one of its banks failed, was also buffered from the most severe effects of the Panic due to the diversified nature of mining in the area, which included lead, zinc, iron, copper, and gold production. As Russ Collman notes, "railroad employment continued; after all, Salida was still a major terminal and division point."⁵⁴

Evidence that Salida did not suffer as much as some other parts of the state was the construction of a major new bank building and fraternal hall at 201 F Street in 1895. On the site where the disastrous fire of January 1888 began, a two-story brick and stone building rose from the ruins. The building's design represented a departure from the Italianate style that had previously dominated commercial construction in the city. The building did not include tall, narrow, segmental arched windows with hood molds that were an essential part of the city's nineteenth century architecture, but featured flat arched windows with transoms and stone courses. The building exhibited three divisions: a red sandstone base, a buff brick second story, and a crowning cornice ornamented with swags and moldings. A low pediment elaborated the main entrance on the beveled corner, which also featured a clock at the top of the wall. Tall stone columns supporting a pediment flanked the side entrance to the Knights of Pythias. Immense plate glass display windows faced F and Second streets.

When completed, the building housed the First National Bank in the main storefront and the Knights of Pythias lodge rooms on the second story. The bank was the successor of the Continental Divide Bank founded by L.W. and D.H. Craig in 1885. By 1900, the bank was called "without question Chaffee county's leading financial institution." Salida had a large number of fraternal organizations during the late nineteenth century. Members of the Knights of Pythias in Salida were primarily railroad employees. The international fraternity, founded in Washington, D.C., in 1864, was the first American order chartered by Congress.

⁵³ Chappell, 11; *Salida Mail*, 10 August 1908, 1; Swift, *Heart of the Rockies*, 57.

⁵⁴ Collman, *Trails Among the Columbine*, 93-94.

Principles of the Knights included friendship, charity, and benevolence, and the group's goals included moral uplifting and the purification of society.⁵⁵

By 1898 the economy in most parts of the state had begun to recover. In that year, the newspaper reported one thousand new residents moved to Salida, resulting in a housing shortage. During period between 1898 and 1909, thirty-four of the buildings in Downtown Salida were erected, marking a major period of construction for the district. A telephone system was inaugurated in 1898. Among the major improvements of the year was the rebuilding and enlarging of the railroad depot to be “the finest and most commodious on the entire great system” outside the larger cities of Denver, Colorado Springs, and Pueblo. The yards and other buildings of the railroad were also greatly improved.⁵⁶ Disaster struck at the railroad facilities on 14 April 1899, when a fire in the attic of the D&RG Hospital destroyed the building. Demonstrating the railroad's continued commitment to the city, the hospital was quickly rebuilt on the same site.⁵⁷

Among the more notable residential buildings erected in Salida at the turn of the century was the Haight & Churcher Terrace at 214-16 E. First Street. The 1899 two-story red brick building had a raised sandstone foundation, projecting two-story porch with arched openings, and cornice with bands of plain and rock-faced brick. Each side of the terrace included six rooms, exclusive of halls and bathrooms. The *Salida Semi-Weekly Mail* reported, “These are strictly modern homes, everything that science has provided having been incorporated in them. It is doubtful whether a handsomer or better arranged building is to be found in any city of similar size in this state. The owners deserve much credit for having giving Salida so pretty an example of the builder's handicraft.” One of the owners, Frank B. Churcher, lived in this building.⁵⁸

Growth Beyond the Most Extravagant Expectations: Salida in the Early Twentieth Century

A banner year for Salida came in 1900 with the recovery of the railroads, mining, and agriculture. Despite the economic problems of the previous decade, Salida's population had grown by 43.9 percent over its 1890 total, with 3,722 people recorded by the census in 1900. Population growth continued during the 1900s, reaching 4,425 in 1910. In 1900, the city grew “beyond the most extravagant expectations entertained at the beginning of the year.” Nearly \$350,000 in improvements included work on the roundhouse and other facilities of the D&RG, construction of a new D&RG hospital, erection of business blocks, and

⁵⁵ *Salida News Holiday Edition*, 1889, 13; *Salida Semi-Weekly Mail*, 5 June 1900, 4; *Salida Record*, 19 September 1902 and 1 January 1904, 4-5; *Salida Mail*, 10 August 1906; *Salida City Directories*; Sanborn Insurance Maps.

⁵⁶ *Salida Mail*, 3 January 1899, 1.

⁵⁷ Collman, *Trails Among the Columbine*, 97, 100.

⁵⁸ *Salida Semi-Weekly Mail*, 5 June 1900.

completion of two churches.⁵⁹ The business district gained an outstanding enterprise in 1900, when Charles Webster Crews and R.H. Beggs erected a two-story brick building at 207-11 F Street. The department store's design included a corbelled cornice with central parapet, contrasting red and buff colored brick and stone trim, pilasters dividing the upper story, and large plate glass display windows. The first store of the company had been established in Leadville with a philosophy of "one price, plain figures, and spot cash." A second store opened in Pueblo, and Salida received the third in the chain. In 1908, the *Salida Mail* stated, "It is only fair to say that our people can do as well if not better at the Crews-Beggs Mercantile Company's store than at any other place in this section of Colorado...It is a mammoth department store, we might say, and they have the finest lines of everything in the way of merchandise, groceries, furniture, shoes, millinery, dry goods, shelf and heavy hardware, etc., at rock bottom prices." The store moved to 300 F Street in 1914 and 230 F



Figure 11. The Palace Sample Rooms (left) and Palace Hotel (right) (202 and 204 N. F Street) are shown in this 1920s view. The corner building was erected between 1898 and 1904 as the Windsor Cafe, while the hotel was built between 1906 and 1909. SOURCE: Collman, *Trails Among the Columbine*, 222, Amon Carter Museum, Fort Worth, Texas.

Street in 1923. When Crews-Beggs closed in Salida in 2000, it was the last store in the chain operating in the state.⁶⁰

⁵⁹ *Denver Times*, 30 December 1900, 5.

⁶⁰ *Salida Mail*, 21 October 1927, 4; Joanne West Dodds, *They All Came to Pueblo* (Virginia Beach, Va.:

By 1901 not a single business room in the city was vacant. Housing was in scarce supply, and it was asserted that the residences being built were larger and more expensive than those erected previously.⁶¹ Many commercial buildings constructed during this period included furnished rooms on their upper stories. The large number of railroad employees living in Salida provided an ample supply of lodgers for these rooms and other types of dwelling units, such as terraces and apartments. Among the buildings offering furnished rooms erected during this period was the Welch House at 128-32 E. First Street. The building, notable for its classical columns flanking the second story windows and elaborately detailed pressed metal cornice and frieze, held a restaurant on the first story and furnished rooms operated by Mrs. Mary Welch on the second in the early 1900s. The two-story brick residence with flat roof and decorative brick cornice at 130 E. Second Street was also erected during this period and provided furnished rooms.⁶²

Facilities for tourists and other travelers to Salida were augmented in 1901 with the construction of the Bon Ton (later Manhattan) Hotel at 228 N. F Street. The two-story red brick building with stone trim featured stone columns on the first story, brick pilasters and panels on the second story, and an elaborately ornamented upper wall with panels of dogtooth brickwork, round windows, a triangular stone pediment, and stone crenellation. In September 1902 the *Salida Record* reported,

One of the most comfortable hotels in this section is the Bon Ton of this city. This is a new two-story brick, located on the river at the foot of F street... This hotel has first class rooms, bath, electric lights and the best of service. Located near the railroad it is especially convenient for travelers arriving at night and who have to lay over to take an early morning train. In connection with the hotel is a first class restaurant, popular with the public, and having a large and constantly increasing patronage.⁶³

The Strait Building (234-38 F Street) and the McKenna Building (230 F Street) were erected at the same time next to each other and with very similar designs in red pressed brick with white stone trim. In February 1902, the *Salida Record* reported that the construction on the \$10,000 business block of J.H. Strait was well under way, and noted, "This block, in connection with that of Mr. McKenna adjoining, will effect one of the greatest improvements ever known in the business section of the city. It will be finely finished and in every way a credit to the builder and to the town." The Strait Building was completed by 1 January 1903, while the \$20,000 McKenna Building was still under construction. John H. Strait had

Donning Co., 1994), 139-40; Fry, *Salida: The Early Years*, 89; *Salida Mail*, 10 August 1906 and 2 July 1948; Salida Walking Tours.

⁶¹ *Denver Times*, 19 August 1901, 4.

⁶² Salida City Directories; *Salida Mail*, 2 April 1909; Salida Walking Tours.

⁶³ *Salida Record*, 19 September 1902; *Salida Mail*, 31 December 1909, 1; Salida City Directories; Manhattan Hotel National Register of Historic Places Nomination Form, 1982.

prospered in business in the East before he visited Salida for a month of recreation and liked it so well he moved to the city in 1901. Strait invested in unimproved real estate, including “several of the best vacant lots in the city,” and constructed excellent quality buildings.

The likely architect of both buildings was Henry Silf, who was cited as the designer of the McKenna Building. Silf had studied architecture at Stockholm College in Sweden and had worked in the United States since 1878. In 1908 the *Salida Mail* stated, “Many of our magnificent and important buildings in different parts of the country has he planned, that will stand for ages to come as monuments to his credit.” J.J. McKenna operated a grocery store on the ground floor of his building and an Elks lodge was created on the second floor. McKenna’s firm was said to be second to none in Salida, operating a retail business in the city and surrounding area, supplying mining companies and rural customers as well as conducting a large wholesale business supplying stores in smaller towns.⁶⁴

Salida gained a new industry when W.S. Edwards founded the Salida Bottling Company in the early 1900s. Edwards, who had operated a similar business in Pueblo, originally rented space for the operation. About 1902, the firm erected a plant just east of the tracks of the Gunnison branch of the D&RG (211 W. First Street). By 1904, the firm was described as employing a large force of men, shipping its products to dozens of towns, and occupying “large quarters of its own that were built especially for the accommodation of the business.” The *Salida Record* judged that the company “has come to be recognized as one of the largest and most successful enterprises of central Colorado.” City directories described the firm as jobbers in whiskey, wine, cigars, bar supplies, and soda fountain supplies, as well as agents for Coors and Zang beers. The plant also manufactured and bottled soda waters, cider, ginger ale, cherry phosphate, raspberry julep, iron brew, and seltzer. The company continued to operate in Salida through at least World War II, although a new facility was erected west of the railroad tracks on West First Street and this building became associated with the Salida Fuel Company.⁶⁵

James Watt DeWeese erected a boarding house at 133 E. Sackett Avenue in 1902. DeWeese had originally moved to Salida in 1887 to work as a machinist for the D&RG. In the 1890s he formed a real estate and loan business, and he also served as secretary of the Salida Building and Loan Association and secretary of School District No. 7. The building on Sackett Avenue was described as a “twelve room two department terrace.” Notable features were the decorative brick cornice, the projecting central porch with column supports, the arched brick lintels, and the paired chimneys and round second story windows at each end of the building. The building was considered important because it filled up “a very conspicuous gap in the otherwise solid and attractive front that the town presents from the depot and will

⁶⁴ *Salida Mail*, 17 January 1902, 28 February 1902, 1, 1 January 1903, 2 January 1903, 10 August 1906; *Salida Record*, 24 January 1902, 1, 21 February 1902, 1, 1 January 1904, 8 and 19 September 1902; *Salida Semi-Weekly Mail*, 5 June 1900.

⁶⁵ *Salida Record*, 1 January 1904; *Salida Mail*, 10 August 1906; Collman, *Trails Among the Columbine*, 151, 163, 218; Salida Walking Tours; Salida City Directories.

be appreciated accordingly by the public. It is likely that the owners of the other lots adjoining will in the near future build similar buildings on their ground and fill the space to the corner.”⁶⁶

In 1902, Salida acquired a hospital to serve patients who were not employees of the railroad. Dr. Frank N. Cochems established the Red Cross Hospital in the building at 123 G Street, which had been erected in the early 1890s and used as a brothel. Dr. Cochems reportedly founded 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 hospital staff in addition to Dr. Cochems. The facility had a capacity of twenty-five patients and advertised “all modern surgical and medical methods of treatment.” After a new Red Cross Hospital was erected at 140 W. Third Street in 1909, this building became part of the Sherman Hotel.⁶⁷



Figure 12. The large Argys Brothers Garage at 223 E. 1st Street is pictured in this undated (circa 1930s) view. The four-story St. Clair Hotel, at right, is no longer extant. SOURCE: Swift, *Heart of the Rockies*, 94, Bob Rush Photograph Collection.

The Ohio and Colorado Smelting Company, a new independent smelting facility, was established just northwest of Salida in 1902. The Salida smelter was an outgrowth of a mining

⁶⁶ *Salida Record*, 21 February 1902, 1; *Salida Mail*, 28 February 1902 and 9 April 1909; *Salida Semi-Weekly Mail*, 5 June 1900.

⁶⁷ *Salida Mail*, 10 August 1906, 31 December 1909, and *Salida Mail Booster Edition*, 21 October 1927; Collman, *Trails Among the Columbine*, 192-93; *Salida Record*, 1 January 1904; Pasquale, *One Hundred Years*, 63.

venture, the New Monarch Mining Company, formed in 1897. During its first years, the Monarch Mining Company hauled its production to local smelters or to valley processing facilities. However, the company's owners disliked sharing their profits with reduction companies. In 1901, the Ohio and Colorado Smelting Company, composed principally of the owners of the New Monarch Mining Company, had been organized. As small smelter facilities historically had been expensive to operate and low in yield, the Ohio and Colorado decided to erect a major smelter with twenty-five ore bins with a capacity to hold 50,000 tons and four blast furnaces which could process 600 tons of silver-lead ore daily. In addition, the facility included two units to process 500 tons of copper-bearing rock each day. When erected, it was reported that the Ohio and Colorado smelter would be one of the largest and most complete in the state, second in size only to the Arkansas Valley Smelter in Leadville. Since the facility had a capacity of processing four times the amount produced by the New Monarch properties, the operators planned to serve other mines throughout central Colorado. The smelter operated twenty-four hours a day and had a significant impact on the Salida economy, employing as many as 250 workers who reduced as much as 800 tons of ore per day at its height. The most dramatic addition to the plant's architecture was the construction of a 365-foot-tall brick smokestack at the eastern end of the plant. Operation of the facility was affected by declines in the value of ores and labor unrest. The plant closed in 1920.⁶⁸

In January 1904 the **Salida Mail** announced that growth the previous year had been "little less than phenomenal." Fueling the expansion was Salida's position as the hub of five important mining districts. Real estate development in 1903 had increased fifteen percent above its growth in the previous year, including the construction of thirty cottages, twelve residences, three apartment houses, and ten new businesses. One of the most celebrated additions to the commercial district was the Adilas⁶⁹ Building at 215-21 F Street. The two-story buff colored brick building with raised parapet has a decorative brick cornice, stone trim, and segmental arched second story windows with gauged brick lintels. On 1 January 1904 the *Salida Record* published a drawing of the building (somewhat different than the building as constructed) and stated, "This handsome building will be named by the people of the county as soon as the foundation is completed. A handsome prize is offered." The building was erected and owned by the Golden Rule Store, advertised as "the cheapest house to buy dress goods, silks, notions, underwear, shoes, carpets, draperies, linoleums, etc." A specialty of the store was the ladies' suit and shirtwaist department. One of the first modern dry goods chain stores in the county, the Golden Rule stores were founded in Longmont, Colorado by Thomas M. Callahan in 1889. The stores were very competitive and stocked quality, high-demand goods at low prices, trading only in cash and carry. The first Golden Rule store in Salida had been opened by a brother-in-law of Callahan, Burr Fisher, about

⁶⁸ Etienne A. Ritter, "The New Smelter at Salida, Colorado," *Engineering and Mining Journal* 74(2 December 1902): 813; *Denver Times*, 1902; James E. Fell, Jr., *Ores to Metals: The Rocky Mountain Smelting Industry* (Lincoln, Ne.: University of Nebraska Press, 1979), 268.

⁶⁹ Adilas is Salida spelled backwards.

1891. The Golden Rule Mercantile, a successor company, was still listed at this address in 1951.⁷⁰

An interesting relic of Salida's 1900s culture was the small corrugated metal clad building on the alley behind the business at 120-24 W. First Street. The building was constructed in the 1890s and labeled as "beer storage" on the 1898 Sanborn map. It is likely that the structure was associated with a saloon on W. First Street operated by John Sweeney, who provided "a high grade liquor and cigar store." In 1904 the building was used as an icehouse. The 1909 and 1914 Sanborn maps identify the building as "female boarding." The building was shown as a regular dwelling on later maps.

A major improvement in the city's infrastructure was the completion of a new F Street bridge in 1906-07. About 1904 the city council and the D&RG had begun planning for replacement of the previous structure. In that year, Salida was stunned by tragedy when a footbridge across the Arkansas gave way, causing twelve women and children to fall into the river. The city wanted to insure that the new F Street bridge would hold hundreds of people safely. The Pueblo Bridge Company was selected from among eight bidders for construction of the bridge and was awarded the \$18,500 contract. According to Colorado bridge historian Clayton Fraser, "After the turn of the century, the preferred alternative to the steel truss for short-span vehicular bridges was generally considered to be the concrete arch. More solid under traffic and better resistant to flooding, it was also valued as more aesthetically refined than the starkly functional steel truss. By far the most prolific concrete bridge builder in Colorado was the Pueblo Bridge Company, and the most common type of concrete bridge was the filled spandrel arch patented by Daniel Luten around 1904." Salida's F Street Bridge is the oldest representative of the Luten arch bridges erected by the Pueblo Bridge Company.⁷¹

The Palace Hotel, a \$20,000 three-story brick building designed by Charles J. Anderson and owned by Ambrose Ramsey, was built at 204 N. F Street during 1906-09. Distinctive features of the building's façade were a heavily ornamented parapet with stone trim, corbelling, and half-round and rectangular inset panels with textured stucco, thick rock-faced stone lintel courses and narrow stone sill courses, paired tall double-hung sash windows with transoms on the second story, large plate glass display windows with clerestory panels composed of multiple small lights and rock-faced stone columns on the first story. The 20 April 1906 *Salida Mail* noted that the building "will be strictly modern in ever [sic] sense the word implies, being heated throughout with hot water and lighted with electricity. The front will be of cut stone and pressed brick and when completed will add very materially to the

⁷⁰ *Salida Mail*, 1 January 1904, 1; *Salida Record*, 1 January 1904; Rosslyn and Lee Scamehorn, *The Callahans of Longmont, Colorado* (Longmont: HL & RS, 2001), 1-19; ` , 5 March 1897, 3, 26 October 1906, 1, and 2 July 1948.

⁷¹ Clayton Fraser, *Highway Bridges of Colorado Multiple Property Submission*, 2000, 21 and *Historic Bridges of Colorado* (Denver: Department of Highways, 1986), 55; HABS/HAER Inventory Form, F Street Bridge, 10 October 1983.

attractiveness of that section of the city.” The building was not finished until April 1909, when the *Salida Mail* remarked, “The building is properly named The Palace Hotel, for it is the best finished and best furnished block in the city and the location, right near the depot, will make it a winner as a hotel.” Ramsey designed the interior décor, and the building’s furnishings were compared to the Brown Palace in Denver and New York hotels in terms of quality and detail: “The building is a credit to Salida and Chaffee county and Mr. Ambrose Ramsey is to be congratulated on finishing such a building. It will stand till eternity.”⁷²

The hotel also expanded into the building that had been erected on the lot to the south at the turn of the century (202 N. F Street). The south building was originally known as the Windsor Café, with Alfred Archambault serving as proprietor of the restaurant. The 1904 Sanborn map indicates that the restaurant was located in the front of the building, with the rear wing housing a kitchen. Furnished rooms were offered upstairs. After the Palace Hotel was completed in 1909 this building became the Palace Café, serving guests of the hotel and other patrons. By 1914 the building had become the sample rooms for the hotel. Sample rooms were utilized by traveling salesmen who disembarked from the trains with trunks of merchandise and rented rooms in hotels in which they displayed their wares. Advertisements in local newspapers alerted local customers as to when and where products were being shown.⁷³

One of Salida’s architectural gems, the Sandusky Building at 222 F Street, was erected between 1906 and 1909. The building was notable for its Beaux Arts-influenced design with front parapet wall ornamented with contrasting coping, bands of brick, short pilasters, a central plaque carved “Sandusky,” and inset panels with ornamental half-round terra cotta sculptural panels. Brick pilasters with terra cotta capitals flanked three bays of the upper story and supported an entablature with a variety of moldings. The first story featured rusticated rock-faced and carved sandstone piers. The building was erected for S.W. Sandusky, who came to the city in 1881 and had been a partner in the dry goods firm of Craig & Sandusky, founded in 1885 as successor to L.W. and D.H. Craigs’ pioneer business. Sandusky bought out Craig’s interest in 1891 and operated a store that offered dry goods, carpets, and shoes. The owner noted that his firm had never intentionally bought a poor article of merchandise, although the profit might have been larger on cheaper goods. Sandusky stated, “A man would come in and say he wanted an outfit. At a glance I could guess his size. For about thirty bucks he could get clothes that stood up under hard usage—such things as California-made red flannels cut from cloth, blue wool shirts, and a pair of tough boots.”⁷⁴

⁷² *Salida Mail*, 20 April 1906, 1, 9 April 1909, 1, 31 December 1909, 6; *Salida Mail Booster Edition*, 21 October 1927; Collman, *Trails Among the Columbine*, 222.

⁷³ *Salida Mail*, 20 April 1906, 1, 9 April 1909, 1, 31 December 1909, 6; *Salida Mail Booster Edition*, 21 October 1927; Collman, *Trails Among the Columbine*, 222.

⁷⁴ *Salida Semi-Weekly Mail*, 5 June 1900; *Salida Mail*, 1 January 1904 and 2 July 1948; Salida Walking Tours.

In 1909 the *Salida Mail*, calling Salida the “Gem of the Rockies,” boasted, “Never were the prospects for Salida brighter than they are today...It is safe to say that within five years from today Salida will be just as much ahead of her present self as she is today ahead of Salida of 1878.” Reasons for prosperity included the discovery of new gold mines, a boom in the Turret Mining District, the Salida Granite Company’s production, advances in real estate, and tourism increases stemming from improvements at the Poncha Hot Springs. Salida merchants were reporting a 35 percent increase over the previous year’s business. The Salida Light, Power, and Utility Co. had made \$100,000 in improvements during the previous two years. Farming in the Salida vicinity increased in production. One of the civic highlights of the year was the erection of a Carnegie Library.⁷⁵

The B.P.O.E. Elks Lodge 808, one of Salida’s longest-lived fraternal orders, erected a two-story brick building at 148 E. Second Street in 1910. The building’s design included a hipped roof with tile roofing, red brick walls, and a white sandstone foundation. The symmetrical façade had an entrance with decorative glass and a projecting porch topped by low balustrade, stone trim, and a dentiled frieze. The upper story featured a round arched window with arched transom with glass clock facing the balcony. The Elks, an organization founded in New York in 1868, focused on charity and patriotism, and assisted victims of natural disaster. This \$33,000 building with \$13,000 of furniture and fixtures was dedicated on 29 December 1910. The *Salida Mail* explained that the three-foot diameter glass clock face which could be illuminated from behind by electric light and showed the perpetual time as eleven o’clock. Eleven o’clock represented “the majestic hour when all Elks turn away from the thoughts of business life and the living to thoughts of the dead and departed ones.” The newspaper noted the ample interior use of oak in wainscoting, paneling, and the main staircase, as well as a ten foot fireplace with tile hearth and a 60’ X 40’ foot lodge room on the second floor with a domed ceiling, orchestra balcony, and maple floor.⁷⁶

One of the few manufacturing facilities in Salida was erected in 1910 at 330 W. Sackett Avenue. Jake M. Stivers was president of Stivers’ Automatic Cover Company and the inventor of “an ingenious slot machine arrangement for the cover of a billiard table designed to automatically cover the table at the expiration of the time for which the coin, deposited in the slot, pays for use of the table.” Stivers had attempted unsuccessfully to raise capital for his business in Alamosa, but Salida and Canon City residents reportedly vied for the company to locate in their cities. A number of Salida citizens invested in the enterprise and served as officers, including D.J. Kramer, D.H. Craig, C.F. Calvin, J.M. Manful, A.R. Miller, and W.H. Flannery. Work on the building began in January 1910, with George Coombs receiving a contract for laying 150,000 bricks for the project, while Steve England served as the carpenter. The facility anticipated hiring several hundred men who would be paid from \$4 to \$7 per day. The 1914 Sanborn map indicated that the building was already vacant. A feed store later operated at this site.⁷⁷

⁷⁵ *Salida Mail*, 31 December 1909; Swift, *Heart of the Rockies*, 59.

⁷⁶ *Salida Mail*, 30 November 1909, 21 January 1910, 30 December 1910 (photo); *Salida Mail Booster Edition*, 21 October 1927.

⁷⁷ *Salida Mail*, 21 January 1910, 1 and 31 December 1910, 1; Sanborn Insurance Maps; Salida Walking Tours.

Tourism and Recreation Replace Railroading in the Heart of the Rockies

Salida's population increased slowly during the 1910s and 1920s, with 5,065 people recorded in the city in 1930. During the early twentieth century, tourism became an increasingly important factor in the economic health of both the D&RG and Salida, which turned into a major stopping point for tourists. Russ Collman observes that the city was the "narrow-gauge gateway to the D&RG's 'Around the Circle' tour." During this period, the popularity of the automobile as an instrument of tourism also expanded. The Colorado Highway Commission, established in 1906, gave the Rainbow Route between Canon City and Salida high priority for construction. When the influence of railroads and mining later declined in importance, tourism and recreation emerged as major factors. In 1881, E.R. Emerson had taken note of the area's plentiful supply of trout and game, the tourist potential of the local hot springs, and the spectacular scenery "grand and beautiful beyond the power of description." Completion of automobile roads during the twentieth century facilitated tourist access between Salida and other parts of the state and nation, drawing visitors. In June 1920, the U.S. Forest Service constructed a camp for auto tourists at Monarch Park.⁷⁸

The automobile impacted the built environment of Salida's downtown during the first decades of the twentieth century. The Salida Auto Company occupied buildings erected between 1909 and 1914 at 129 and 139 W. Third Street. A.B. Goddard and E.P. Wilber were proprietors of the company. The automotive repair building at 118 N. E Street was built during the same era and labeled "garage" on the 1914 Sanborn map. Over the years, the building housed the T.J. Ahern Garage, the J.J. Kratsky Garage, and the White Auto Company. By the 1920s the Salida Service Station was operating at 205 W. First Street as a Texaco retailer. The station offered tires, batteries, accessories, vulcanizing, greasing, and complete lubrication service and pledged that "our modern tire shop is equipped to give you complete tire service and we guarantee every repair for the life of the tire." The Salida Service Station continued to operate at this location into the 1950s.

Just as Salida had benefited from railroad development in the nineteenth century, changes in Rio Grande operations affected the town during the 1920s and 1930s, slowing growth in the downtown area. The construction of the Moffat Tunnel in 1927 and the Dotsero Cutoff 150 miles north of Salida in 1934 created a direct mainline for the Rio Grande between Denver and Salt Lake City. During the 1920s, Salida advertised itself as a city of beautiful houses, well-kept lawns, and abundant shade trees, placing somewhat less emphasis on its role as a railroad center. Construction in Downtown Salida declined during the 1920s, with less than ten buildings erected in the commercial district. The Argys Brothers Garage and Argys Motor Company was constructed at 223 E. First Street in the 1920s and operated for more than fifty years. Dick and Gus Argys had also been proprietors of a mercantile and grocery on North F

⁷⁸ Collman, *Trails Among the Columbine*, 160; Pasquale, *One Hundred Years*, 73; Emerson, "History of Chaffee County," 484, 490, and 500

Street with their brother Theodore before taking over the local Nash automobile dealership. Dick Argys managed the office and auto sales, while Gus handled the service department. The one-story brick building displayed a more modern appearance than the automotive buildings erected earlier. The garage had an arched roof, stepped parapet, projecting sign, decorative panels with contrasting brick, and large plate glass display windows. Tourists were able to use their cars to climb Tenderfoot Hill after Homer Gatchell built a road up to the top using a shovel on rails in 1924.⁷⁹

Most of the construction completed in the 1930s in Downtown Salida was transportation-related. Three filling stations (200 W. First Street, 244 E Street, and 206 E Street) were erected during the decade. The most significant building project in Downtown Salida during the Depression decade was the construction of the Post Office at 203 E Street in 1935. Salida had received a post office designation in 1881, and the facility had been housed in various commercial buildings in the downtown area. The new post office construction was part of the federal government's effort to stimulate the economy through public works projects in the 1930s. The majority of post offices built during the period were designed in what has come to be called the "Starved Classical" style, which featured "symmetrical designs with classical proportions, but without the popular classical elements, such as bold porticos, columns, and pediments. With this style, utility and economy outweighed exterior opulence." Salida's post office featured brick construction, an arched central entrance with a stone keystone and a fanlight, and large multi-light double-hung sash windows with gauged brick lintels and stone keystones. The Office of the Supervising Architect of the Treasury designed the building. Outside Downtown Salida, a hot springs swimming pool that received its water from near Poncha Springs was completed with public works funds in 1938.⁸⁰

Federal funding for highway projects resulted in greatly improved roads, connecting Salida with larger cities and upgrading rural roads. As families increasingly toured the state in their own automobiles, trains suffered attendant declines in passenger traffic. Passenger service between Gunnison and Montrose ceased in 1936, but the D&RGW attempted to save the service on the narrow gauge line between Salida and Gunnison with a refurbished and upgraded "Shavano" train. Despite these efforts, travelers preferred their family cars, and the Shavano service ceased in 1940. The railroad also altered its facilities in Salida, demolishing a roundhouse and its original blacksmith shop. In 1941 the historic stone depot was demolished, as well as the once elegant Monte Cristo Hotel. In their place, a new streamlined Art Moderne style depot was built (demolished in the 1980s).⁸¹

⁷⁹ *Salida Mail Booster Edition*, 21 October 1927; Sanborn Insurance Maps, Salida City Directories, Collman, *Trails Among the Columbine*, 218, 244-45 and 247; Salida Walking Tours; Glenn R. Scott, "Historic Trail Maps of the Pueblo 1 X 2 Quadrangle, Colorado," USGS, 1975.

⁸⁰ Bauer, Ozment, and Willard, *Colorado Post Offices*, 127; James H. Bruns, *Great American Post Offices* (New York: John Wiley & Sons, Inc., 1998), 85; Historic U.S. Post Offices Thematic Resources Nomination (Utah), 1988; Collman, *Trails Among the Columbine*, 292.

⁸¹ Collman, *Trails Among the Columbine*, 256, 257, 262, 270.



Figure 13. This Standard Oil service station at 206 E Street was a hub of activity in this 1947 view. The greatly-modified building still stands at the southwest corner of E and E. 2nd streets. SOURCE: Collman, *Trails Among the Columbine*, 292, John W. Hughes photograph.

For the first time in its history, Salida recorded a negative population change from 1930 to 1940 (-1.9 percent). This trend reached its height during the 1940s; the 1950 census showed a decrease of 8.4 percent in the population. With the advent of World War II, many Salidans departed for military service around the country and abroad, which also resulted in local labor shortages. At the same time, the Salida shops were operated at full capacity around the clock in order to maintain rolling stock. The city experienced wartime rationing, bond drives, and greater numbers of women entering the workforce. Construction in the downtown area virtually ceased as attention turned to the war effort.

After the war, a series of decisions by the railroad, as well as continuing changes in American lifestyles impacted Salida. The switch from steam engines to diesels beginning in the 1940s resulted in the need for fewer maintenance employees in the Salida engine shops. Trucks began hauling many of the products that had previously been carried by trains. Just as before the war, Americans preferred to travel by car. The railroad began abandoning sections of the lines important to Salida's vitality as a railroad center in 1949. In 1955 the Rio Grande scrapped the narrow gauge line from Poncha Junction to Gunnison over Marshall Pass, eliminating Salida's transfer function. Russ Collman states that during 1957 many of the railroad's facilities were demolished, and the city's role as a major railroad terminal ended. In 1967, the last passenger train passed through Salida, ending more than eighty years of passenger service. In 1971, the railroad dropped Salida as a division point for crew changes. The branch line to the Monarch

quarry above Maysville was suspended in 1982. In January 1985 the depot that had been erected in 1941 was demolished.⁸²

Despite the major reversals in railroading after World War II, the population of Salida remained relatively stable, with 4,553 persons recorded in 1950, and 4,560 citizens counted in 1960. Like many mountain towns in Colorado, Salida focused on its position as a service and supply center for the surrounding agricultural community and as the heart of a region abundant with opportunities for tourism and recreation. The Monarch Winter Sports Area for downhill skiing had been established in February 1940. Located near the junction of U.S. Highways 50 and 285, the city served as the principal provider of lodging, restaurants, and other services to the tourism and recreation industry.⁸³

The rapids of the Arkansas River attracted growing numbers of rafters and kayakers after World War II. In 1949, Salida created a summer boat race as a means of increasing tourism. In the beginning, the race started just above the F Street Bridge and ended in Canon City, “a grueling 56-mile race involving lengthy portages in the Royal Gorge.” By the third year, the twenty-six-mile course utilized today had been established and the festival was known as FibArk for “First in Boating on the Arkansas River Klub.” During the 1950s the railroad ran special trains from Denver that arrived in Salida by lunchtime and then turned around to follow the kayakers down the Arkansas Canyon. After utilizing the Bon Ton/Manhattan Hotel as its headquarters for several years, the FibArk group erected its own building at 240 N. F Street in 1982.⁸⁴

In 1984 the Salida Downtown Historic District was listed in the National Register of Historic Places. The district, embracing the heart of the city’s historic commercial development, recognized the significant historical associations and architectural qualities of Downtown Salida. The downtown historic district increasingly attracted artists and small business owners toward the end of the century, and Salida was selected as one of the “Best Small Art Towns” in the United States. Recreational opportunities in the area, including skiing, hiking, biking, horseback riding, rock climbing, fishing, hunting, hot springs, rafting, and kayaking also lured new residents. Between 1990 and 2000 the city experienced its greatest population growth since its period of great expansion at the beginning of the twentieth century.

⁸² Collman, *Trails Among the Columbine*, 295, 300,304, 308; Pasquale, *One Hundred Years*, 99.

⁸³ Bruce Caughey and Dean Winstanley, *The Colorado Guide: Landscape, Cityscapes, Escapes* (Golden: Fulcrum, Inc., 1989), 553-559.

⁸⁴ *The Mountain Mail*, 5 March 2002, 2; Collman, *Trails Among the Columbine*, 294; Salida Walking Tours; Chaffee County Assessor records.

IV. RESEARCH DESIGN

The objective of a survey of historic resources is the recordation of identified properties and their evaluation for eligibility to the National Register of Historic Places. The purpose of a research design is to provide direction for fields of research and for the interpretation and evaluation of the resources identified.

Salida is situated within the Colorado Mountains culture area, as defined by the Colorado Historical Society Resources Planning Protection Process (RP3). Colorado RP3 provides a framework to identify and record historic resources of the state and direction to analyze the significance and preservation of resources. Historic resources for this region have been documented in an RP3 report by Steven F. Mehls, *Colorado Mountains Historic Context* (1984). That report identifies a series of sequential themes based on socioeconomic periods of development.

Primary research questions concerned the current historic physical integrity of resources within the downtown historic district and the appropriateness of the existing district boundary. The impact of nonhistoric development and alterations to the district is a subject for examination. Important questions about the resources include their dates of construction, the principal materials used to erect downtown buildings, and the architectural styles exhibited in the commercial district. Examination of the ability of existing buildings to convey their historic character is a major focus of the study. The representation of the work of professional architects in the downtown area is also an area for investigation. The types of building functions and the principal eras of construction with the downtown district were topics of research. Identification of prominent persons associated with downtown buildings, significant events that were associated with the properties, and important historical associations with the buildings are also topics for research.

Based on the results of the file search, preliminary historical research, and a reconnaissance of the area, it was expected that the resources would be principally commercial in nature, with a few residential, social, cultural, and governmental buildings, a transportation structure, and a park included within the examined acreage.

V. METHODOLOGY

This section describes the scope of work for the project, project participants, preliminary research, project fieldwork, photography, mapping, sources for research, dating of buildings, and the preparation of forms and report.

Scope of Work

The 2001-02 project consisted of two principal components:

Intensive Survey. An intensive survey of resources in and adjacent to the existing Salida Downtown National Register Historic District was to be completed. The buildings were to be described, photographed, researched, mapped, and evaluated, with Colorado Historical Society Architectural Inventory forms (Form 1403) completed for each property. The survey forms were to be produced in a database format for subsequent use by the City.

Reconnaissance Survey. A reconnaissance survey of the remainder of the city was to be performed for the purpose of identifying and prioritizing subareas of the city for future intensive survey work. A map showing identified survey areas and a memorandum discussing the results was to be produced and included in the final survey report.

The project also called for a final report (this document) explaining the survey findings and providing an overview of the general historical development of Downtown Salida. The evaluation of the existing National Register district and identification of any National and State Register eligible properties was also to be addressed on the forms and summarized in the report. The report was also to include USGS topographic map extracts outlining the project area and a survey map showing the surveyed buildings' locations and the boundary of the existing historic district.

Project Participants

Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic building survey as a consultant to the City of Salida. R. Laurie Simmons and Thomas H. Simmons of Front Range Research completed research, fieldwork, and consultation regarding eligibility of resources, and prepared the forms, maps, and final survey report. Roger Whitacre, Roger Whitacre Photography, took black and white photographs of the buildings included in the survey. Susan Medville identified historical research sources at the Salida Museum and the Salida Regional Library and copied materials at the library. Marcia Canter, Canter Research and Business Services, examined historic Salida newspapers at the Colorado Historical Society for information about specific buildings and general downtown development and copied materials at

the Salida Museum. Elizabeth Simmons conducted general research at Denver libraries and took color slides for public meetings. Jackie Powell, Central Colorado Preservation Partners, conducted research at the Chaffee County Courthouse. Jennifer Phelan, Planner, City of Salida, supervised and coordinated the project, provided information, reviewed draft products, and organized the public meetings. Members of Salida's Historic Preservation Commission supplied information and direction for the project. Suzanne Doggett and Chris Geddes, National and State Register Historians for the Colorado Historical Society, reviewed evaluations of eligibility to the National Register. Estella Cole, Colorado State Historical Fund, served as the technical advisor for the project.

Public Meetings and Selection of Survey Buildings

Tom Simmons attended a public meeting of property owners and other interested persons at the beginning of the project in October 2001 to discuss the goals and methodology and to receive information about possible research sources. A pedestrian reconnaissance survey of the existing National Register historic district and adjacent areas was conducted at that time. A count of buildings within the district was produced, as well as a list of buildings in adjacent areas that might be surveyed to reach the desired total of 135 survey forms. The Salida Historic Preservation Commission selected which buildings in adjacent areas would be surveyed. Copies of earlier survey forms were obtained for the project from the Salida Regional Library.

A briefing on the results of the survey was presented in Salida on 24 October 2002 at the conclusion of the project. Slides (including current views and historic images) and maps were included to illustrate the development of the area, the types of businesses present in the area, and the architectural features of the buildings surveyed. The findings of the survey were discussed with members of the audience.

Intensive and Reconnaissance Surveys

The intensive level field survey was conducted during March through June 2002. The fieldwork included the examination of buildings for architectural features and design elements, building materials, building condition, plan, setting, and alterations. The location of each resource was verified on a base map. Property and business owners and other interested persons encountered or identified during the fieldwork were interviewed for information about historic properties. A total of 136 buildings were recorded.

The reconnaissance survey of the remainder of the city was completed in June 2002. Utilizing data provided by the County Assessor's Office, areas of the city containing historic buildings were identified and mapped. A windshield survey of those subareas of the city was conducted to examine the architectural styles, building materials, landscape, building types, and level of historic physical integrity of the resources.

Photography

Black and white photographic views of each resource surveyed were taken principally in November 2001. All prints were three-and-a-half by five inches and were produced on RC paper from thirty-five millimeter negatives. Photographs were identified by computer labels produced from the project database. The labels indicate Smithsonian identification number, address, photographer, date, film roll and frame, camera direction, and location of negative. Negatives were placed in archival sheets and a photographic log (sorted by street address and by roll and frame number) was prepared. The Colorado Historical Society Office of Archaeology and Historic Preservation received one set of prints, and the City of Salida retained one set of prints and the associated negatives. Color slides were taken for use at the public meeting presenting the results of the survey.

Mapping

A location map and a project map of the survey area were produced. The location map was prepared by drawing the extent of the survey area on extracts of the USGS 7.5 minute quadrangle maps covering the area: "Salida East, Colo.," and "Salida West, Colo.," both dated 1994. Presentation and analytical maps of the survey area were completed using a geographic information system. The City provided a CAD file, which included parcels, streets, street centerlines, and other layers. The CAD file was imported into the project GIS and the building outline layer was converted to polygons. The building polygons were edited based on fieldwork and Sanborn maps to more closely reflect the relative sizes and locations of buildings. The building outlines were linked to a parcel layer with attribute data provided by the Chaffee County Assessor and shifted in geographic space to match the coordinates of the CAD data. The parcel attribute database was then used to populate relevant fields in the survey database used for the generation of the Colorado Historical Society's Architectural Inventory Form for each building. The acreages of the survey area and historic district were computed from the project GIS.

Historical Research

Historical research provided essential information regarding individual resources surveyed and the development of the downtown district as a whole. Information was obtained from public agencies and institutions as well as business and property owners of Salida and individuals with knowledge of the city's history. General research materials about the Salida area, including primary and secondary sources, were reviewed for background and site specific information.

Research sources in Salida and in Denver were utilized during the project. In Salida, the Salida Regional Library's general reference materials on the history of the area, the Salida Centennial Committee Photographic Collection, city directories, and historic newspapers were reviewed. The Salida Museum's collection of photographs, maps, and city directories was examined. In the Denver area, the files of the Colorado Historical Society, including survey forms, reports,

and National Register nominations from the Office of Archaeology and Historic Preservation were accessed, as well as historic newspapers, photographs, and other research materials in the Stephen Hart Library of the Colorado Historical Society. Historic Salida newspapers archived at the library (and the Salida Regional Library) were particularly important sources of information about individual buildings. The historical materials housed at the Western History and Genealogy Department of the Denver Public Library were also useful, including Sanborn insurance maps, historic photographs, clippings files and brochures, newspaper indexes, city directories, and books relating to Salida.

Several publications examine aspects of Salida's history, although most concentrate on the early history of the city. Among these are: Eleanor Fry, *Salida: The Early Years* (2001); June Shaputis and Suzanne Kelly, *A History of Chaffee County* (1982); Kim Swift, *Heart of the Rockies: A History of the Salida Area* (1980); and George F. Everett and Wendell F. Hutchinson, *Under the Angel of Shavano* (1963). Russ Collman's *Trails Among the Columbine* (1992) deals with the history of the Denver and Rio Grande Railroad in Salida and contains a wealth of historic photographs of the city, including many overview images taken from Tenderfoot Hill. Recent walking tours of the historic district provide historical background about many buildings in Downtown Salida.

Construction Dates

Construction dates of historic buildings were determined from Chaffee County Assessor information, Sanborn maps of the survey area, city directories, historic photographs, newspaper accounts, published books, and other written sources. Construction dates from Assessor's records proved to be unreliable in many cases. Estimated dates of construction (in some cases expressed as a span of years) were produced from other sources, such as Sanborn fire insurance maps for 1883, 1886, 1888, 1890, 1893, 1898, 1904, 1909, 1914, 1929, and 1945, and an 1882 bird's eye view map of the city. Colorado State Business directories also list commercial enterprises in the city, beginning in the 1880s. The examination of architectural styles and features, building materials, and construction techniques also provided clues for dates of construction. Salida is fortunate in having good city directory coverage, with continuous editions beginning in 1903-04, although the first listing organized by street address does not appear until 1930-31.

Preparation and Distribution of Forms and Report

After completion of the field survey, Colorado Historical Society Architectural Inventory forms were prepared in an output form acceptable to the Colorado Historical Society and in a database format for analysis and mapping uses. The task required developing a report template that replicated the appearance of the state form produced from a database structure conforming to other project needs. The system was used for forms completion and printing and analytical sorts, listings, and queries. Sorted extracts from the database were imported into a word processing package for use as survey report tables.

The forms included information on each property's ownership, location, date of construction, building materials, architectural description, style, alterations, associated buildings, historical background, construction history, statement of significance, and sources of information. The Colorado Historical Society assigned Smithsonian identification numbers for each property that did not have one. The numbers were included on forms and photographs and were referenced in the report. New identification numbers spanned the range from 5CF406.84 to 5CF406.126 (except for 5CF406.95), 5CF1575 through 5CF1579, and 5CF1595. The architectural styles assigned on the forms were based on those in the Colorado Historical Society's booklet, *A Guide to Colorado Architecture*, and a lexicon of architectural styles included in the Society's *Survey Manual*. Survey photographs associated with the forms were labeled and stored in archival storage sheets. The sleeves were placed in three-ring notebooks, together with a photo log. Included with each survey form was a sketch map (produced from the GIS) showing the building outline of the surveyed resource in the context of the block where it is located.

All of these survey products, together with the final report (this document), were submitted to the City of Salida and the State Historical Fund. The Colorado Historical Society Office of Archaeology and Historic Preservation transfers the information generated on the inventory forms into its statewide database and houses an original copy of the forms and survey report. The City of Salida also retains copies of the report, forms, and original photographs and negatives.

Acknowledgments

A number of individuals and organizations contributed to the successful outcome of the project. Jennifer Phelan, Planner, with the City of Salida, coordinated the project, organized public meetings, reviewed draft products, and provided information from City files for the survey. Jeanette Luttrell of the Chaffee County Assessor's Office provided parcel level GIS information. Salida's Historic Preservation Commission offered direction regarding resources to be surveyed and information regarding building histories and research sources. The staffs of the Salida Regional Library and the Salida Museum provided access to historical materials and allowed historic documents to be copied. A number of property owners and businesspersons answered questions about historic buildings and the development of Downtown Salida. Among those who generously provided specific information about buildings were P.J. Bergin, Floyd O. Stallworth, Donna Nevens, and Thomas A. Nevens. Staff members of the Colorado Historical Society provided technical advice and answered questions about the significance of individual properties and the district. To these persons and the many others who provided information and assistance, we offer sincere thanks.

VI. RECONNAISSANCE SURVEY

This chapter summarizes the results of the reconnaissance survey of Salida undertaken in the summer of 2002 for the purpose of identifying and prioritizing subareas of the city for future intensive survey work.

Methodology

In order to systematically evaluate the city, a methodology was developed to categorize subareas for survey priority. Areas with greater concentrations of intact historic buildings having architectural significance were given the highest priority for future intensive survey work. It was reasoned that such areas would have the best potential for the presence of National Register or local historic districts and warrant an intensive survey producing Colorado Historical Society Architectural Inventory forms. The three survey priority categories are discussed below:

Highest Priority for Intensive Survey Work: Areas which have a high concentration of historic buildings with good historic physical integrity, few intrusions, and several examples of architecturally significant buildings.

Moderate Priority for Intensive Survey Work: Areas which have a concentration of historic buildings, but with a larger number of alterations and/or intrusions, and possessing lesser architectural significance.

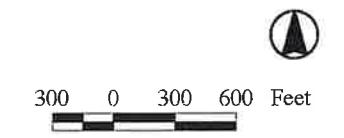
Lowest Priority for Intensive Survey Work: Areas which contain predominantly nonhistoric buildings or extremely altered historic buildings. Some of the scattered historic buildings in such areas may merit individual intensive survey, but the area as a whole would not be a high priority.

The distribution of older buildings within the city was determined by preparing a map of the city showing year built by parcel, using Chaffee County Assessor data (See Figure 14). The map stratified resources into the following periods of construction: pre-1900, 1900-1929, 1930-1951, and 1952 to present. Using the map, the city was systematically examined with a windshield survey, and notes were taken on the age, character, architectural significance, and historic physical integrity of subareas. Some digital photographs were also taken of individual buildings. Subareas were digitized using the parcel map as a base; approximate numbers of historic resources within each identified subarea were estimated based on the number of parcels showing years of construction of 1952 or earlier. Figure 15 is a map showing the subareas using the same labels used in the narrative.

Figure 14
CITY OF SALIDA
ERA OF CONSTRUCTION BY PARCEL

CONSTRUCTION ERA

- Pre-1900
- 1900 to 1929
- 1930 to 1951
- 1952 to 2001
- No Data/Vacant



SOURCE: Chaffee County Assessor parcel level data on year built.

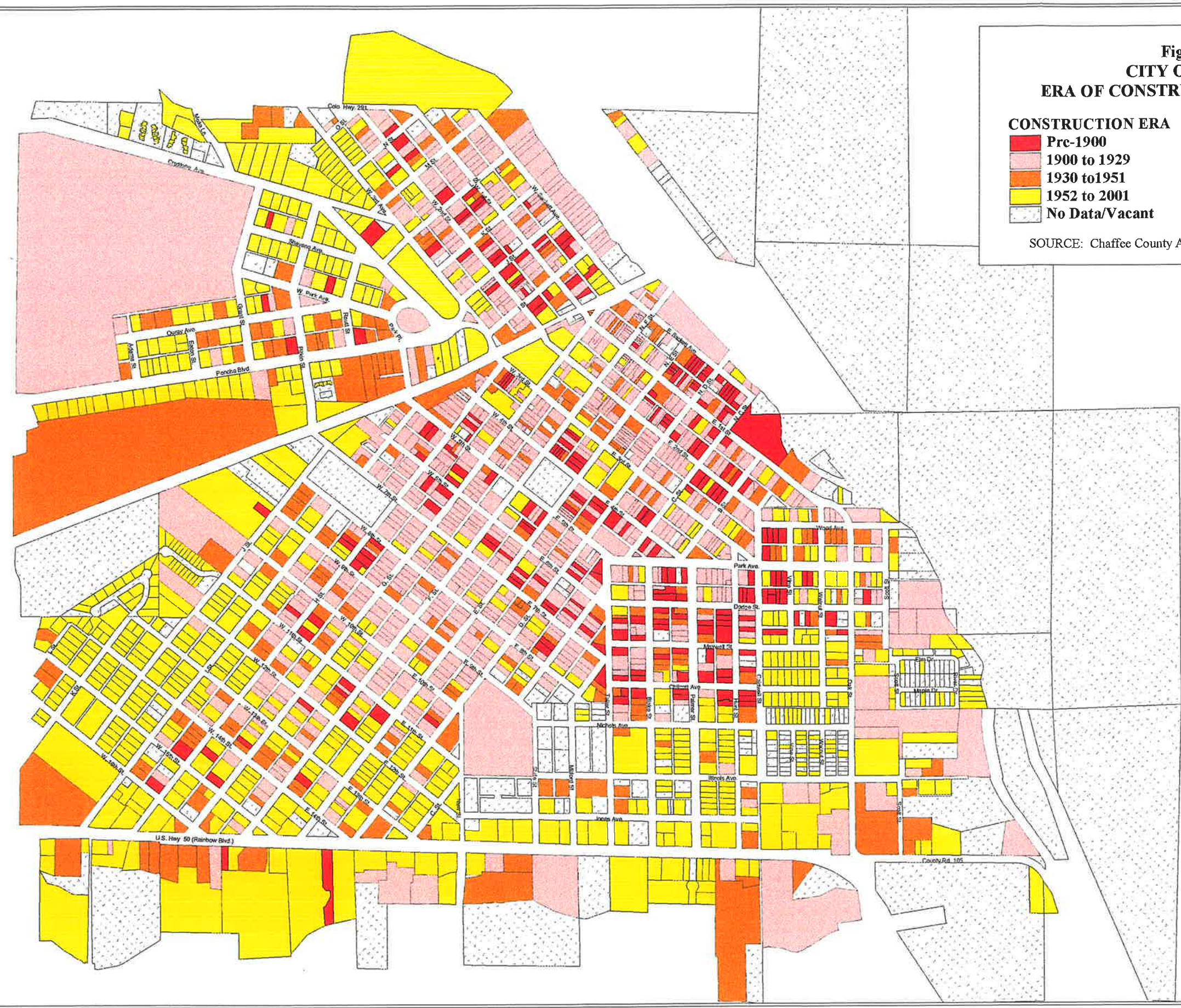
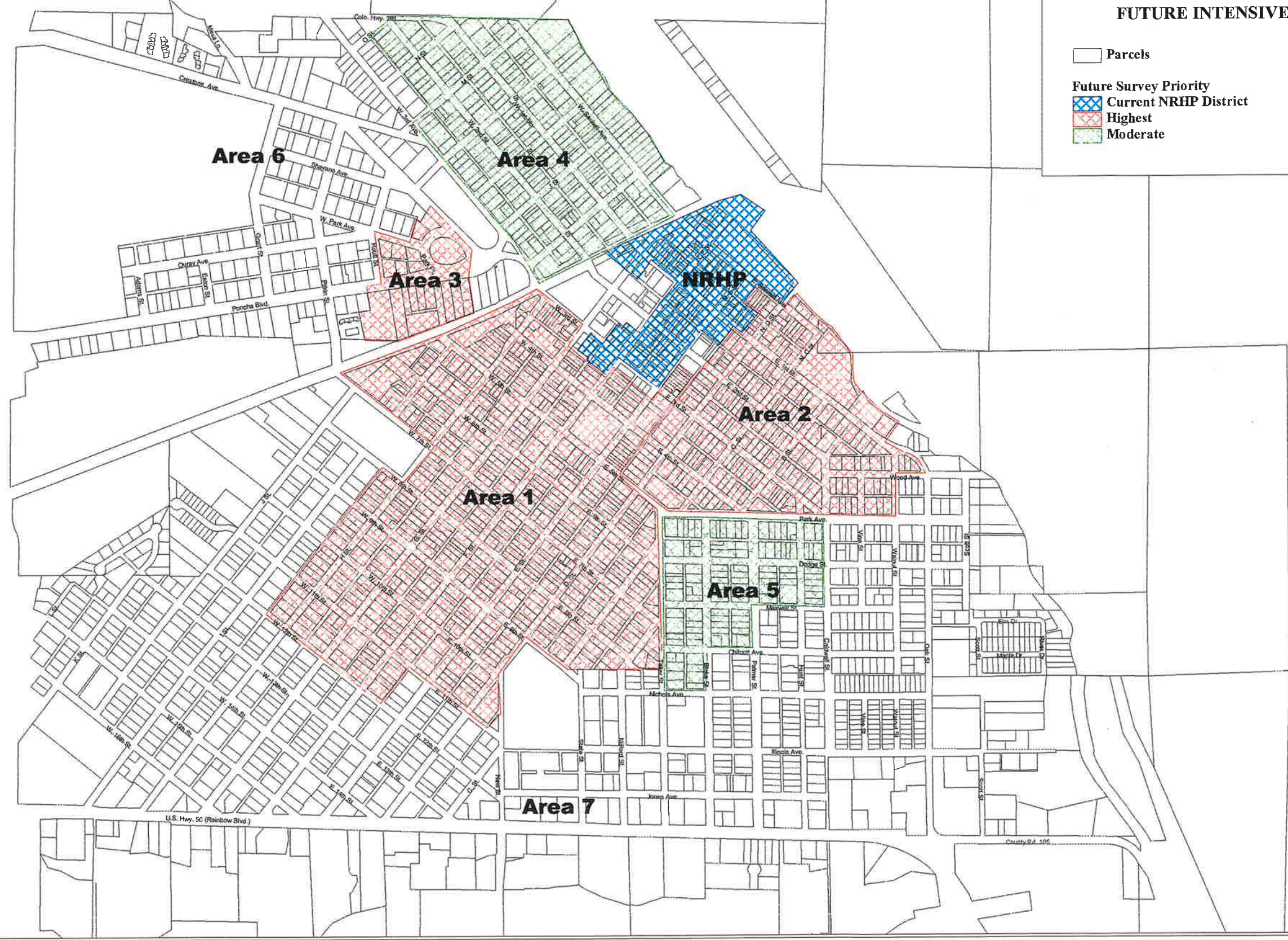




Figure 15
CITY OF SALIDA
RECOMMENDED PRIORITIES FOR
FUTURE INTENSIVE SURVEY WORK



Parcels
Future Survey Priority
 Current NRHP District
 Highest
 Moderate


 300 0 300 600 Feet


11X17 Year Built Map

11X17 Subareas Map

Results

Seven subareas within the city were identified. The identified subareas are discussed in more detail on the following pages. The area of the existing downtown National Register Historic District and adjacent buildings included in the present survey was excluded from the analysis.

Highest Priority for Future Intensive Survey Work

The following three areas were evaluated as Highest Priority for Future Intensive Survey: Area 1, Southwest of Downtown; Area 2, Southeast of Downtown; and Area 3, Thonhoff Park Vicinity.



Figure 16. Area 1. 541 F Street.

Area 1, Southwest of Downtown. This sizable, mostly residential area lies southwest of the downtown area and is bounded on the northeast by the north face of 4th Street, on the east by Teller Street, on the south by Nichols Avenue, on the southwest by 11th and 12th streets, and on the northwest by the alley between H and I streets and the former alignment of the Denver and Rio Grande Railroad. There are approximately 450 historic properties in the area. The area contains some of the larger, more architecturally significant dwellings in the city that represent architectural styles of the late nineteenth and early twentieth centuries, as well as smaller middle class houses, two-story terraces, and what appear

to be workers' housing built following a standard plan. Alpine Park and the Carnegie Public Library are located in the northern part of this area. Although there appear to be alterations to several dwellings, this area conveys more of its historic character and the houses retain more historic physical integrity than in several other parts of the city.



Figure 17. Area 1. 100 block of E. 4th Street.

Area 2, Southeast of Downtown. This roughly triangular area lies southeast of downtown and extends from St. Joseph's School on the west to the Salida Regional Medical Center on the east. The area is bounded by the Arkansas River on the northeast, Wood and Park avenues on the

south, E. 5th Street on the southwest, and the alley between D and E streets on the northwest. The area contains approximately



Figure 18. Area 2. 415 E. 3rd Street.

180 historic properties and is mostly residential in nature, although there are a number of churches and scattered institutional and commercial buildings. This area shares many attributes with Area 1, and the two areas could logically be combined for survey.



Figure 19. Area 2. United Methodist Church.



Figure 20. Area 3. 108 Park Pl.

Area 3, Thonhoff Park Vicinity. This small area of about seventeen resources has Thonhoff Park as its focus, and includes an area of older, architecturally significant residences surrounding the park on Park Place, Park Avenue, and Poncha Boulevard. The Chaffee County Court House lies immediately to the east.



Figure 21. Area 3. 99 Poncha Blvd.

Moderate Priority for Future Intensive Survey Work

The following two areas were assessed as Moderate Priority for Future Intensive Survey: Area 4, Northwest of Downtown and Area 5, Blake and Westerfield's Addition.

Area 4, Northwest of Downtown. This area of about 185 historic properties lies northwest of downtown and generally embraces the area from W. Sackett Avenue on the northeast to W.

Third Street on the southwest and from O Street on the northwest to the former D&RG corridor on the southeast. This area mostly consists of small, historic, vernacular houses. There are a fair amount of alterations, especially stuccoing and recladding, but there are scattered good examples of older housing styles including terraces along I Street.

Area 5, Blake and Westerfield's Addition. This residential area south-southeast of downtown generally consists of the northwesterly half of Blake and Westerfield's Addition and contains approximately 95 historic properties. The potential survey area extends from Park Avenue on the north to Maxwell and Chilcott streets on the south and from Teller Street on the west to Hunt Street on the east. This is an area of mostly historic buildings, characterized by a fair amount of alterations, a number of large vacant lots, and some nonhistoric infill. There are some smaller dwellings present that possess good integrity. Because of its greater degree of alterations and fewer examples of significant architecture it is prioritized as moderate.

Lowest Priority for Future Intensive Survey Work

Two areas were categorized as Lowest Priority for Future Intensive Survey: Area 6, Northwest Corner and Area 7, U.S. 50 Corridor/Southern Region

Area 6, Northwest Corner. The northwestern area of the city is roughly bounded by: Colorado Highway 291 on the north, W. Third Street on the east, the former alignment of the D&RG Railroad line on the south, and the city limits on the west (at the west edge of the golf course). This residential area is predominantly composed of post World War II housing and contains many good examples of large Ranch style dwellings. The area has several (perhaps a dozen) scattered historic buildings that might merit intensive survey, but, because of its relatively recent age of construction, is prioritized in the lowest category (with the exception of Area 3, the Thonhoff Park vicinity discussed above). This prioritization should be re-evaluated as the buildings achieve greater age.

Area 7, U.S. 50 Corridor/Southern Region. This subarea lies south of the older part of the city and extends along U.S. Highway 50 the entire east-west width of the city. The area principally contains resources built after 1952, including vacant tracts, nonhistoric apartments, and modular and mobile home units. The immediate U.S. 50 corridor contains many nonhistoric chain motels, fast food, and transportation-related businesses. The area is characterized in the lowest survey category due to the predominant age of construction and lack of district potential. There are perhaps a dozen historic buildings along the south side of the highway that should be individually surveyed due to development pressures in this area.

Discussion

Communities vary in the approaches they take to intensively surveying large areas and scattered resources. Durango and Boulder, for example, determined to survey all historic buildings within their original townsites and historic subdivisions regardless of the apparent

historic physical integrity of the resources. Arvada and Littleton, on the other hand, have undertaken comprehensive, intensive level surveys in cohesive areas believed to have historic physical integrity, while opting for targeted, scattered surveys of individual buildings in newer or more altered areas. Some communities prefer to hand pick each address to be surveyed, focusing on buildings of the greatest historical and/or architectural significance.

Salida might want to focus first on the three areas categorized as highest priority and then proceed to the areas of moderate priority. Alternatively, the city might undertake a scattered resources survey of a specified number of buildings of importance for their history or architecture. For a scattered resources survey the buildings to be included could be pre-selected by the city, chosen by the consultant during the course of the project, or by a combination of approaches. A third approach would be to intensively survey an entire high priority subarea and also selectively survey significant scattered resources in other areas. Such projects would be eligible for State Historical Fund grant funds.

VII. RESULTS

Types of Resources Surveyed

The 2001-02 Historic Buildings Survey of Downtown Salida documented 136 resources within or adjacent to the Salida Downtown Historic District. Six individual resources examined in the survey were evaluated as potentially eligible to the National Register of Historic Places, while two other resources in the study area are already listed in the National Register.⁸⁵ Four buildings within the area are potentially eligible to the State Register. Appendices 1 and 2 list surveyed resources in street address order and state identification number order, respectively, and include evaluations of National and State Register eligibility. The Salida Downtown Historic District is completely contained within the survey area. Evaluations of eligibility are based upon the status of the building during fieldwork, and any subsequent alterations made to resources may have a positive or negative impact on a building's significance.

Examination of the original functions of the buildings surveyed revealed that the overwhelming majority were originally utilized for commerce and trade. Eighty-eight (64.7 percent) of the 136 resources surveyed had commercial functions historically. The businesses represented the wide variety of enterprises operated in Downtown Salida historically, and included mercantiles, department stores, groceries, restaurants, newspapers, telephone companies, brothels, meat markets, clothing stores, hardware stores, office buildings, furniture stores, paint and wall paper stores, banks, saloons, drug stores, a flower store, a bakery, a confectionery, shoe stores, barber shops, automobile garages and sales offices, laundries, undertakers, service stations, and storage buildings associated with businesses. The next largest category by building function was domestic buildings, or those which were principally living quarters or hotels. Twenty-seven examples of domestic housing were recorded in the survey. Domestic housing types included hotels, single-family residences, boarding houses, furnished rooms, terraces, and apartment buildings. Many of the two-story commercial buildings also had furnished rooms on the second story. Four buildings documented had social functions originally, including an Odd Fellows building, an Elks lodge, a Knights of Pythias Hall, and a Boy Scout hut. Four buildings were associated with health care activities, including a hospital, two drugstores, and a doctor's office. Four buildings surveyed were associated with recreation and culture, including an opera house, a skating rink, an office for boat races, and a billiard parlor. Three industrial operations were surveyed: an electric light plant, a bottling company, and a manufacturing company. Other functions of resources included a post office, a park, a church, a bus station, a bridge, and one building whose original use was unknown.

⁸⁵ Buildings evaluated as eligible to the National Register are also eligible to the State Register.

Period of Construction

Construction dates of buildings surveyed ranged from before 1882 through 1982. Many construction dates for surveyed buildings were estimated as a range of years based on Sanborn map research. Of the resources surveyed, only thirteen were erected after the Period of Significance (1880-1930) for the district identified in the National Register nomination form. Forty-seven buildings surveyed dated to the 1880s. Twenty resources were built between 1890 and 1898. Twenty-five resources were erected between 1898 and 1909. Twelve resources were completed between 1909 and 1914. Nine resources were erected between 1914 and 1928. Seven resources were completed in the 1930s and 1940s, three resources were built in the 1950s, and three resources were constructed in later decades.

Architectural Styles

Thirty-three buildings surveyed displayed influences of the Commercial Style popular during the late nineteenth and early twentieth century in the United States. Fifteen buildings exhibited Italianate style influences, while fifteen others displayed architectural features of the late Victorian period not specifically representative of a particular style. Six buildings were representative of late nineteenth and twentieth century revival styles, including Classical Revival, Colonial Revival, and Beaux Arts styles. Four buildings were representative of Modern style influences. Other types of buildings recorded included bungalow and hipped roof box, a mixed style building, two terraces, and a Rustic style Scout Hut. Fifty-two resources were designed in a vernacular manner not reflecting a particular style or had been so altered that they no longer represented an architectural style.

Salida Downtown Historic District

Historic Physical Integrity. The examination of the current status of the Salida Downtown National Register Historic District and a reassessment of the existing district boundary were primary tasks of this project. The surveyors found that the district maintained good historic physical integrity. Overall, the district's historic physical integrity appeared to be about equal to what it was when the district was created in 1984. The most significant loss to the district was the demolition of the Denver and Rio Grande depot at the foot of N. F Street. The depot was a pivotal building which terminated the axis of the city's principal commercial street. A few buildings have been rehabilitated since the 1981 survey, such as the Sandusky Building at 222 F Street, which is now a strong contributing resource in the district and may qualify for the State Register. The majority of alterations made to the buildings surveyed appear to have been completed before the district was designated.

Boundary. The district boundary is generally well drawn and encompasses the bulk of Salida's historic commercial core. Guidelines for establishing district boundaries today generally recommend that boundaries be drawn between "clearly differentiated patterns of historical

development, such as commercial versus residential or industrial.”⁸⁶ The National Register Nomination Form for the district explains why some residential buildings were included in the boundary, as well as one industrial building:

The boundary on the west side of the district was drawn to exclude a number of intrusive structures, and follows the property lines wherever possible. Four structures on the west side of the district were included due to their relationship to the city’s railroad history. One was a hotel, another served as a hose house, gas station, and a bottling plant. On the east side of the district, a number of residences were included to represent the importance of boarding houses in the city’s history.⁸⁷

If drawn for the first time today, the district boundary would probably eliminate the mostly-residential block bounded by E. Sackett Avenue and E. 1st Street and N. E and N. D streets. Given alterations to their historic characters, 300 and 312 F Street would probably not be included in a district. The commercial, public, and social buildings adjacent to the current district boundary, such as 220 and 330 W. Sackett Avenue, 203 E Street, and 123 and 125 E. 3rd Street, would be included in a new district.

The existing district does include residential housing and an industrial building, thus the argument has been established for a commercial district that embraces buildings of other functions in this case. Some local interest has been expressed in expanding the district boundaries to include the steam plant and other properties. If expansion of the district were to be undertaken, a new nomination form with updated architectural descriptions, photographs, maps, and an expanded statement of significance and historical background would be the recommended action, although amending the old nomination form would also be an alternative. Since the old nomination form required less information than today’s form, and since it was prepared almost twenty years ago, a new form would provide much more documentation useful for preservation planning purposes.

Contributing Status. The survey evaluated the contributing/noncontributing status of each building within the existing district. Eighty-one resources (65.3 percent) were evaluated as contributing and forty-three (34.7 percent) as noncontributing. Figure 22 shows the contributing status for all resources within the existing district. A contributing resource adds to the historic associations and historic architectural qualities for which the district is significant, while a noncontributing building does not add to those associations and qualities. Contributing resources within the district were those that were erected in the district during its Period of Significance and which retained sufficient historic physical integrity to convey their historic

⁸⁶ U.S. Dept. of Interior, National Park Service, *National Register Bulletin 16A: Guidelines for Completing National Register of Historic Places Forms*, “Part A: How to Complete the National Register Registration Form” (Washington, D.C.: U.S. Government Printing Office, 1991) 57.

⁸⁷ Salida Downtown Historic District, National Register of Historic Places Inventory-Nomination Form, August 1981, Item No. 10, Page 2.

character and add to the district's significance through their historic associations and architectural qualities. A contributing resource may have had some alterations, but significant architectural features and historic fabric must remain that reflect the historic design and character of the property. Noncontributing resources were built after the district's Period of Significance or altered so that their historic fabric and design were not apparent. Common alterations within the district were window and door alterations, reconfiguring of storefronts, alteration of materials (most notably stuccoing of exterior surfaces), and, for residential properties, alteration or removal of porches.

Period of Significance. The 1984 National Register nomination for the district listed a 1880-1930 Period of Significance. The ending year was apparently based on the mistaken belief that the D&RG depot was constructed in 1930. However, the depot, listed as a contributing resource in the nomination; was actually built in 1941. If the depot were still standing, the surveyors would recommend that the period of significance be extended at least to 1941. Given that the depot was razed, other buildings in the district erected after 1930 were examined to see if circumstances supported altering the Period of Significance. Almost all (ten of thirteen) of the resources built between 1930 and the early 1950s would still be evaluated as noncontributing due to alterations even if the Period of Significance were to be extended to 1953. The Salida Post Office (built in 1935), which is currently outside the district, is considered to be potentially eligible for individual listing in the National Register.⁸⁸ Therefore it is recommended that the existing Period of Significance be retained.

Potential Individual National Register Resources

Surveyed resources were evaluated for their individual eligibility to the National Register of Historic Places, and six resources were found to be potentially eligible for listing: 131-33 E. 1st Street, Williams Grocery (5CF 406.79); 214-16 E. 1st Street, Haight and Churcher Terrace (5CH406.85); 223 E. 1st Street, Argys Brothers Garage (5CF406.81); 203 E Street, U.S. Post Office (old) (5CF1579); 201 F Street, Knights of Pythias Building/First National Bank (5CF406.36); and the Palace Hotel, 204 N. F Street (5CF406.4).

Salida has an interesting collection of two-story, brick, multi-family terraces and apartments. Relatively few of these resources have been surveyed. The best examples of such resources may be eligible to the National and/or State Registers.

Potential Individual State Register Resources

The Colorado Historical Society does not make formal determinations of eligibility for the State Register. Given their historical associations and architectural significance, the following three

⁸⁸ Under National Register guidelines, individually eligible resources are considered to be contributing to districts despite their date of construction. See *National Register Bulletin 16A*, 16. Thus, if the Post Office were to be included in an expanded district boundary, it would be considered contributing despite being erected after the Period of Significance.

properties are evaluated as potentially eligible to the State Register: 148 E. 2nd Street, Elk's Home (5CF406.72); 216 E Street, apartment building (5CF406.103); 207-11 F Street, Crews-Beggs (5CF406.35); and 222 F Street, Sandusky Building (5CF406.17).

Figure 22
DOWNTOWN SALIDA HISTORIC DISTRICT
CONTRIBUTING STATUS

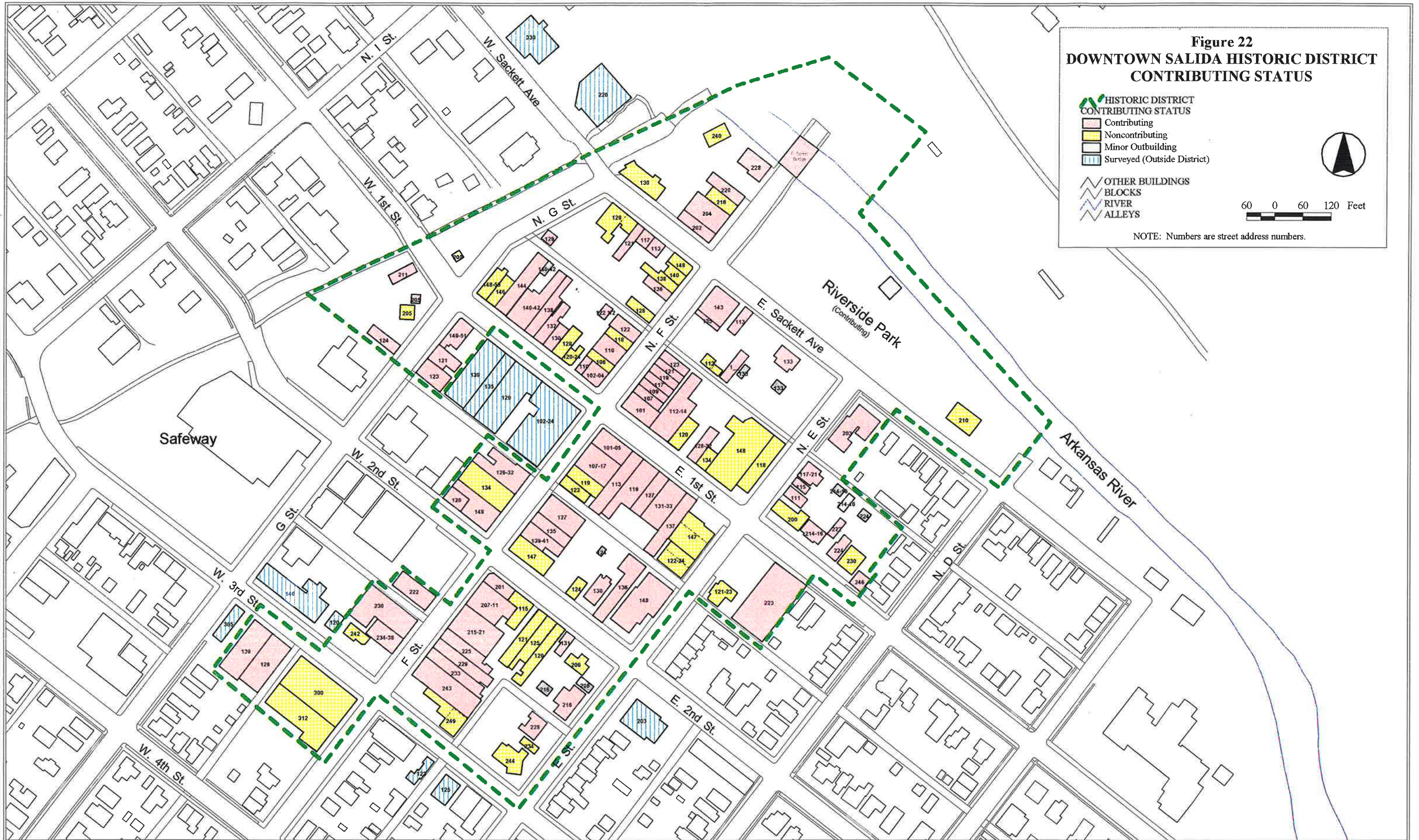
- HISTORIC DISTRICT**
CONTRIBUTING STATUS
- Contributing
 - Noncontributing
 - Minor Outbuilding
 - Surveyed (Outside District)

- OTHER BUILDINGS
- BLOCKS
- RIVER
- ALLEYS



60 0 60 120 Feet

NOTE: Numbers are street address numbers.



11X17 Contributing Status Map

National Register Potential Eligible



131-33 E. 1st Street, Williams Grocery (5CF406.79). This building, erected between 1888 and 1890, originally housed a grocery and a clothing store on the first story. The upstairs featured furnished rooms. By the early twentieth century, Harry J. Williams advertised an “up-to-date grocery house” at this location, and the other storefront was occupied by a merchant tailor, M.J. Gannon. The building is architecturally significant for its well-preserved stamped metal façade. Metal facades were popular from the 1880s until 1910 in the United States, and were part of a trend toward “industrialized building technology and mass-produced ornament.”

National Register Potential Eligible



214-16 E. 1st Street, Haight and Churcher Terrace (5CF406.85). This 1899 two-story red brick terrace dwelling is significant for its representation of the multi-family residences erected in Salida's downtown area. The building's elaborate design includes a two-story porch with corbelled cornice with bands of plain and rock-faced brick, dentils, projecting piers, and arched openings. The terrace is an extremely well preserved example of turn of the century architecture in Salida, and is associated with the firm of Haight and Churcher, who built many of Salida's early buildings and also operated a furniture store and undertaking business. Frank Churcher lived in this building, which was called "so pretty an example of the builder's handiwork."

National Register Potential Eligible



223 E. 1st Street, Argys Brothers Garage (5CF406.81). This late 1920s automobile garage housed the Argys Brothers Garage and Argys Motor Company for more than fifty years. The building displays excellent historic physical integrity and significant architectural features, including a stepped parapet, arched roof, brick construction with decoratively contrasting brickwork, a paneled and glazed garage door, a pedestrian entrance, and large plate glass display windows surmounted by multi-light clerestory windows.

National Register Potential Eligible



203 E Street, U.S. Post Office (old) (5CF1579). This 1935 U.S. Post Office is associated with the Depression era federal programs designed to provide public works employment and stimulate the economy. The Office of the Supervising Architect of the Treasury Louis A. Simon designed the building. Architecturally, the post office is a good example of the “Starved Classical” style characteristic of many Depression-era public buildings. Notable features include the variegated red and orange brick, symmetrical composition, flat roof, large multi-light double-hung sash windows with gauged brick lintels and stone keystones, and double door entrance surmounted by a fanlight.

National Register Potential Eligible



201 F Street, First National Bank/Knights of Pythias (5CF406.36). This 1895 building facing the intersection of F and Second streets is associated with the history of financial institutions and of fraternal organizations in Salida. The building, located on the site where the disastrous fire of January 1888 started, was erected to house the First National Bank on the first story and the Knights of Pythias meeting hall on the second. The First National Bank traced its roots to the Continental Divide Bank founded by L.W. and D.H. Craig in 1885. The bank survived the Panic of 1893 and the Great Depression, becoming the city's oldest financial institution. The Knights of Pythias Iron Mountain Lodge No. 19 was one of Salida's many fraternal organizations, and its members were primarily railroad employees. The building is also significant for its architecture, which represented the transition from the Victorian influences of the late nineteenth century to those of twentieth century commercial construction. Notable features include the beveled corner entrance, ornamented cornice, walls of buff-colored brick and red sandstone, rock-faced stone courses, double-hung sash flat arched windows with transoms of the upper story, and first story display windows and stone piers.

National Register Potential Eligible



204 N. F Street, the Palace Hotel (5CF406.4). This 1909 three-story hotel, designed by Charles J. Anderson and owned by Ambrose Ramsey, was considered one of the finest buildings in the city upon its completion. Situated close to the railroad depot, the hotel catered to travelers and expanded into an older building to the south, where sample rooms for visiting salesmen were offered. The building is also significant for its architecture, which reflects the Commercial style popular during the early twentieth century in Downtown Salida. Interesting features of the design include the parapet with molded brick, rock-faced stone, and textured stucco, the paired double-hung sash windows with transoms and stone lintel and sill courses on the upper stories, and the rock-faced stone columns with brick capitals of the first story.

State Register Potential Eligible



148 E. 2nd Street, Elk's Home (5CF406.72). This meeting place for the Salida lodge of the Benevolent and Protective Order of Elks is associated with the history of fraternal orders in the city. Dedicated in December 1910, the building includes red pressed brick walls, a white sandstone foundation, and a cornerstone of Salida granite. Other notable features include the decorative overdoor with elk head design and the second story clock, representing the time when Elks turn from thoughts of business and the living to the dead and departed.

State Register Potential Eligible



216 E Street, Apartment Building (5CF406.103). This two-story brick building encompassed four flats, or apartments, after its completion in 1910. The building's residents included people from a variety of occupations, some of whom had entire families living here, and others who had boarders in their spacious apartments. The well-preserved building retains a projecting two-story porch with classical columns, brick quoins, sash and transom segmental arched windows with flowing lintel courses, and a corbelled brick cornice with central parapet with arched stuccoed panel.

State Register Potential Eligible



207 F Street, Crews-Beggs Mercantile (5CF406.35). At the beginning of the twentieth century, Charles Webster Crews and R.H. Beggs erected this department store, part of an early chain of stores that had originated in the mining camp of Leadville. The largest department store in Southern Colorado, Crews-Beggs Mercantile carried groceries, furniture, shoes, millinery, dry goods, hardware, and more, all at “rock bottom prices.” The firm moved to 300 F Street in 1914 and 230 F Street in 1923, where it continued to operate until 2000 as the last store of the chain in the state. Although the first story of this building has been altered, the store is the least remodeled of those occupied by the company in Salida, and its upper story is notable for its center parapet, decorative cornice, brick pilasters, and variety of window configurations.

State Register Potential Eligible



222 F Street, Sandusky Building (5CF406.17). This building is associated with Salida's historic dry goods firms. S.W. Sandusky, a pioneer dry goods merchant who had suffered losses in the fire of 1886, erected the building between 1906 and 1909 and continued to operate here through at least the 1920s. The building is also significant for its architecture, as a rare representative of the Beaux Arts style in Salida, reflected principally in the front parapet wall ornamented with contrasting coping, bands of brick, short pilasters, a central plaque carved "Sandusky," and inset panels with ornamental half-round terra cotta sculptural panels. Also notable are the pilasters of the second story supporting an entablature with a variety of moldings and flanking large second story windows. The first story has been restored since the 1981 survey; if the current appearance of the first story is close to the original design, the building may qualify for the State Register.

Recommendations

Information gathered during the intensive and reconnaissance level surveys supports the following recommendations:

1. Intensive survey of Salida's historic neighborhoods should continue in order to provide complete documentation of the City's significant historic resources. The reconnaissance survey of the city revealed a number of areas that appear to include high numbers of historic resources with substantial integrity, as well as scattered individually significant properties.
2. Preparation and adoption of design guidelines for the Salida Downtown Historic District should be considered at the earliest opportunity. Design guidelines provide an analysis of the existing features of an historic area and offer guidelines regarding appropriate considerations for changes to existing resources and for new construction. Included in such studies are guidelines for building design, such as height, setback, width of facades, storefronts, roof form, architectural details, and building materials. In addition, guidelines are formulated for improvements in public areas, including streetlights, trees, sidewalks, street furniture, planters, and parking lots.
3. The boundaries of the current National Register district do not include some buildings that some local citizens believe should be within the district. If the community desires to expand the boundaries of the district, a new National Register nomination form should be completed, with new photographs and maps and expanded sections describing resources, historical background, and significance of the district. The products of this survey contain much of the information needed to create a new nomination form. If the community decides not to expand the National Register district boundaries, local district boundaries could be established to include those buildings of significance outside the current district.
4. The old Post Office, evaluated as potentially eligible to the National Register, should be individually nominated for that designation or included in an expanded district.
5. Educational programs should continue to inform property owners of the history of their buildings and the benefits of preservation. Greater awareness of Salida's significant architectural heritage will stimulate an appreciation of the downtown's built environment and the desire to preserve the historic architectural features of buildings and make appropriate changes.
6. The existing walking tour brochure of Downtown Salida is a good technique for connecting history with buildings. State Historical Fund grants have been obtained by other cities to publish booklets with historical and architectural information about historic neighborhoods. A resource directory with contact information for professional

assistance with projects involving historic buildings and sources of materials and supplies could also be produced to assist property owners.

7. Salida residents should be encouraged to contribute historic photographs and other documents that shed light on the history of the city and its buildings to the Salida Regional Library or the Salida Museum in order to insure their preservation and access by the public. Oral history interview with persons who possess knowledge and information about historic resources and development of the city should be conducted. Public agencies should also be encouraged to donate documents relevant to the city's history to appropriate archival repositories.

8. Copies of the products resulting from this survey should be placed in a public repository, such as the Salida Regional Library, where citizens can consult the materials associated with the project to learn more about their properties and where it will be preserved for future generations.

9. The City of Salida should set an example for owners of historic buildings by serving as a good steward for the properties it owns within the city and avoiding alterations to buildings that diminish their historic physical integrity.

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APPENDICES

Appendix 1
SALIDA DOWNTOWN HISTORIC BUILDINGS SURVEY, 2001-02
SURVEYED RESOURCES IN STREET ADDRESS ORDER

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.52	112-14 E. 1st St.	Not eligible	Not eligible	Contributing	Hively-Mandeville Block, Conquest Block, Haight & Churcher
5CF406.26	113 E. 1st St.	Not eligible	Not eligible	Contributing	IOOF Building
5CF406.27	119 E. 1st St.	Not eligible	Not eligible	Contributing	Bowne Block
5CF406.51	120 E. 1st St.	Not eligible	Not eligible	Noncontributing	Continental Trailways Bus Station
5CF406.78	127 E. 1st St.	Not eligible	Not eligible	Contributing	The Mail Building
5CF406.50	128-32 E. 1st St.	Not eligible	Not eligible	Contributing	Welch House
5CF406.79	131-33 E. 1st St.	Eligible	Eligible	Contributing	Williams Grocery
5CF406.49	134 E. 1st St.	Not eligible	Not eligible	Noncontributing	O.D. Bennett & Son Harness Shop
5CF406.80	137 E. 1st St.	Not eligible	Not eligible	Contributing	Hesson House
5CF406.48	147 E. 1st St.	Not eligible	Not eligible	Noncontributing	Lloyd's Skelly Service Station
5CF406.47	148 E. 1st St.	Not eligible	Not eligible	Noncontributing	Schuelke Shoes, Hanks Building
5CF406.84	200 E. 1st St.	Not eligible	Not eligible	Noncontributing	Waggoner's Tire Shop
5CF406.85	214-16 E. 1st St.	Eligible	Eligible	Contributing	Haight & Churcher Terrace
5CF406.86	222 E. 1st St.	Not eligible	Not eligible	Contributing	Gibson Residence
5CF406.81	223 E. 1st St.	Eligible	Eligible	Contributing	Argys Brothers Garage
5CF406.87	224 E. 1st St.	Not eligible	Not eligible	Contributing	Hatch Residence and Furnished Rooms
5CF406.88	230 E. 1st St.	Not eligible	Not eligible	Noncontributing	Hatch Residence
5CF406.82	246 E. 1st St.	Not eligible	Not eligible	Contributing	The Best Rooms
5CF406.59	110 W. 1st St.	Not eligible	Not eligible	Contributing	Stevens Barber Shop
5CF406.60	120-24 W. 1st St.	Not eligible	Not eligible	Noncontributing	Doering Restaurant, Nicasro Shoe Repair
5CF406.126	122 1/2 W. 1st St.	Not eligible	Not eligible	Contributing	John Sweeney Saloon Beer Storage Building
5CF406.61	128 W. 1st St.	Not eligible	Not eligible	Noncontributing	
5CF289	129 W. 1st St.	Not eligible	Not eligible	N/A	Salida Opera House
5CF406.62	130 W. 1st St.	Not eligible	Not eligible	Contributing	Union Block, Calvin Furniture & Second Hand Goods
5CF406.63	132 W. 1st St.	Not eligible	Not eligible	Contributing	Union Block
5CF1575	135 W. 1st St.	Not eligible	Not eligible	N/A	Greenburg Furniture

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.64	138 W. 1st St.	Not eligible	Not eligible	Contributing	Union Block
5CF288	139 W. 1st St.	Not eligible	Not eligible	N/A	Todd Bowling Alley, Troy Steam Laundry, Greenburg Furn.
5CF406.74	140-42 W. 1st St.	Not eligible	Not eligible	Contributing	Stancato Brothers General Merchandise
5CF406.65	144 W. 1st St.	Not eligible	Not eligible	Contributing	Troy Laundry
5CF406.67	146 W. 1st St.	Not eligible	Not eligible	Noncontributing	Ladies' Cash Bazaar
5CF406.66	148-50 W. 1st St.	Not eligible	Not eligible	Noncontributing	Bank Saloon
5CF406.68	149-51 W. 1st St.	Not eligible	Not eligible	Contributing	Sherman Hotel
5CF406.89	200 W. 1st St.	Not eligible	Not eligible	Noncontributing	Custer Coal Co. Office
5CF406.90	205 W. 1st St. (North Building)	Not eligible	Not eligible	Contributing	Salida Service Station
5CF406.91	205 W. 1st St. (South Building)	Not eligible	Not eligible	Noncontributing	Salida Service Station
5CF406.71	211 W. 1st St.	Not eligible	Not eligible	Contributing	Salida Bottling Co.
5CF406.73	115 E. 2nd St.	Not eligible	Not eligible	Noncontributing	Doctors' Office
5CF406.124	121 E. 2nd St.	Not eligible	Not eligible	Noncontributing	People's Paint and Wall Paper Co.
5CF406.92	124 E. 2nd St.	Not eligible	Not eligible	Noncontributing	Dr. Jessine M. Hartwell Residence
5CF406.93	125 E. 2nd St.	Not eligible	Not eligible	Noncontributing	
5CF406.125	129 E. 2nd St.	Not eligible	Not eligible	Noncontributing	Salida Record Publishing Co.
5CF406.94	130 E. 2nd St.	Not eligible	Not eligible	Contributing	Josephine Hill Rooming House
5CF406.24	131 E. 2nd St.	Not eligible	Not eligible	Contributing	Spencer Residence & Millinery, Slater Blacksmith Shop
5CF406.25	136 E. 2nd St.	Not eligible	Not eligible	Contributing	Wenz & Son Undertakers, Stewart Mortuary
5CF406.72	148 E. 2nd St.	Not eligible	Eligible	Contributing	Salida Elks Home
5CF406.120	120 W. 2nd St.	Not eligible	Not eligible	Contributing	Nevans-Koster Agency
5CF1576	123 E. 3rd St.	Not eligible	Not eligible	N/A	Salida Commercial Club
5CF1577	125 E. 3rd St.	Not eligible	Not eligible	N/A	First Church of Christ, Scientist
5CF1595	120 W. 3rd St.	Not eligible	Not eligible	N/A	
5CF406.29	129 W. 3rd St.	Not eligible	Not eligible	Contributing	Salida Auto Co./Ideal Auto Co.
5CF406.28	139 W. 3rd St.	Not eligible	Not eligible	Contributing	Salida Auto Co./Ideal Auto

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
					Co.
5CF294	140 W. 3rd St.	Not eligible	Not eligible	N/A	Red Cross Hospital
5CF406.96	111 N. E St.	Not eligible	Not eligible	Contributing	Hagee Boarding House
5CF406.97	115 N. E St.	Not eligible	Not eligible	Contributing	Jorgensen Residence
5CF406.98	117-21 N. E St.	Not eligible	Not eligible	Contributing	
5CF406.99	118 N. E St.	Not eligible	Not eligible	Noncontributing	T.J. Ahern Garage
5CF406.100	121-23 E St.	Not eligible	Not eligible	Noncontributing	Parker Terrace
5CF406.101	122-24 E St.	Not eligible	Not eligible	Noncontributing	Fraternity Hall
5CF1579	203 E St.	Eligible	Eligible	N/A	Salida Post Office
5CF406.102	206 E St.	Not eligible	Not eligible	Noncontributing	Standard Oil Gas Station
5CF406.103	216 E St.	More Data Needed	Eligible	Contributing	
5CF406.104	228 E St.	Not eligible	Not eligible	Contributing	Randol Residence and Furnished Rooms
5CF406.105	234 E St.	Not eligible	Not eligible	Noncontributing	
5CF406.106	244 E St.	Not eligible	Not eligible	Noncontributing	
5CF406.45	101 N. F St.	Not eligible	Not eligible	Contributing	Twitchell Building
5CF406.13	102-04 N. F St.	Not eligible	Not eligible	Contributing	Robertson Block, Chaffee County Bank
5CF406.12	106 N. F St	Not eligible	Not eligible	Noncontributing	Donmyer & Haley Restaurant
5CF406.115	107 N. F St.	Not eligible	Not eligible	Contributing	Lippard's Drug Store
5CF406.46	109 N. F St.	Not eligible	Not eligible	Contributing	Isaac Jacobs Clothing
5CF406.11	110 N. F St.	Not eligible	Not eligible	Contributing	Grand Restaurant, Francis Brothers Clothing
5CF406.116	117 N. F St.	Not eligible	Not eligible	Contributing	John Scott Barber, John Lines Tobacco
5CF406.10	118 N. F St.	Not eligible	Not eligible	Noncontributing	Frank Coffey Saloon
5CF406.53	119 N. F St	Not eligible	Not eligible	Contributing	Leslie Dickinson Furniture Store
5CF406.54	121 N. F St.	Not eligible	Not eligible	Contributing	Caulfield Saloon
5CF406.9	122 N. F St.	Not eligible	Not eligible	Contributing	Webb & Corbin Building
5CF406.55	123 N. F St.	Not eligible	Not eligible	Contributing	Ryan Block, Arcade Bar, Ryan's Arcade
5CF406.8	128 N. F St.	Not eligible	Not eligible	Noncontributing	Vail Block, Sam Romeo Saloon, Witham Rooms
5CF406.58	135 N. F St.	Not eligible	Not eligible	Contributing	Indian Grill, Salida Café
5CF406.7	136 N. F St.	Not eligible	Not eligible	Contributing	Jeremiah M. Clifford Saloon

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.117	138 N. F St.	Not eligible	Not eligible	Noncontributing	Curran Finch, Confectioner
5CF406.6	140 N. F St.	Not eligible	Not eligible	Noncontributing	Chili Parlor Restaurant
5CF406.56	143 N. F St.	Not eligible	Not eligible	Contributing	Moore & Killen Block, Mildred Hotel
5CF406.5	148 N. F St.	Not eligible	Not eligible	Noncontributing	Daniel Martin Saloon
5CF406.118	202 N. F St.	Not eligible	Not eligible	Contributing	Windsor Café
5CF406.4	204 N. F St.	Eligible	Eligible	Contributing	Palace Hotel
5CF406.3	216 N. F St.	Not eligible	Not eligible	Noncontributing	Donmyer & Haley Restaurant
5CF406.2	220 N. F St.	Not eligible	Not eligible	Contributing	Gem Saloon, Frank Windiate Saloon
5CF213	228 N. F St.	Listed	Listed	Contributing	Bon Ton Hotel, Manhattan Hotel
5CF406.107	240 N. F St.	Not eligible	Not eligible	Noncontributing	FibArk Boat Races, Inc.
5CF406.75	N. F St.	Listed	Listed	Contributing	F St. Bridge
5CF406.44	101-05 F St.	Not eligible	Not eligible	Contributing	Alger's Pharm./Continental Divide Bank/Craig-McGovern B
5CF226	102-24 F St.	Not eligible	Not eligible	N/A	Central Block, Corbin Building
5CF406.43	107-17 F St.	Not eligible	Not eligible	Contributing	Sweet Block, Murdock's
5CF406.42	119 F St.	Not eligible	Not eligible	Noncontributing	Whitehurst Block, Bateman Hardware, Patterson Hardware
5CF406.41	123 F St.	Not eligible	Not eligible	Noncontributing	Hutchinson Meat Market
5CF406.14	126-32 F St.	Not eligible	Not eligible	Contributing	Hively Block
5CF406.40	127 F St.	Not eligible	Not eligible	Contributing	Alexander Mercantile Co.
5CF406.15	134 F St.	Not eligible	Not eligible	Noncontributing	Disman-Alger Block
5CF406.39	135 F St.	Not eligible	Not eligible	Contributing	Gill Bakery, Enterprise Bakery
5CF406.38	139-41 F St.	Not eligible	Not eligible	Contributing	Wheeler Block, Cady's Hardware, Paine & Paine Hardware
5CF406.37	147 F St.	Not eligible	Not eligible	Noncontributing	Davis/Thompson/Armstrong Drugs
5CF406.16	148 F St.	Not eligible	Not eligible	Contributing	J.D. Whitehurst Grocery
5CF406.36	201 F St.	Eligible	Eligible	Contributing	Jones Block/Knights of Pythias Block/First National Ban

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.35	207-11 F St.	Not eligible	Eligible	Contributing	Crews-Beggs Mercantile Co.
5CF406.34	215-21 F St.	Not eligible	Not eligible	Contributing	Adilas Building, Golden Rule Store
5CF406.17	222 F St.	Not eligible	Eligible	Contributing	Sandusky Building
5CF406.33	225 F St.	Not eligible	Not eligible	Contributing	Salida Greenhouse Flower Store
5CF406.32	229 F St.	Not eligible	Not eligible	Contributing	Record Building, Record News and Pub. Co., Skinner Phot
5CF406.18	230 F St.	Not eligible	Not eligible	Contributing	McKenna Building
5CF406.31	233 F St.	Not eligible	Not eligible	Contributing	Boston Tea & Coffee Co./Hampson Bros. & Valdez Grocery
5CF406.19	234-38 F St.	Not eligible	Not eligible	Contributing	Strait Building
5CF406.22	242 F St.	Not eligible	Not eligible	Noncontributing	Stallsworth Motor Co.
5CF406.30	243 F St.	Not eligible	Not eligible	Contributing	McDonald Dry Goods, Public Service Co.
5CF406.23	249 F St.	Not eligible	Not eligible	Noncontributing	Conoco Station
5CF406.20	300 F St.	Not eligible	Not eligible	Noncontributing	Crews-Beggs Mercantile Co., Y & R Auto Co.
5CF406.21	312 F St.	Not eligible	Not eligible	Noncontributing	Salida Skating Rink (?)
5CF406.119	121 G St.	Not eligible	Not eligible	Contributing	Sherman Hotel
5CF406.69	123 G St.	Not eligible	Not eligible	Contributing	Red Cross Hospital/Sherman Hotel
5CF406.70	124 G St.	Not eligible	Not eligible	Contributing	Salida Service Station
5CF1578	305 G St./147 W. 3rd St.	Not eligible	Not eligible	N/A	Miller Residence/Miller Furnished Rooms
5CF406.57	113 E. Sackett Ave.	Not eligible	Not eligible	Contributing	Kinney Building, D&RG Saloon
5CF406.121	113 E. Sackett Ave. (alley building)	Not eligible	Not eligible	Noncontributing	
5CF406.109	1__ E. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.110	133 E. Sackett Ave.	Not eligible	Not eligible	Contributing	DeWeese Terrace
5CF406.111	203 E. Sackett Ave.	Not eligible	Not eligible	Contributing	Parkview Hotel
5CF406.112	210 E. Sackett Ave.	Not eligible	Not eligible	Noncontributing	Salida Scout Hut
5CF406.108	E. Sackett St. & N. F St.	Not eligible	Not eligible	Contributing	River Front Park, Sackett Park
5CF406.122	113 W. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.113	117 W. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.123	121 W. Sackett Ave.	Not eligible	Not eligible	Contributing	

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.114	129 W. Sackett Ave. (rear)	Not eligible	Not eligible	Contributing	
5CF406.77	129 W. Sackett Ave.	Not eligible	Not eligible	Noncontributing	Laura Evans House/Victory Hotel
5CF406.76	130 W. Sackett Ave.	Not eligible	Not eligible	Noncontributing	
5CF291	220 W. Sackett Ave.	Not eligible	Listed	N/A	Salida Electric Light Station/Public Service Co.
5CF292	330 W. Sackett Ave.	Not eligible	Not eligible	N/A	Stivers Automatic Cover Manufacturing Co.

NOTE: An "N/A" indicates that the resource lies outside the boundary of the Salida Downtown Historic District.

Appendix 2
SALIDA DOWNTOWN HISTORIC BUILDINGS SURVEY, 2001-02
SURVEYED RESOURCES IN STATE IDENTIFICATION NUMBER ORDER

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF213	228 N. F ST.	Listed	Listed	Contributing	Bon Ton Hotel/Manhattan Hotel
5CF226	102-24 F St.	Not eligible	Not eligible	N/A	Central Block, Corbin Building
5CF288	139 W. 1st St.	Not eligible	Not eligible	N/A	Todd Bowling Alley, Troy Steam Laundry, Greenburg Furn.
5CF289	129 W. 1st St.	Not eligible	Not eligible	N/A	Salida Opera House
5CF291	220 W. Sackett Ave.	Not eligible	Listed	N/A	Salida Electric Light Station/Public Service Co.
5CF292	330 W. Sackett Ave.	Not eligible	Not eligible	N/A	Stivers Automatic Cover Manufacturing Co.
5CF294	140 W. 3rd St.	Not eligible	Not eligible	N/A	Red Cross Hospital
5CF406.2	220 N. F St.	Not eligible	Not eligible	Contributing	Gem Saloon, Frank Windiate Saloon
5CF406.3	216 N. F St.	Not eligible	Not eligible	Noncontributin	Donmyer & Haley Restaurant
5CF406.4	204 N. F St.	Eligible	Eligible	Contributing	Palace Hotel
5CF406.5	148 N. F St.	Not eligible	Not eligible	Noncontributin	Daniel Martin Saloon
5CF406.6	140 N. F St.	Not eligible	Not eligible	Noncontributin	Chili Parlor Restaurant
5CF406.7	136 N. F St.	Not eligible	Not eligible	Contributing	Jeremiah M. Clifford Saloon
5CF406.8	128 N. F St.	Not eligible	Not eligible	Noncontributin	Vail Block, Sam Romeo Saloon, Witham Rooms
5CF406.9	122 N. F St.	Not eligible	Not eligible	Contributing	Webb & Corbin Building
5CF406.10	118 N. F St.	Not eligible	Not eligible	Noncontributin	Frank Coffey Saloon
5CF406.11	110 N. F St.	Not eligible	Not eligible	Contributing	Grand Restaurant, Francis Brothers Clothing
5CF406.12	106 N. F St	Not eligible	Not eligible	Noncontributin	Donmyer & Haley Restaurant
5CF406.13	102-04 N. F St.	Not eligible	Not eligible	Contributing	Robertson Block, Chaffee County Bank
5CF406.14	126-32 F St.	Not eligible	Not eligible	Contributing	Hively Block
5CF406.15	134 F St.	Not eligible	Not eligible	Noncontributin	Disman-Alger Block
5CF406.16	148 F St.	Not eligible	Not eligible	Contributing	J.D. Whitehurst Grocery
5CF406.17	222 F St.	Not eligible	Eligible	Contributing	Sandusky Building
5CF406.18	230 F St.	Not eligible	Not eligible	Contributing	McKenna Building
5CF406.19	234-38 F St.	Not eligible	Not eligible	Contributing	Strait Building
5CF406.20	300 F St.	Not eligible	Not eligible	Noncontributin	Crews-Beggs Mercantile Co., Y & R Auto Co.
5CF406.21	312 F St.	Not eligible	Not eligible	Noncontributin	Salida Skating Rink (?)

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.22	242 F St.	Not eligible	Not eligible	Noncontributin	Stallsworth Motor Co.
5CF406.23	249 F St.	Not eligible	Not eligible	Noncontributin	Conoco Station
5CF406.24	131 E. 2nd St.	Not eligible	Not eligible	Contributing	Spencer Residence & Millinery, Slater Blacksmith Shop
5CF406.25	136 E. 2nd St.	Not eligible	Not eligible	Contributing	Wenz & Son Undertakers, Stewart Mortuary
5CF406.26	113 E. 1st St.	Not eligible	Not eligible	Contributing	IOOF Building
5CF406.27	119 E. 1st St.	Not eligible	Not eligible	Contributing	Bowne Block
5CF406.28	139 W. 3rd St.	Not eligible	Not eligible	Contributing	Salida Auto Co./Ideal Auto Co.
5CF406.29	129 W. 3rd St.	Not eligible	Not eligible	Contributing	Salida Auto Co./Ideal Auto Co.
5CF406.30	243 F St.	Not eligible	Not eligible	Contributing	McDonald Dry Goods, Public Service Co.
5CF406.31	233 F St.	Not eligible	Not eligible	Contributing	Boston Tea & Coffee Co./Hampson Bros. & Valdez Grocery
5CF406.32	229 F St.	Not eligible	Not eligible	Contributing	Record Building, Record News and Pub. Co., Skinner Phot
5CF406.33	225 F St.	Not eligible	Not eligible	Contributing	Salida Greenhouse Flower Store
5CF406.34	215-21 F St.	Not eligible	Not eligible	Contributing	Adilas Building, Golden Rule Store
5CF406.35	207-11 F St.	Not eligible	Eligible	Contributing	Crews-Beggs Mercantile Co.
5CF406.36	201 F St.	Eligible	Eligible	Contributing	Jones Block/Knights of Pythias Block/First National Ban
5CF406.37	147 F St.	Not eligible	Not eligible	Noncontributin	Davis/Thompson/Armstrong Drugs
5CF406.38	139-41 F St.	Not eligible	Not eligible	Contributing	Wheeler Block, Cady's Hardware, Paine & Paine Hardware
5CF406.39	135 F St.	Not eligible	Not eligible	Contributing	Gill Bakery, Enterprise Bakery
5CF406.40	127 F St.	Not eligible	Not eligible	Contributing	Alexander Mercantile Co.
5CF406.41	123 F St.	Not eligible	Not eligible	Noncontributin	Hutchinson Meat Market
5CF406.42	119 F St.	Not eligible	Not eligible	Noncontributin	Whitehurst Block, Bateman Hardware, Patterson Hardware
5CF406.43	107-17 F St.	Not eligible	Not eligible	Contributing	Sweet Block, Murdock's
5CF406.44	101-05 F St.	Not eligible	Not eligible	Contributing	Alger's Pharm./Continental Divide Bank/Craig-

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
					McGovern B
5CF406.45	101 N. F St.	Not eligible	Not eligible	Contributing	Twitcheil Building
5CF406.46	109 N. F St.	Not eligible	Not eligible	Contributing	Isaac Jacobs Clothing
5CF406.47	148 E. 1st St.	Not eligible	Not eligible	Noncontributin	Schuelke Shoes, Hanks Building
5CF406.48	147 E. 1st St.	Not eligible	Not eligible	Noncontributin	Lloyd's Skelly Service Station
5CF406.49	134 E. 1st St.	Not eligible	Not eligible	Noncontributin	O.D. Bennett & Son Harness Shop
5CF406.50	128-32 E. 1st St.	Not eligible	Not eligible	Contributing	Welch House
5CF406.51	120 E. 1st St.	Not eligible	Not eligible	Noncontributin	Continental Trailways Bus Station
5CF406.52	112-14 E. 1st St.	Not eligible	Not eligible	Contributing	Hively-Mandeville Block, Conquest Block, Haight & Churc
5CF406.53	119 N. F St	Not eligible	Not eligible	Contributing	Leslie Dickinson Furniture Store
5CF406.54	121 N. F St.	Not eligible	Not eligible	Contributing	Caulfield Saloon
5CF406.55	123 N. F St.	Not eligible	Not eligible	Contributing	Ryan Block, Arcade Bar, Ryan's Arcade
5CF406.56	143 N. F St.	Not eligible	Not eligible	Contributing	Moore & Killen Block, Mildred Hotel
5CF406.57	113 E. Sackett Ave.	Not eligible	Not eligible	Contributing	Kinney Building, D&RG Saloon
5CF406.58	135 N. F St.	Not eligible	Not eligible	Contributing	Indian Grill, Salida Café
5CF406.59	110 W. 1st St.	Not eligible	Not eligible	Contributing	Stevens Barber Shop
5CF406.60	120-24 W. 1st St.	Not eligible	Not eligible	Noncontributin	Doering Restaurant, Nicastro Shoe Repair
5CF406.61	128 W. 1st St.	Not eligible	Not eligible	Noncontributin	
5CF406.62	130 W. 1st St.	Not eligible	Not eligible	Contributing	Union Block, Calvin Furniture & Second Hand Goods
5CF406.63	132 W. 1st St.	Not eligible	Not eligible	Contributing	Union Block
5CF406.64	138 W. 1st St.	Not eligible	Not eligible	Contributing	Union Block
5CF406.65	144 W. 1st St.	Not eligible	Not eligible	Contributing	Troy Laundry
5CF406.66	148-50 W. 1st St.	Not eligible	Not eligible	Noncontributin	Bank Saloon
5CF406.67	146 W. 1st St.	Not eligible	Not eligible	Noncontributin	Ladies' Cash Bazaar
5CF406.68	149-51 W. 1st St.	Not eligible	Not eligible	Contributing	Sherman Hotel
5CF406.69	123 G St.	Not eligible	Not eligible	Contributing	Red Cross Hospital/Sherman Hotel
5CF406.70	124 G St.	Not eligible	Not eligible	Contributing	Salida Service Station
5CF406.71	211 W. 1st St.	Not eligible	Not eligible	Contributing	Salida Bottling Co.
5CF406.72	148 E. 2nd St.	Not eligible	Eligible	Contributing	Salida Elks Home
5CF406.73	115 E. 2nd St.	Not eligible	Not eligible	Noncontributin	Doctors' Office
5CF406.74	140-42 W. 1st St.	Not eligible	Not eligible	Contributing	Stancato Brothers General

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
					Merchandise
5CF406.75	N. F St.	Listed	Listed	Contributing	F St. Bridge
5CF406.76	130 W. Sackett Ave.	Not eligible	Not eligible	Noncontributin	
5CF406.77	129 W. Sackett Ave.	Not eligible	Not eligible	Noncontributin	Laura Evans House/Victory Hotel
5CF406.78	127 E. 1st St.	Not eligible	Not eligible	Contributing	The Mail Building
5CF406.79	131-33 E. 1st St.	Eligible	Eligible	Contributing	Williams Grocery
5CF406.80	137 E. 1st St.	Not eligible	Not eligible	Contributing	Hesson House
5CF406.81	223 E. 1st St.	Eligible	Eligible	Contributing	Argys Brothers Garage
5CF406.82	246 E. 1st St.	Not eligible	Not eligible	Contributing	The Best Rooms
5CF406.84	200 E. 1st St.	Not eligible	Not eligible	Noncontributin	Waggoner's Tire Shop
5CF406.85	214-16 E. 1st St.	Eligible	Eligible	Contributing	Haight & Churcher Terrace
5CF406.86	222 E. 1st St.	Not eligible	Not eligible	Contributing	Gibson Residence
5CF406.87	224 E. 1st St.	Not eligible	Not eligible	Contributing	Hatch Residence and Furnished Rooms
5CF406.88	230 E. 1st St.	Not eligible	Not eligible	Noncontributin	Hatch Residence
5CF406.89	200 W. 1st St.	Not eligible	Not eligible	Noncontributin	Custer Coal Co. Office
5CF406.90	205 W. 1st St. (North Building)	Not eligible	Not eligible	Contributing	Salida Service Station
5CF406.91	205 W. 1st St. (South Building)	Not eligible	Not eligible	Noncontributin	Salida Service Station
5CF406.92	124 E. 2nd St.	Not eligible	Not eligible	Noncontributin	Dr. Jessine M. Hartwell Residence
5CF406.93	125 E. 2nd St.	Not eligible	Not eligible	Noncontributin	
5CF406.94	130 E. 2nd St.	Not eligible	Not eligible	Contributing	Josephine Hill Rooming House
5CF406.96	111 N. E St.	Not eligible	Not eligible	Contributing	Hagee Boarding House
5CF406.97	115 N. E St.	Not eligible	Not eligible	Contributing	Jorgensen Residence
5CF406.98	117-21 N. E St.	Not eligible	Not eligible	Contributing	
5CF406.99	118 N. E St.	Not eligible	Not eligible	Noncontributin	T.J. Ahern Garage
5CF406.100	121-23 E St.	Not eligible	Not eligible	Noncontributin	Parker Terrace
5CF406.101	122-24 E St.	Not eligible	Not eligible	Noncontributin	Fraternity Hall
5CF406.102	206 E St.	Not eligible	Not eligible	Noncontributin	Standard Oil Gas Station
5CF406.103	216 E St.	More Data Needed	Eligible	Contributing	
5CF406.104	228 E St.	Not eligible	Not eligible	Contributing	Randol Residence and Furnished Rooms
5CF406.105	234 E St.	Not eligible	Not eligible	Noncontributin	
5CF406.106	244 E St.	Not eligible	Not eligible	Noncontributin	
5CF406.107	240 N. F St.	Not eligible	Not eligible	Noncontributin	FibArk Boat Races, Inc.
5CF406.108	E. Sackett St. & N. F St.	Not eligible	Not eligible	Contributing	River Front Park, Sackett Park
5CF406.109	1__ E. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.110	133 E. Sackett Ave.	Not eligible	Not eligible	Contributing	DeWeese Terrace

STATE ID NUM.	ADDRESS	ELIGIBILITY		CONTRIB. STATUS	HISTORIC NAME
		Nat. Reg.	State Reg.		
5CF406.111	203 E. Sackett Ave.	Not eligible	Not eligible	Contributing	Parkview Hotel
5CF406.112	210 E. Sackett Ave.	Not eligible	Not eligible	Noncontributin	Salida Scout Hut
5CF406.113	117 W. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.114	129 W. Sackett Ave. (rear)	Not eligible	Not eligible	Contributing	
5CF406.115	107 N. F St.	Not eligible	Not eligible	Contributing	Lippard's Drug Store
5CF406.116	117 N. F St.	Not eligible	Not eligible	Contributing	John Scott Barber, John Lines Tobacco
5CF406.117	138 N. F St.	Not eligible	Not eligible	Noncontributin	Curran Finch, Confectioner
5CF406.118	202 N. F St.	Not eligible	Not eligible	Contributing	Windsor Café
5CF406.119	121 G St.	Not eligible	Not eligible	Contributing	Sherman Hotel
5CF406.120	120 W. 2nd St.	Not eligible	Not eligible	Contributing	Nevans-Koster Agency
5CF406.121	113 E. Sackett Ave. (alley building)	Not eligible	Not eligible	Noncontributin	
5CF406.122	113 W. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.123	121 W. Sackett Ave.	Not eligible	Not eligible	Contributing	
5CF406.124	121 E. 2nd St.	Not eligible	Not eligible	Noncontributin	People's Paint and Wall Paper Co.
5CF406.125	129 E. 2nd St.	Not eligible	Not eligible	Noncontributin	Salida Record Publishing Co.
5CF406.126	122 1/2 W. 1st St.	Not eligible	Not eligible	Contributing	John Sweeney Saloon Beer Storage Building
5CF1575	135 W. 1st St.	Not eligible	Not eligible	N/A	Greenburg Furniture
5CF1576	123 E. 3rd St.	Not eligible	Not eligible	N/A	Salida Commercial Club
5CF1577	125 E. 3rd St.	Not eligible	Not eligible	N/A	First Church of Christ, Scientist
5CF1578	305 G St./147 W. 3rd St.	Not eligible	Not eligible	N/A	Miller Residence/Miller Furnished Rooms
5CF1579	203 E St.	Eligible	Eligible	N/A	Salida Post Office
5CF1595	120 W. 3rd St.	Not eligible	Not eligible	N/A	

NOTE: An "N/A" indicates that the resource lies outside the boundary of the Salida Downtown Historic District.

Sec. 16-12-60. Activities subject to review and certificate of approval with regard to landmarks or within historic districts.

Unless otherwise specifically provided for in this Article, no person may or shall engage in, or allow or direct others to engage in, any of the following activities within a historic district or on a landmarked building structure or site without first applying for and obtaining a certificate of approval as outlined in Section 16-12-80 below.

- (1) The construction, erection, demolition, moving, exterior alteration or relocation of or exterior addition to any building or structure.
- (2) The exterior renovation, rehabilitation, reconstruction, repair or remodeling of any building or structure, excepting ordinary maintenance and/or repair.
- (3) The removal, modification, reconstruction, covering up or destruction of an exterior architectural feature.
- (4) The cleaning of an exterior surface of a contributing or landmark building or structure by sandblasting, high-pressure spraying or other chemical or mechanical means which could cause physical damage to the building or structure.
- (5) The construction of public or private improvements upon public property by any person or unit of government which alters the layout, design or character of a street, alley, sidewalk, pedestrian way, right-of-way, utility installation, street light, wall or fence.
- (6) The application of any sealant, paint, stucco, texture or other material that would conceal, alter or damage the exterior of any contributing or landmark building with an existing unfinished or unpainted brick, masonry or other unfinished siding or structural element.

(Ord. No. 2014-05, 5-6-2014)

Sec. 16-12-90. Certificates of approval; review standards.

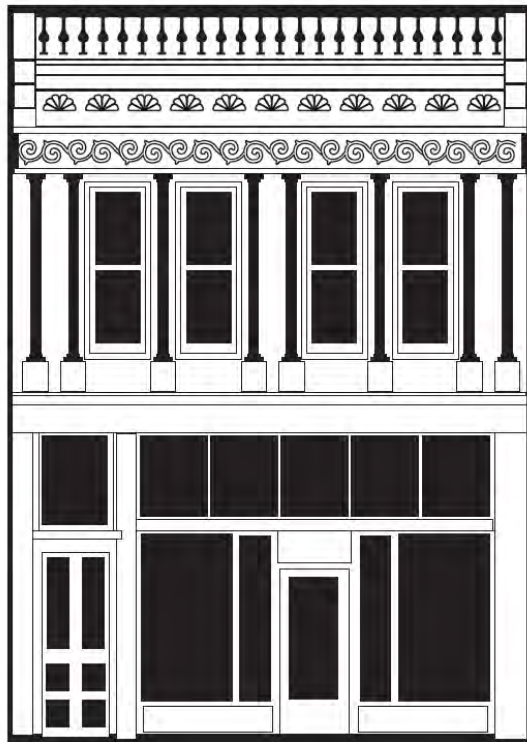
- (a) Historic Landmark and/or Contributing Buildings, Structures or Sites. All work performed in completion of an approved certificate of approval shall be in conformance with the most recent edition of the Secretary of Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, published by the U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, Washington, D.C. (available for review at the Community Development Department).
- (b) Supplemental Guidelines. The Administrator or his or her designee with advice from the HPC may, subject to final approval by the City Council, devise, adopt, publish and implement design guidelines to supplement the criteria set forth in this Section for the review, evaluation and approval of certificates of approval. Upon their approval by the City Council, said guidelines shall be enforced and have the same effect and authority as if fully set forth in this Section, and violations thereof shall be subject to the same penalties for violations of any other section contained in this Article. In addition, the following minimum criteria will be applied in reviewing and evaluating an application for a CA with respect to a historic landmark or contributing building, structure or site:
 - (1) Architectural Character. Whether and/or to what extent the proposed work will preserve, protect, change, diminish, disguise, obscure, detract from or destroy the appearance or structural integrity of the historic features, design, materials, character or value of the structure or site.
 - (2) Original Materials. Whether original designs, materials, finishes and construction techniques that characterize the historic value and appearance of a structure or site can be retained, restored or repaired as opposed to replaced, and whether replacement designs, materials or finishes can match and/or accurately replicate the originals.
 - (3) Minimum Change. Whether and/or to what extent the proposed work will require more than a minimal change to the historic appearance, materials or integrity of the structure or site.
 - (4) New Construction. New additions, exterior alterations and related work shall not destroy or detract from the existing historic structure and materials to the maximum extent feasible, and such new work or alterations shall be differentiated from, but compatible with, the existing size, scale and exterior architectural features of the structure or site so as to protect its historic identity and integrity.
 - (5) Historic Appearance. Work that will protect or return the original historic appearance of a structure or site, especially where documented by photographs, historic research or other credible evidence, shall be encouraged and favored.
 - (6) Work Necessary. Whether the proposed work is required or necessary to comply with a building, fire or other health/safety code.
- (c) Activities Within Designated Historic Districts. The following minimum criteria will be applied in reviewing and evaluating an application for a CA with respect to a nonlandmark or noncontributing building, structure or site within a designated historic district.
 - (1) Enhance District. Whether and/or to what extent the proposed work will enhance and advance the purposes and intent underlying the establishment of the district.
 - (2) Overall Character. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall be compatible with the historic architectural character, scale, shapes, sizes, heights, façades and materials predominant in the district to the maximum extent feasible.

-
- (3) Specific Compatibility. New structures and additions to, or the exterior repair or alteration of, existing nonlandmark and noncontributing structures shall specifically harmonize with neighboring landmark and/or contributing structures or sites with regard to height, scale, shape, size, façade, materials, setback, landscaping and exterior architectural features to the maximum extent feasible.
 - (4) Work Necessary. Whether the proposed work is required or necessary to comply with a building, fire or other health/safety code.
- (d) Demolition or Relocation of a Landmark or a Building, Structure or Site Within a Historic District. The following criteria shall be used in determining whether a certificate of approval should be issued for the demolition or relocation of a landmark or a building, structure or site within a historic district:
- (1) The historic, social or architectural significance of the building, structure or site.
 - (2) The structural soundness and safety of the building, structure or site.
 - (3) In the case of a landmark or contributing building, structure or site, whether the same can be rehabilitated, renovated or restored at its current location as part of an economically feasible and beneficial use of the property.
 - (4) In the case of a landmark or contributing building, structure or site, whether the same has been properly maintained and/or been subject to disrepair, deterioration and/or demolition by neglect.
 - (5) In the case of a landmark or contributing building, structure or site, whether the same can be relocated to a historically appropriate alternative location in a manner that will protect and ensure its structural integrity.
 - (6) The impacts of the proposed demolition or relocation of the building, structure or site, and the planned redevelopment of the site, on the historical character of the existing neighborhood.

(Ord. No. 2014-05, 5-6-2014)

***DESIGN GUIDELINES
FOR THE
SALIDA DOWNTOWN HISTORIC DISTRICT***

CITY of SALIDA



HISTORIC
PRESERVATION
COMMISSION

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PART 1 - INTRODUCTION

The buildings of Salida tell a story of where we have come from as a community. Preservation of our built environment maintains a record of the development of our community and preserves it for present and future generations. Historic preservation provides a context for the stewardship of the important evidence of our past and can be an important economic tool.

A. Background

Brief History of Salida

The Denver and Rio Grande Railroad (“D&RG”) bypassed the existing settlement of Cleora to establish Salida in 1880. Salida became a major division point for the D&RG, which erected extensive railroad facilities north of the commercial district on the opposite bank of the Arkansas River. The city developed quickly, and became the hub of a prosperous mining and agricultural region within a decade of its founding. Salida experienced devastating fires in its business district in 1886 and 1888, but rebounded to build a substantial commercial area consisting principally of two-story brick buildings.



Scene of Salida roundhouse and rail yard.
Photo courtesy of the Salida Regional Library Robert Rush
Collection

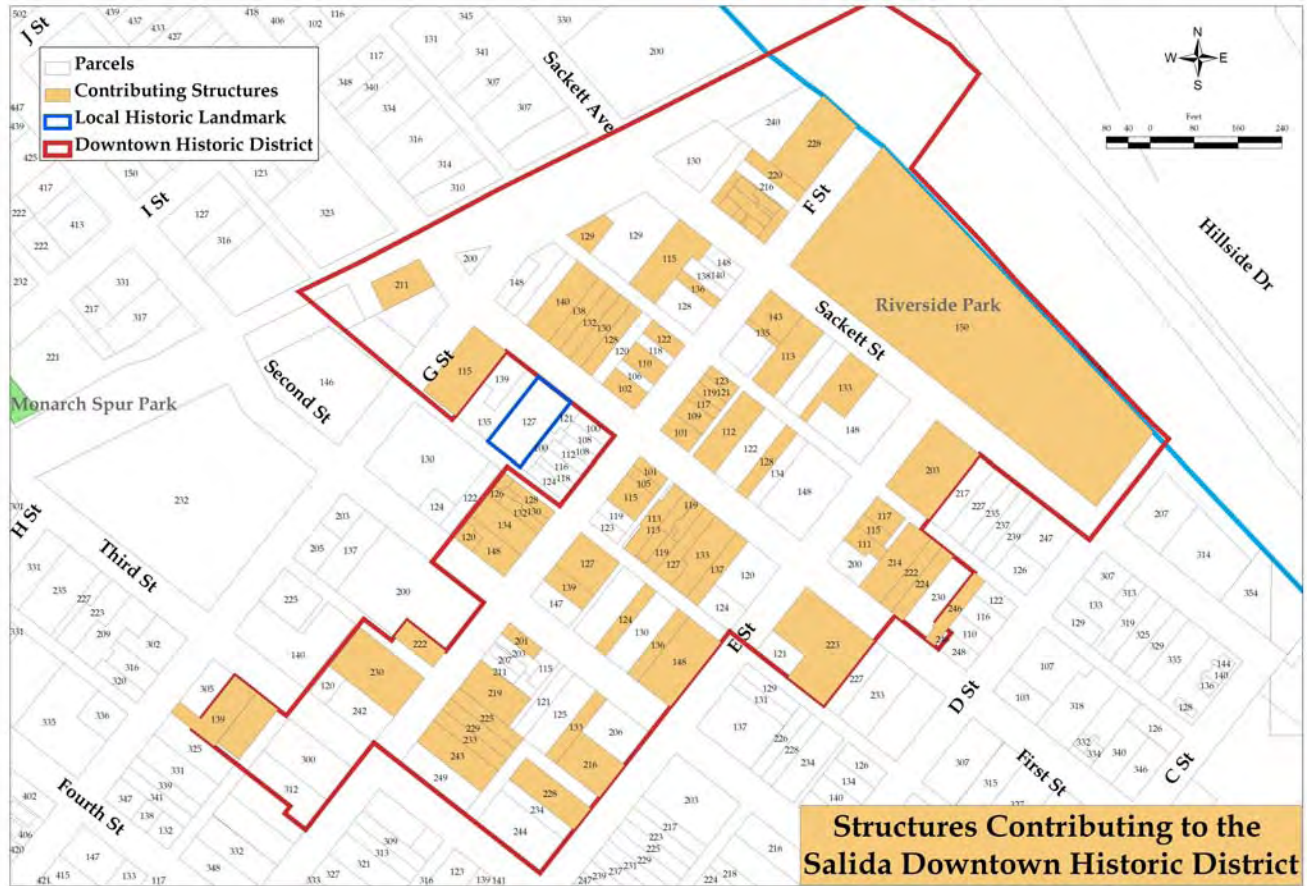
Railroad activity began to decline in the 1950s and, in 1971, Salida ceased to be a division point for the D&RG. Tourism, recreation, and arts-related enterprises grew in importance during the second half of the twentieth century.

Salida Downtown Historic District

The existing Salida Downtown Historic District was listed in the National Register of Historic Places on June 14, 1984. The district’s nomination form evolved from a partial historic buildings survey conducted in 1981. In 2001-02 the City, with support from the State Historic Fund, hired Front Range Research Associates, Inc. to conduct a resurvey of the resources within the National Register District and to categorize each resource as contributing or non-contributing to the district.

The current degree of historic physical integrity of the buildings was a primary factor in determining the contributing/noncontributing status of resources in the district. One hundred thirty-six properties in Downtown Salida were documented during the project. The 32.6-acre survey area is predominantly commercial in nature, including retail, service, office, and governmental uses. The existing Salida Downtown Historic District was found to be a strong district that retains architectural significance and historic physical integrity.

A copy of the 2001-02 survey report is available on the city’s website: www.cityofsalida.com/about. The complete report including architectural inventory forms for individual properties is available for review at City Hall and the Salida Regional Library.



The Salida Historic Preservation Commission

In 2002 the City of Salida created a Historic Preservation Commission (“HPC”) charged with the goal of preserving, protecting, and enhancing Salida’s unique architectural heritage. The Commission was revamped in 2010 as an advisory board. The Commission is made up of five regular members from the Salida community. Commission members are appointed by the Salida City Council. The City’s Community Development Department provides staff support to the HPC.

The Historic Preservation Commission is defined in Section 2-12 of the Salida Municipal Code. It is here that the powers and duties of the HPC are set forth including the task of advising staff in reviewing all changes to the exterior of structures and sites within the Downtown Historic District or which have been locally landmarked.

The City receives additional support from the State of Colorado through its recognition as a Certified Local Government (“CLG”). The City became a CLG in 2004. Benefits of being a CLG include free training for members of the HPC, opportunities for no-match grant funding, and the ability to locally designate historic resources.

B. Why Preserve Historic Resources? ¹

Across the nation, thousands of communities promote historic preservation because doing so contributes to quality of life, minimizes negative impacts on the environment, and yields economic rewards. Many property owners are also drawn to historic resources because the quality of construction is typically high and the buildings are readily adaptable to contemporary needs. These same reasons apply in Salida.



Central Block at 1st and F Streets with Unique Theater on the right. Photo courtesy of the Salida Regional Library Robert Rush Collection

Historic preservation in Salida can play a key role in planning growth and development, just as it has done in other communities throughout Colorado.

Quality of Life

When groups of older buildings occur in a historic district, they create a street scene that is “pedestrian friendly,” which encourages walking and personal interaction. Architectural features contribute to a sense of identity that is unique for the district, an attribute that is rare and difficult to achieve in newer areas.

Photos below show the same building between 2000 – 2010. The second story of the corner building was removed and the remnant was redesigned in a more modern style. Recently it was again redesigned to be more compatible with the Historic District.



Environmental Benefits

Preserving a historic structure is also sound environmental conservation policy because recycling saves energy and reduces the need for producing new construction materials. Three types of energy savings occur: First, no energy is consumed to demolish the existing building and dispose of the resulting debris. Second, energy is not used to create new building materials, transport them and assemble them on site. Finally, the embodied energy, that which was used to create the original building and its components, is preserved.



By reusing a historic building and the materials it was constructed with, pressure is also reduced to harvest new lumber and other materials that also may have negative effect on the environment of other locales where these materials are produced.

Economic Benefits

Historic resources are finite and cannot be replaced; making them precious commodities that many buyers seek. Therefore, preservation adds value to private property. Numerous national studies document where local historic districts are established, property values typically rise or at least are stabilized. In this

¹ Much of the text in this portion of the Salida Design Guidelines is borrowed from the CITY OF BOZEMAN [MT] DESIGN GUIDELINES FOR HISTORIC PRESERVATION AND THE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT prepared by Winter & Company, Boulder, CO, with Ralph Johnson.

sense, designation of a district appears to help establish a climate for investment. Property owners within the districts know the time and money they spend on improving their properties will be matched with similar efforts on surrounding lots. They know these investments will not be undermined by inappropriate construction next door.

The condition of neighboring properties also affects the value of one's own property: people invest in a neighborhood as much as the individual structure itself and, in historic and overlay districts where investment is attracted, property owners recognize that each benefits from the commitment of their neighbors. An indication of the success of historic preservation is that the number of designated districts across the country has increased, due to local support, such that an estimated 1,000,000 properties, both as individual landmarks and in historic districts, are under local jurisdictions.



Annual Parade of Lights celebration in historic downtown

Photo courtesy of Kevin Hoffman

Historic preservation returns under-utilized buildings to productive use. This can lead to reinvestment and increased tax revenue for local communities. According to the study, Colorado's historic areas and districts are providing affordable housing to citizens of all economic levels.

Preservation projects also contribute more to the local economy than do new building programs because each dollar spent on a preservation project has a higher percentage devoted to local labor and less to the purchase of materials. By contrast, new construction typically has a higher percentage of each dollar spent devoted to materials that are produced outside of the local economy. Therefore,

when money is spent on rehabilitating a building, it has a higher "multiplier effect," keeping more money circulating in the local economy.

Depending on the extent of work needed, rehabilitating a historic building can cost less than constructing a new one. In fact, the guidelines for rehabilitation of historic structures presented in this document promote cost-saving measures. They encourage smaller and simpler solutions, which in themselves provide savings. Preserving building elements that are in good repair is preferred, for example, rather than replacing them. This typically is less expensive. In some instances, appropriate restoration procedures *may* cost more than less sensitive treatments. In such cases, property owners are compensated for this extra effort, to some extent, in lower future maintenance costs and in the added value that historic district designation provides.

In Colorado, the economic benefits of historic preservation have been documented in *The Economic Benefits of Historic Preservation in Colorado*, a study done for the Colorado Historical Foundation in 2005. The study found that historic preservation efforts throughout Colorado, including its rural areas, act as a powerful engine for economic development.

According to the study, grants and other incentives for historic rehabilitation projects have resulted in \$918.4 million in direct expenditures. Indirect impacts generated by rebuilding and revitalization amounted to over \$1.5 billion and 29,000 jobs between 1981 and 2002.

Another benefit, heritage tourism, accounted for 4.6 million trips to Colorado in 1999. During a recent year, heritage tourism created \$3.4 billion in direct and indirect economic impacts and nearly 61,000 jobs throughout the state.



202-04 N. F St., Windsor Café, Palace Hotel – Historic photo courtesy of the Salida Regional Library Robert Rush Collection

Incentives for Preservation

While these economic benefits are substantial, special incentives also exist to help offset potential added costs of appropriate rehabilitation procedures. Income tax credits are offered at the federal and state levels for appropriate rehabilitation. Grants are available from the Colorado State Historical Fund. Contact the City of Salida Community Development Department for more information regarding these incentives.

Responsibility of Ownership

Ownership of a historic property carries both the benefits described above and also an implicit responsibility to respect the historic character of the property and its setting. While this responsibility does exist, it does not automatically translate into higher construction or maintenance costs. In the case of new construction, for example, these design guidelines focus on where a building should be located on a site and what its basic scale and character should be.

The guidelines do **not** dictate the style of the new building or the degree of detail that it should have, factors which could affect building costs. (In fact, imitating historic styles is discouraged in these design guidelines.) Ultimately, residents and property owners should recognize that historic preservation is a long-range community policy that promotes economic well-being and overall viability of Salida at large and that it plays a vital role in helping to implement that policy through careful stewardship of the city's historic resources.

Preservation Goals for Salida

The overall design goal for the Salida Downtown Historic District and for Salida's local landmarks is to preserve the integrity of its individual historic sites and structures, and the character of its streetscapes that are unique and irreplaceable assets to the City.

How This Document Will Be Used

This document is written for property owners, occupants, architects, building inspectors, city officials and citizens interested in preservation of Salida's historic character. It provides specific guidance on how to preserve or modify existing buildings and construct new ones in a manner which furthers the goal of strengthening the identity, image, and sense of place as a City.

C. Basic Preservation Theory

What makes a property historically significant?

In general, properties must be at least 50 years old before they can be evaluated for potential historic significance, although exceptions do exist when a more recent property clearly has historical value. A property may be significant for one or more of the following reasons:

- 1. Exemplary Property.** The subject property exemplifies or reflects the city's cultural, social, economic, political, engineering or architectural history.
- 2. Historic Significance.** The subject property is identified with a historically important person or persons, or with an important event in the history of the city, region, state or nation.
- 3. Architectural Significance.** The subject property embodies the distinguishing characteristics of an architectural style, type, or specimen valuable for the study of a period, type, or method of construction, or the use of indigenous materials or craftsmanship.
- 4. Noted Designer.** The subject property is representative of the work of a notable or master architect, builder, engineer or designer whose work influenced architecture, building, design or development in the city, region, state or nation.
- 5. Archeological Importance.** The subject property contains or reflects significant archeological importance.
- 6. Contributing Building or Structure.** The subject property has been listed as a contributing building or structure within a historic district, or nominated for inclusion and/or listed on the national or state register of historic places. A contributing resource adds to the historic associations and historic architectural qualities for which the district is significant.
- 7. Non-Contributing building or structure.** A building, site, structure or object that does not add to the historic significance of a district. However they are an important element in the Salida Downtown Historic District. Appropriate treatment of these buildings has a positive effect on the district. Therefore, alterations to non-contributing buildings are subject to review by the HPC.

HISTORIC BUILDINGS SURVEY

The City reconfirmed the integrity of its downtown National Historic District by completing a Historic Buildings Survey of downtown structures in 2003. The survey evaluated a total of 137 structures and describes their important architectural features and periods of significance. The survey determined that 81 of the structures are contributing to the district, 43 are non-contributing and 12 are located outside the district boundary. Copies of the survey can be reviewed at the City of Salida, Community Development Department and the Salida Regional Library.

This survey is important because it contains historical references and professional assessments of each structure that can assist in determining what changes to make without damaging the integrity of a particular historic building.

All new buildings and rehabilitations to existing ones should respect the architectural form and pattern for which the historic district is significant. Contemporary design approaches are encouraged within the parameters imposed by these guidelines. Conversely, imitative design solutions are strongly discouraged.

The challenge of building new while respecting the old is recognized as a significant one. Size, shape and pattern are important to maintain, but without making exact duplicates of historic components and details. New construction should be compatible with the old, but true to the present so as not to be confused with the truly old.



131 E. Second St., Spencer Residence & Millinery, Slater Blacksmith Shop – Historic photo courtesy of the Salida Regional Library Robert Rush Collection

Concept of Integrity

A property also must have integrity, in that a sufficient percentage of the structure must date from the historic period.² The majority of the building's structural system and materials should date from the historic period and its character-defining features also should remain intact. These may include architectural details such as dormers, porches, ornamental brackets, moldings and materials, as well as the overall mass and form of the building. These elements allow a building to be recognized as a product of its own time.

Alterations

Many historic buildings in Salida that contribute to the Salida Downtown Historic District have elements that were significantly revised more than 50 years ago in the early to mid-20th century. These revisions should be considered part of the history of the building, and their removal should be carefully considered. Only when these elements are to be replaced with accurate restoration should they be demolished.

Some early alterations may have taken on historic significance of their own. One constructed in a manner that is compatible with the original building and that is associated with the District period of significance may merit preservation in its own right.

In contrast, more recent alterations often have no historic significance. Some additions detract from the character of the building and may obscure significant features, particularly enclosed porches. Removing such additions or alterations may be considered in a rehabilitation project.

This tradition of alterations is anticipated to continue. It is important, however, that new alterations be designed in such a manner that they preserve the historic character of the primary structure.

² The period of significance for the Salida Downtown Historic District is 1880 to 1930. Each building's period of significance is identified in the inventory forms completed as part of the 2002 resurvey of the district. This is usually the date of construction with, sometimes, the date of significant modifications.



134 F Street shown on the left with inappropriate window placement. The second level of the façade was rehabilitated in 2007 returning original window proportions, exposing steel columns and adding detail reminiscent of the original cornice.

D. Preservation Principles

The following preservation principles should be applied to all historic properties:

- **Respect the historic design character of the building.**

Don't try to change its style or make it look older than its actual age. Confusing the character by mixing elements of different styles can weaken the appearance and historic quality of the structure.

- **Seek uses that are compatible with the historic character and functional configuration of the building.**

Building uses that are closely related to the original use are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

Property owners should consider the impacts that some changes in use would have upon their historic properties, since this may affect design considerations that are reviewed by the Community Development Department. Check the Land Use Codes (LUC) to determine which uses are allowed.

Changes in use requiring the least alteration to significant elements are preferred. In some instances, however, a radical change in use may be necessary to keep the building in active service. In order to adapt a building to the proposed new use the alterations may be too extreme and the proposed loss of historic building fabric would require a reassessment of a more appropriate use. Experience has shown that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions. Note that more radical changes in use can make projects more expensive or result in the loss of significant features. Carefully evaluate the cost of alteration, as adaptation for a radical change may prove too costly or destroy too many significant features.

SECRETARY'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties were developed and published by the National Park Service. They are common-sense principles in non-technical language. The Standards may be applied to all properties listed on the National Register of Historic Places: buildings, sites, structures, objects and districts. They are the guiding document for the Salida Downtown Historic District. The Standards are available online at: www.nps.gov/history/hps/tps/standards_guidelines.

- **Protect and maintain significant features and stylistic elements.**

Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset to prevent the need for intervention. Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and reapplication of paint.

- **Preserve any existing original site features or original building materials and features.**

Preserve original site features such as rock retaining walls and outbuildings. Avoid removing or altering original materials and features. Preserve original doors, windows, porches and other architectural features.

- **Replicate deteriorated historic features only when the existing materials cannot be repaired or when repair is economically unfeasible.**

Where replacement of a feature is required, the new feature shall match as closely as possible to the old in design, texture and other visual qualities and, where possible, materials.



211 W. First Street, Salida Bottling Company – Before and after rehabilitation. Now used as a private residence.

E. Glossary for Choosing an Approach

Preservation projects may include a range of activities, such as maintenance of existing historic elements, repairs of deteriorated materials, the replacement of missing features and construction of new additions. When planning a preservation approach, consider the definitions of the following terms:

- **Preservation.** The act or process of applying measures to sustain the existing form, integrity and material of a building. Some work focuses on keeping a property in good working condition by repairing features as soon as deterioration becomes apparent, using procedures that retain the original character and finish of the features. Property owners are strongly encouraged to maintain properties in good condition.

- **Rehabilitation.** The process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Rehabilitation may include a change in use of the building or additions.

- **Restoration.** The process of reproducing the appearance of a building exactly as it looked at a particular moment in time. This may include the removal of later work or the replacement of missing historic features.

- **Remodeling.** The process of changing the historic design of a building. The appearance is altered by removing original details and by adding new features that are often out of character with the original. Remodeling of a historic structure is inappropriate due to the loss of original fabric.

- **Reconstruction.** The process of rebuilding a structure, or a portion of a structure, that no longer exists exactly as it appeared historically.

F. Planning a Preservation Project

The first step in planning a preservation project is to identify any character defining features and materials of the structure. Retaining such details will greatly enhance the overall quality of the project. If they are in good condition, then selecting an appropriate treatment will provide for proper preservation. The inventory forms for individual buildings developed as a part of the 2002 resurvey of the Salida Downtown Historic District are available on request from city staff. These can help you identify the character defining features of your building. Also, character-defining features are discussed later in this document, in *Part 3 – Rehabilitation Guidelines*.

In essence, the least level of intervention is preferred. By following this tenet, the highest degree of integrity will be maintained for the property.

In selecting an appropriate treatment, follow this sequence:

- **Preserve:** If a feature is intact and in good condition, maintain it as such.
- **Repair:** If the feature is deteriorated or damaged, repair it to its original condition.
- **Replace:** If it is not feasible to repair the feature, then replace it with one that is the same (e.g., materials, detail, finish) as the original one. In rare cases, suitable replacement materials and finishes can be used. Replace only that portion which is beyond repair.

- **Reconstruct:** If the feature is missing entirely, reconstruct it from appropriate (photographic) evidence. (This treatment is only appropriate for small portions of a project, not the majority of the work.)

- **If a new feature or addition is necessary,** design it in such a way as to minimize the impact on original features. In essence, the least level of intervention is preferred. By following this tenet, the highest degree of integrity will be maintained for the property.



Argys Brothers Garage, 223 E. First St.
Photo courtesy of the Salida Regional Library Robert Rush
Collection

PART 2 – DESIGN REVIEW PROCESS AND SUBMITTAL REQUIREMENT

1. General

Chapter 2, Article XII, Historic Preservation Commission and Chapter 16, Article XVIII, Historic Preservation are ordinances of the Salida Municipal Code. Article XII establishes the Historic Preservation Commission (HPC) and describes its powers and duties. Article XVIII establishes the Salida Downtown Historic District and describes activities subject to review and approval within the Historic District.

This document contains a brief description of that review process, along with the form and instructions necessary for completing and submitting a Certificate of Approval Application.

All proposals should comply with Historic Downtown Salida's Design Guidelines as well as all applicable zoning ordinances. The applicant should review the Design Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties to insure that the applicable portions of both are met prior to making a submittal.

2. Design Review Process

The initial step in the design review process is to complete and submit an Application for Certificate of Approval and the required supplemental materials.

It is the applicant's responsibility to comply with all applicable Zoning and Building requirements. Designs that are approved by the City and subsequently altered to comply with Zoning and Building requirements must be resubmitted for design review and approval.

These Guidelines and the historic preservation ordinance oversee all of the structures in Salida's Downtown Historic District and designated Local Landmarks.

Application:

Submit the appropriate completed Certificate of Approval Application to the Community Development Department staff. Staff will review the application for completeness. All pages must be numbered. **Incomplete Applications are not acceptable.** Staff will contact the applicant if there are omissions or questions concerning the Application. Once completed the staff will assemble a file and begin the review process. If there are questions regarding the application please contact the staff at (719) 530-2626.

Preliminary Staff Review:

The staff will evaluate the proposal based on the applicable guidelines. If there are questions or issues the staff will contact the applicant. Issues arising from the staff review should be considered and addressed before proceeding with the proposed project. The staff will schedule the proposed project for either a Certificate of Approval ('CA') review with consultation by the HPC or a Minor CA review by staff.

The staff will advise the applicant of the dates and times of the review at least five (5) days prior to the meeting for major applications.

Formal Review:

Formal Design Review takes place at regularly scheduled meetings of the HPC or special meetings scheduled within 20 days of receiving a complete application for a major certificate of approval. A typical Design Review meeting with the HPC follows this format:

1. Presentation of the Staff Report prepared by City of Salida staff including evaluation, recommended findings and recommended action.
2. Presentation of the proposal by the applicant explaining how the project is consistent with the Guidelines.
3. Input and comments from the public.
4. The HCPC will then make their recommendation to staff who will subsequently issue their decision on the application which may consist of.
 - Approve the proposal.
 - Approve the proposal with conditions. Applicant may be directed to re-submit to staff or return to a subsequent HPC meeting.
 - Deny the proposal.

As described in Table 16-A of the Salida Municipal Code (“SMC”), the decision of the Historic Preservation Commission may be appealed to the City Council. Such appeal must be filed with the City Administrator within fifteen (15) days of when the decision was postmarked.

HPC meetings are open to the public and interested persons may comment on issues related to the application. Once approved by the HPC, projects can receive staff sign-off on Zoning and/or Building Permit applications.

3. Completing the Application for Design Review

Each item of the Certificate of Approval Application must be completed and submitted with the required supplemental materials.

Type of Project:

Check all applicable and appropriate project types. Some projects may include elements of more than one category.

- **Rehabilitation** – Repair and replacement of existing historic features, reconstruction of lost or remodeled historic features, or alteration of existing features.
- **Preservation** – Process of applying measures to sustain the existing form, integrity and/or material of a building or structure.
- **Alteration** – Modifying the existing exterior of a structure.
- **Addition** – New construction added to an existing structure.
- **New Construction** – Construction of a new structure on vacant lot(s) or adjacent to existing buildings.
- **Adaptive Re-use** – Converting a building to a new use that is different from that which its original design reflects.

- **Demolition** – Requires special procedure for approval. Refer to Section 16-18-70, Article XVII, Salida Historic Preservation Ordinance.

Description:

Briefly describe all elements of the project, in outline format, on the application form, including reasons for modifying or changing the exterior including how the change is consistent with the Design Guidelines. “Refer to accompanying plans” or “See attached” is not an acceptable description of the project. All information should be on the appropriate form if possible. If additional space is necessary, attach a separate sheet. Written descriptions on letterhead in lieu of the application form are not acceptable.

Certification:

By submitting an application the applicant certifies that the project will be completed **as approved**. An approved application is an implied contract with the City of Salida and no deviation is allowed. If design changes are made, the application must be amended and resubmitted for consideration and approval.

- The Applicant or Owner must date and sign the application and print their name below the signature.
- The HPC must be notified by staff when the project is complete.

4. Important Reminders

Submittal to Staff:

It is the applicant’s responsibility to schedule design review and approval activities that meet their project program. The staff will not alter the design review process or requirements to meet project deadlines. Review will not begin until the completed application and all supplemental materials have been received. The owner of the property or his/her representative with the written knowledge and consent of the owner must submit the application(s).

Receipt of Submittals:

Partial submittals will not be accepted as meeting the requirements for design review and a review meeting will not be scheduled until a complete application is received. Minor applications will be reviewed within ten (10) days of receipt and major applications will be reviewed within twenty (20) days. Incomplete submittals will not be processed and the applicant will be asked to provide the missing information.

Complete Submittal Includes:

Seven (7) copies of all materials are required for major applications; two (2) copies are required for minor applications. **All drawings must be drawn to scale and dimensioned.** Each request for subsequent review must be complete, including a brief statement on the application form outlining aspects of the project to be reviewed. All drawings and documents must be dated.

For new construction projects, large or complex additions and some major alterations the applicant may be required to provide a written statement defining the design philosophy and building program for the project.

Applicants should receive all HPC approvals before proceeding with final construction documents. Final HPC approval typically corresponds to the architectural design development phase.

Depending on the scale of the project, applicants may be required to present one copy of the complete construction drawings to the HPC for final compliance review prior to their submittal to County Building Department for permits. Such review will be completed within seven (7) days of submittal.

5. Checklist of Application Contents and Supplemental Materials Required

Materials Required for All Applications:

- General Development Application**
- Photographs:** All applications must be accompanied by photographs reasonably and accurately depicting the current status of the building, structure or site, or that portion thereof, subject to the application. Include photographs showing all sides of the structure, particularly the front and any side affected by the proposed project and detailed photographs of the features affected by the project.
- Drawing Format:** Drawings shall be large enough so that all information is legible but no smaller than 11" x 17". Sketch drawings are acceptable if they provide accurate information and are reasonably drawn to scale.
- Dimensioned Site Plan** showing street locations, existing structure and proposed new elements or structures.
- Dimensioned Floor Plan(s)** showing existing structures and proposed new elements or structures.
- Dimensioned Roof Plan** showing proposed new roof elements in context of the existing roof.
- Dimensioned Exterior Elevations** showing appearance of proposed project with all materials and finishes indicated.
- Building Sections and Construction Details** as required to adequately explain and clarify the project. Note all materials and finishes.
- Specification of Materials:** Manufacturer's product literature and material samples. Product literature is required for replacement windows.
- Bids:** If proposing to replace existing historic materials or features with replicas rather than repair or restore, firm bids must be provided for both restoration and replication.

Additions/Alterations/Maintenance/Preservation/Rehabilitation/ Adaptive Re-use:

- Window replacement justification as outlined in NPS Preservation Brief #9. Submittal must include written assessment of existing windows.

New Construction:

- Block Site Plan or aerial photograph showing relationship of proposed structure to existing structure.
- A written statement of the design philosophy and building program.
- A massing model illustrating the relationship between the new structure(s) and existing building(s) on the project site and adjacent lots.
- Photographs of the surrounding structures including both block faces and side streets must be submitted.

Demolition or Relocation:

- **General Development Application**
- **Drawing Format:** Drawings shall be large enough so that all information is legible but no smaller than 11" x 17". Sketch drawings are acceptable if they provide accurate information and are reasonably drawn to scale.
- **Dimensioned Site Plan** showing street locations, existing structure and proposed demolition and replacement structure(s)
- **Detailed Description** of the reasons supporting or justifying the proposed demolition or relocation, including a delineation and explanation of all economic data where economic hardship or other economic cause is given as the a reason for the proposed demolition or relocation.
- **Detailed Development** or redevelopment plan for the demolition and/or receiving relocation site and a schedule for completion of the work.
- **Elevations, Building Sections, Construction Details, Specifications and Massing Model** of proposed replacement structure similar to those for New Construction.
- **Floor Plan(s)** showing existing structure(s), structure(s) proposed for demolition and replacement structure(s).

Demolition or Relocation of a Landmark or Contributing Building, Structure or Site:

- Detailed photographs of any features/conditions that support the demolition request.
- A report prepared by an architect, engineer or other qualified person(s) experienced in the rehabilitation, renovation and/or restoration of historic buildings, structures or sites that addresses:
 - The structural soundness of the building or structure and its suitability for rehabilitation, renovation, restoration, or relocation.
 - The economic, structural and engineering feasibility of the rehabilitation, renovation, restoration of the building, structure or site at its current location.
 - The economic, structural and engineering feasibility of relocating the building or structure.

6. Application Fee:

\$25.00 cash or check made out to City of Salida.

PART 3 - REHABILITATION GUIDELINES

The guidelines contained within this document are based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically the guidelines for rehabilitating historic buildings. The Salida guidelines are an interpretation of the *Standards* tailored for situations commonly encountered in Salida's Downtown Historic District. The *Secretary's Standards* can be found at: <http://www.nps.gov/hps/tps/tax/rhb/guide.htm>.

Contributing Structures

Underlying Design Principles

Downtown Salida's historic character derives from the large number of intact buildings built between 1883 and 1930 along the city's established commercial axis of "F" and First Streets. The scale and historic character of the city have been retained to a great extent because land use patterns have remained essentially the same.

The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Employ preventive measures such as rust removal, caulking, limited paint removal and reapplication of paint. These should not harm the historic materials.

Protect architectural details from moisture accumulation that may cause damage. Regularly check details that have surfaces which can hold moisture for long periods of time.

Character-defining Features in Salida's Downtown Historic District

Salida's commercial structures are predominantly two-storied buildings constructed of brick. Many of these buildings display architectural characteristics typical of late 19th century storefronts.

The buildings in the downtown historic district display the following essential characteristics, which should be preserved:

- Buildings are built at the sidewalk edge with no setback from the property line.
- Entries are usually set back from the sidewalk in a protected recess.
- Masonry (brick) construction predominates
- Most buildings are two-storied construction, traditionally having commercial uses on the first floor. .
- First floors have large display windows covering most of the façade, with a framed transom above the display windows. There is a kickplate or bulkhead panel beneath the display window.
- Second floors have smaller windows with a vertical emphasis.
- Buildings are predominantly flat roofed.
- Most buildings are detailed with a decorative cornice, either metal or brick.

A. Character-Defining Features

Preserve and Restore Significant Stylistic and Architectural Features

Policy:

Historic features, including original materials, architectural details and window and door openings contribute to the character of a structure and are referred to as character-defining features. They are often closely associated with specific architectural styles. They should be preserved when feasible. Continued maintenance is the best preservation method.

Elements that have gained significance in their own right should be retained and repaired rather than replaced, if possible.

The most stringent review will be applied to the primary street-facing façade that exhibits the main character-defining elements of the building, or a façade prominently visible from a public street or heavily-trafficked area.

Less prominent façades, such as those that face an alley and are not highly visible from the street will be reviewed more leniently.

Guidelines:

1. Character-defining features should not be altered, obscured or removed.

- Historic photographs of Salida and its commercial buildings are widely available and should be used when determining the original character of a building.

2. If a storefront has been altered, restoring it to the original design is preferred.

- Missing or deteriorated facade features should be restored or rebuilt based on historic evidence, not conjecture.
- If evidence of the original design is missing, use a simplified interpretation of similar elements. The new element should be similar

to comparable features in general size, shape, texture, material, and finish.

- Alterations, whose design or materials are not consistent with the original design, nor historically significant in their own right, should be removed.
- Original storefront elements that still exist should be uncovered.
- Original openings should be uncovered where possible, and existing openings should be left open and maintained in their original configuration. New openings should be in proportion to other openings and facade elements.
- Multiple storefronts within the same building should be visually compatible in terms of scale, alignment, color, materials and historic elements. It is important to prevent the building, as a whole, from being compromised by tenant individuality.

3. Alternative designs that are contemporary interpretations of traditional storefronts may be considered where the historic façade is missing and no evidence of it exists.

- Where the original is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered.
- However, the new design should continue to convey the character of typical storefronts, maximizing the visibility of the interior and maintaining the transparent character of the display window.



Scene of Salida
Photo courtesy of the Salida Regional Library Robert Rush Collection

- Greater flexibility in treatment of rear facades is appropriate. However, care should be taken to preserve storefronts on those buildings which have traditional commercial storefronts on more than one facade, such as a corner building.
- 4. Avoid adding elements or details that were not part of the original building.**
- For example, decorative millwork or cornices should not be added to a building if they were not an original feature of that structure.
- 5. Retain the kickplate as a decorative panel. If the original kickplate is missing, develop a compatible design.**
- The kickplate, located below the display window, adds interesting detail to the streetscape and should be preserved.
 - If the original kickplate is covered with another material, consider exposing the original design.
 - Wood is an appropriate material for replacements on most styles. However, ceramic tile and masonry may also be considered when appropriately used with the building style.
- 6. Preserve the character of the cornice line.**
- Most historic commercial buildings have cornices to cap their facades. Their repetition along the street contributes to the visual continuity on the block.
- Many cornices are made of sheet metal, which is fairly lightweight and easy to repair. Areas that have rusted through can be patched with pieces of new metal.
 - Use historic photographs to determine design details of the original cornice.
 - Replacement elements should match the original in every detail, especially in overall size and profile. Keep sheet metal ornamentation well painted.
- 7. A simplified interpretation is also appropriate for a replacement cornice if evidence of the original is missing.**
- Appropriate materials include brick and stamped metal.
- 8. Retain the original shape of the transoms in historic storefronts.**
- The band of windows above the display windows on traditional storefronts are known as the clerestory or transoms. The glass windows above doors are also known as transoms. Both introduced light into the depths of the building, saving on light costs. These windows should not be removed or enclosed.
 - The shape of the transom is important to the proportion of the storefront, and it should be preserved in its historic configuration.



137 E. First St, Hesson House – The ornamental cornice is representative of the city's nineteenth century architecture.



Parts of a Typical Downtown Salida Commercial Building

A.T. Henry Building
1st and F Streets
Salida, Colorado
During rehabilitation May 2010

- If the original glass is missing in the transoms, installing new clear or textured glass is preferred. If the glass is partially missing, install new glass to match historic. However, new glass does not need to include features related to obsolete manufacturing techniques (e.g., waviness, bubbles, etc.)
- 9. A parapet wall should not be altered, especially those on primary elevations or highly visible facades.**
- When a parapet wall becomes deteriorated, there is sometimes a temptation to lower or remove it. Avoid doing this because, in addition to the visual impact, the flashing for the roof is often tied into the parapet, and disturbing it can cause moisture and structural problems.
 - Inspect parapets on a regular basis. They are exposed to the weather more than other parts of the building, so watch for deterioration such as missing mortar or excessive moisture retention.
 - Avoid waterproofing treatments, which can interfere with the parapet's natural ability to dry out quickly when it gets wet.
 - Do not wrap roofing material over the top of a parapet. Instead use appropriate flashing and counter-flashing to address drainage concerns. Consider the use of metal flashing on the top of the parapet.

Where Possible, Repair Original Details

Policy:

In some cases, original architectural details may be deteriorated. In this case, repair the material and any other related problems, such as poor drainage, that might have contributed to the deterioration. A scarred finish does not necessarily represent inferior materials, but simply reflects the age of the building. Therefore, preserving original materials and features that show signs of wear is preferred to replacing them.

UNIVERSAL CONSERVATION MAINTENANCE PLAN

Salida has enacted the International Property Maintenance Code, which assures that our downtown historic buildings are preserved through adequate maintenance.

A long-term maintenance strategy involves key components for property planning and budgeting. Colorado Historical Society has developed a Universal Conservation Maintenance Plan that can help you maintain your historic building. Plans and checklists that can easily be tailored to your building are available online from the Colorado Historical Society at

<http://coloradohistory-oahp.org/programareas/shf/plan.htm>

Guidelines:

- 1. Repair only those features that are deteriorated.**
 - Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods. Avoid the removal of damaged materials that can be repaired.
 - Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair, and special masonry repair components also may be used.
 - Removing damaged features that can be repaired is not appropriate.
 - Protect features that are adjacent to the area being worked on.
 - When disassembly of a historic element is necessary for its repair, use methods that minimize damage to the original materials. Document its location so it may be repositioned accurately, and devise methods so disassembled details are replaced in their original configuration.

2. Use technical procedures for cleaning, refinishing and repairing architectural details that will maintain the original finish.

- When choosing preservation treatments, use the gentlest means possible that will achieve the desired results.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain.

Replace Only When Unfeasible to Preserve or Repair

Policy:

While preservation or repair of the original feature is the preferred alternative, in-kind replacement is also an option. Replacement should occur only if the existing historic material is beyond repair or if it is economically infeasible to repair. If replacement is necessary, the new materials should be in-kind, which means they match that being replaced in material, design, color, texture, and other visual qualities to fullest extent possible.

Guidelines:

- 1. Replacement of missing or deteriorated architectural elements should be accurate.**
 - The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
 - Use the same kind of material as the original when feasible. However, a substitute material may be acceptable if the size, shape, texture and finish replicates the visual appearance of the original.
- 2. When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of it.**
 - This is appropriate when inadequate information exists to allow for an accurate reconstruction.

- The new element should be similar to comparable features in general size, shape, texture, material and finish.



134 F Street, Disman-Alger Block – Original second story windows and cornice had been previously removed. Replacements were created in the scale of the original, but not identical materials or design.

B. Preserve and Restore Primary Historic Building Materials

Policy:

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement which matches the original should be considered. Primary historic building materials should never be covered or subjected to harsh cleaning treatments.

Guidelines:

- 1. Protect wood and metal features from deterioration.**
 - Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

- Maintain protective coatings to retard drying and ultraviolet damage. If the building was painted originally, it should remain painted.
 - Using the gentlest means possible, clean architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.
- 2. Plan repainting carefully.**
- Always prepare a good substrate. Remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible (e.g., hand scraping), prior to painting.
 - Do not reveal bare wood unless necessary.
 - Use chemical strippers only to supplement other methods such as hand scraping, hand sanding, and thermal devices.
 - Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.
 - Repaint with colors that are historically appropriate to the building and district. Information about historical color palettes is available from several paint companies.
- 3. Match the original material in composition, scale and finish when replacing materials on primary surfaces.**
- If the original material is a wood kickplate, for example, then the replacement material should be wood as well unless it is demonstrated to be economically infeasible. It should match the original in size and molding profile.
 - Replace only the amount required. If a few areas are damaged beyond repair, then only they should be replaced, not the entire feature.
- 4. Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials.**
- In some instances, substitute materials may be used for replacing architectural details, but doing so is not encouraged. If it is necessary to use a new material, such as a fiberglass column, the style and detail should match that of the historic model.
- Primary building materials, such as wood, metal, and brick, should not be replaced or covered with synthetic or panelized materials.
- 5. Covering original building materials with new materials is inappropriate.**
- Vinyl siding, aluminum siding and new stucco are inappropriate on historic buildings. Other imitation materials that are designed to look like wood or masonry siding, but that are fabricated from other materials, are also inappropriate.
 - If a property already has a non-historic building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.
- 6. Consider removing later covering materials that have not achieved historic significance.**
- Once the non-historic siding is removed, repair the original, underlying material.
 - If a building has a non-historic stucco finish, removing the covering may be difficult, and may not be desirable. Field test an area no larger than 18" x 18" of the stucco to determine how it is attached to assure that the original material underneath will not be damaged.

Guidelines for Masonry:

See Appendix C for detailed information about masonry cleaning and maintenance techniques.

- 1. Preserve original building materials.**
- Masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations, should be preserved.
 - Avoid rebuilding a major portion of exterior masonry walls that could be repaired.

Reconstruction may result in a building which is no longer historic.

- Repair historic stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
- 2. Use the gentlest means possible to clean the surface of a structure.**
- Clean masonry only when necessary to halt deterioration or remove heavy soiling.
 - Do not clean simply to make a building look newer.
 - If cleaning is appropriate, a low pressure water wash is preferred. This should be done only when there is no possibility of freezing temperatures.
 - Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found. Perform a test patch to determine that the cleaning method will cause no damage to the material surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character.
 - Harsh cleaning methods, such as sandblasting, can damage the historic materials, changing their appearance. Such procedures are inappropriate.
- 3. Brick, stone, or stucco that was not painted historically should not be repainted.**
- Masonry naturally has a water-protective layer, or patina, to protect it from the elements. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.
 - Removing paint that is firmly adhered to, and thus protecting, masonry surfaces is not recommended. Paint removal may damage the brick.
 - New or non-historic surface treatment such as water-repellant coatings should be applied only after re-pointing and only if masonry repairs have failed to arrest water

penetration problems. Coatings should breathe.

Masonry Terms

Bed Joint – the horizontal mortar bed that bricks are laid on

Butt Joint – An external corner formed with the meeting of two square-edged stones, either one overlapping the other.

Coping – A cap or covering course on top of a masonry wall. Designed to shed water, protect the top, and provide a finished, closed appearance to the wall

Course – Horizontal row of bricks

Efflorescence – A white powdery deposit of soluble salts of calcium, potassium, and sodium which forms on the surfaces of masonry. Efflorescence is caused by the release of excess “water of crystallization” and/or moisture penetration, thereby, causing the leaching of these salts to the surface when the water evaporates.

Full Head & Bed Joint – Mortar joints filled from front to back.

Header – A masonry unit laid flat on its bed across the width of a wall with its face perpendicular to the face of the wall.

Head Joint – The vertical mortar joint where two bricks butt together at the end of a brick.

Pointing – The troweling of mortar into a building unit joint after the setting bed mortar has hardened.

Quoins – Exterior or projecting brick panels at the corner of a building.

Rowlock – A header laid on its face or edge across the width of a wall.

Sill Brick – Regular or shaped brick, typically used on a window sill.

Soldier Course – Row of bricks stood on end with its long face perpendicular to wall length.

Spalling – The chipping or erosion of masonry caused by abuse or weathering.

Stretcher – Brick laid with its long face parallel to a wall's length.

Weep Hole – Open vertical joint between bricks, allowing water to drain from the wall.

4. Re-point mortar joints where there is obvious evidence of deterioration.

- Duplicate the old mortar in strength, composition, color and texture.
- Avoid using mortar with a high Portland cement content, which will be substantially harder than the original.
- Duplicate the mortar joints in width and profile.
- Removing non-deteriorated mortar from sound joints, then re-pointing the entire building to achieve a uniform appearance is *not recommended*.



should be preserved when feasible. In addition, a new window should be in character with the historic building. This is especially important on primary facades.

In all cases and for all buildings, it is incumbent upon the applicant to complete an evaluation of the condition of the existing historic windows and provide a detailed report justifying treatment options for repair or (if applicable) replacement. This survey should be completed early in the rehabilitation planning process so that all treatment options can be fully explored. This inspection shall be completed by a qualified

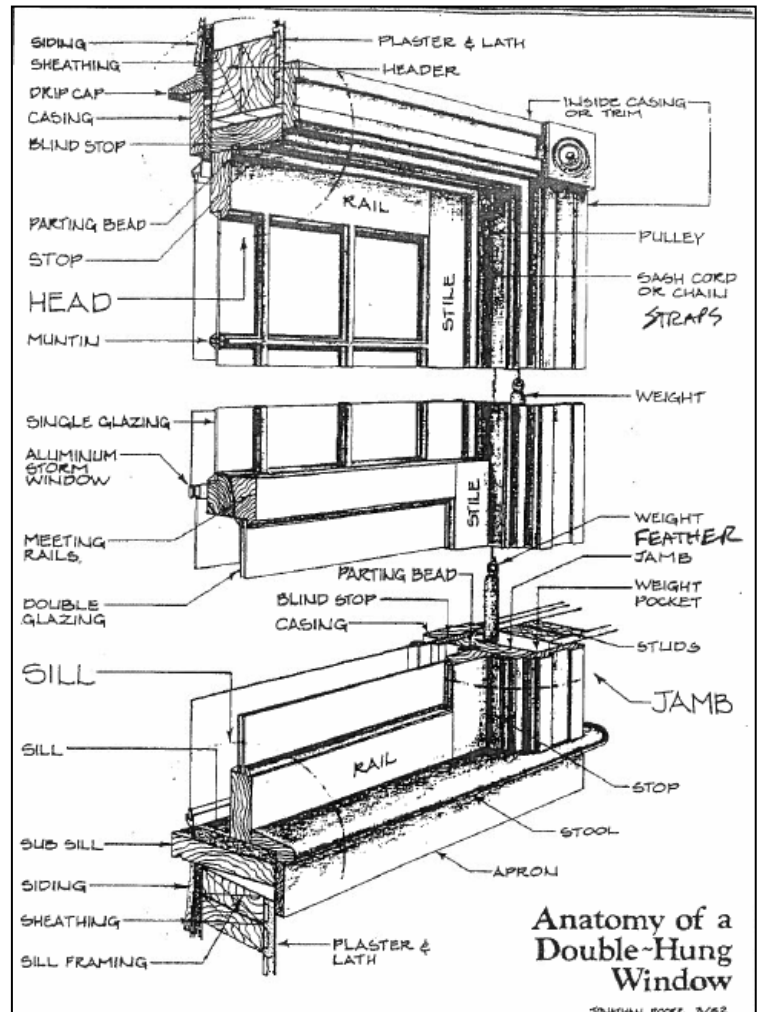
C. Specific Building Features

Windows

Windows are one of the most important design elements in a building. Their appearance, craftsmanship, embodied energy and other qualities make them worthy of special consideration. Keeping the original windows in a historic building is most important.

Policy:

The character-defining features of a historic window and its distinct materials and placement



historic preservation specialist.

The applicant will provide a physical sample of a proposed replacement window and its finish.

For contributing buildings, original windows should be retained and repaired unless a survey determines they are beyond repair. However, replacement of historic sashes with new wooden sashes is an acceptable treatment so long as they match the appearance of the originals. Given the special constraints of rehabilitating a historic building, a graduated approach to window treatment shall be based on whether the treatment is to a façade with prominent visibility from a public street, or a non character-defining façade, or one that is not visible from the street such as the rear. Treatment options within a façade are to be considered on a window-by-window basis.

The **primary street-facing façade** or **prominently visible facade**, which fronts the street and exhibits the main character-defining elements of the building, or is highly visible from a heavily-trafficked area, will see the most strict window treatment requirements, which is to repair only, unless the following criteria are met.

- Poorly executed and irreversible past repair work.
- Missing previous existing window.
- Past inappropriate window replacement.
- Sash replacement is permitted so long as they match the appearance of the originals.



230 F St, McKenna Building – The left side of the building has undergone an inappropriate window replacement.

The **less prominent façades**, if present, are those which face an alley yet are highly visible from the street, and do not typically contain all the embellishments and design elements of the primary façade. These facades allow for in-kind window replacement, if a qualified historic preservation specialist determines that the original windows are beyond repair or repair is not economically feasible. Replacement and repair requirements are those indicated for the Primary Façade.

Guidelines

- 1. Repair of the original windows is the preferred option.**
 - Repairs shall match the appearance of the original window, including glazing.
 - Sash replacement may be an appropriate option for damaged windows or for owners seeking a more modern window function.
 - Use of vinyl or other modern materials is generally not an acceptable replacement option.
- 2. Preserve the functional and decorative features of a historic window.**
 - Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows. Repair frames and sashes rather than replacing them, whenever conditions permit.
- 3. Preserve the position, number and arrangement of historic windows in a building wall.**
 - Enclosing a historic window opening in a key character-defining facade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature.
 - Existing windows should remain uncovered, even if they are no longer used.
 - Greater flexibility in installing new windows may be considered on rear walls.

4. Preserve the size and proportion of a historic window opening.

- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.
- Making a window opening into a door opening is preferable to installing a new door opening.

5. Preserve the historic ratio of window openings to solid wall on a primary facade.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

6. Replacement windows shall match to the fullest extent possible the appearance, function and materials of the original including glazing, including leaded and stained or painted glass.**a. Match a replacement window to the original in its design.**

- If the original is double-hung, then the replacement window should also be double-hung, or at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining facades.

b. In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on character-defining facades. However, a substitute material may be considered if the appearance of the window components will match those of the original in dimension, profile and finish.

c. Match, as closely as possible, the profile of the sash and its components to that of the original window.

- A historic wood window has a complex profile. Within the window's casing, the sash steps back to the plane of the glazing (glass) in several increments. These increments, which individually only

measure in eighths or quarters of inches, are important details. They distinguish the actual window from the surrounding plane of the wall.

7. Use a storm window to enhance energy conservation rather than replace a historic window.

- Install a storm window on the interior, when feasible. This will allow the character of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the sash design of the original windows. A metal storm window may be appropriate if the frame matches the proportions and profiles of the original window. It should fit tightly within the window opening without the need for sub-frames or panning around the perimeter.
- Match the color of the storm window sash with the color of the window frame; do not use a reflective or bare metal finish; matte is preferred. Finally, set the sash of the storm window back from the plane of the wall surface as far as possible.

Doors

Policy:

The character-defining features of a historic door and its distinct materials and placement should be preserved. In addition, a new door should be in character with the historic building. This is especially important on primary facades.

Guidelines:

1. Preserve the decorative and functional features of a primary entrance.

- Maintain features important to the character of a historic doorway. These may include the door, door frame, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
- Avoid changing the position and function of original front doors and primary entrances.

2. Maintain the original proportions of a significant door and its elements.



131-33 E. First St, Williams Grocery - This inset entrance has a transom and clerestories and a paneled door with stained glass.

3. **When a historic door is damaged, repair it and maintain its general historic appearance.**
4. **When replacing a door, use materials that appear similar to that of the original.**
 - A metal door, if seen from the street, is inappropriate where the original was wood.
5. **When replacing a door, use a design that has an appearance similar to the original door**
 - Very ornate doors are discouraged, unless photographic evidence can support their use.
6. **Existing entries and doors should remain uncovered, even if they are no longer used.**

Awnings and Canopies

Awnings protect pedestrians from the sun and rain, create a sense of enclosure at sidewalk level, present good locations for eye-level signs, and shield window displays from the sun.

Work which involves the installation or repair of any awning or marquee should secure design approval and the required permits prior to fabrication and construction.

Policy:

Traditionally, awnings and canopies were noteworthy features of buildings in the downtown core and their continued use is encouraged. They must respect the architectural integrity of the façade on which they are placed, the context of their location, and the historic character of downtown.

Guidelines:

1. **Respect the architectural integrity of the façade on which these attachments are placed inclusive of the context of the building's location, and the historic character of Downtown.**
 - Awnings should be compatible with other awnings nearby, particularly those on the same building, when these awnings compliment the architectural character of the building.
2. **Awnings should fit within the opening of the building storefronts, and should be operable.**
3. **The height of awnings should provide pedestrian scale to the building and also meet code requirements.**
 - Locate the structural components of awnings at least 8 feet above the sidewalk.
 - Unrestricted valances or returns should be at least 7 feet above the sidewalk, and may project no more than 2/3 of the width of the sidewalk.
 - Signage, if on the awning, may be located only on the valance.
4. **Awning shape, size, and height should be proportional to the façade on which it is placed.**
 - Simple shed shapes are appropriate for rectangular openings. Odd shapes, bullnose awnings and bubble awnings are

inappropriate. Internal illumination of an awning is inappropriate.

5. **Use matte fabric for awnings; not vinyl, fiberglass, plastic, metal, wood or other unsuitable materials.**
 - Fabric should be maintained in good condition.
6. **Attach awnings in a manner which does not harm nor obscure architectural elements or details and does not harm the building.**
7. **The historic profiles of awnings were often at a 45 degree angle.**
 - New awnings should reflect this historic angle and should not be rounded or have an angle from the vertical building wall greater than 45 degrees or less than 30 degrees.

Roofs

Similar building and roof forms provide continuity in the character of the downtown historic district. Most commercial buildings downtown were built as simple rectangular solids, deeper than they were wide. Roofs were often flat and included distinctive details to provide visual interest.

Policy:

The character of a historical roof should be preserved, including its form and materials, whenever feasible.

Guidelines:

1. **Preserve the original roof form of a historic structure.**
 - Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street.
 - Retain and repair roof detailing when visible from the street.

2. Minimize the visual impacts of skylights and other rooftop devices.

- The addition of features such as roof access structures, skylights, solar panels, and satellite dishes should not be installed in a manner such that they will be visible from a main thoroughfare.

3. Preserve original roof materials.

- Avoid removing historic roofing material that is in good condition. When replacement is necessary, use materials that are similar to the original in style as well as physical qualities. Where possible, use a color that is similar to that seen historically.
- Specialty materials such as tile, slate or concrete should be replaced with a matching material.

4. Protect the building by maintaining good roof drainage.

- Clean gutters and downspouts, and replace deteriorated flashing.
- Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Site Furniture – Advisory Info

Site furniture on the right of way is not reviewed by the Historic Preservation Commission but by the Public Works Department.

Signs – Advisory Info

Signs are regulated through the Land Use Code and are not reviewed by the Historic Preservation Commission. Contact the Community Development Department for more information about signs in the downtown.

Utilities and Service Areas

Policy:

Service areas should be visually unobtrusive and should be integrated with the design of the site and the building.

Guidelines:

- 1. Install utility conduits and HVAC equipment in a manner least damaging to the building.**
 - Install HVAC equipment on the ground or roof; do not suspend it from the wall or parapet of the building.
 - Run cables, pipes, etc., in unobtrusive locations and on non-primary facades.
 - Avoid new penetrations of the exterior wall for piping and other utility elements.
- 2. Orient service entrances, waste disposal areas and other similar uses toward service lanes and away from major streets.**
 - Screen service entrances with walls, fences or plantings.
 - When it will be visible from a public way, a service area screen should be in character with the building and site it serves, but it should not imitate earlier architecture.
 - Locate areas for outdoor storage, truck parking, trash collection or compaction loading, or other such uses so as not to be visible from the adjacent street.

Non-Contributing Structures

Non-contributing structures are an important element in the Salida Downtown Historic District. Some non-contributing buildings were built after 1930, which is the end of the period of significance for the historic district. These are more modern in style and construction.

Many non-contributing buildings were built during the period of significance, but have lost

architectural integrity due to alterations and additions.

Alterations to non-contributing buildings are subject to review by the HPC.

Policy:

Alterations and additions to non-contributing buildings should improve the character of the building and its compatibility with Salida's historic downtown.

Guidelines:

- 1. If adequate evidence of the historic design exists, returning the building to its historic appearance is encouraged.**
- 2. Alternative designs that are contemporary interpretations of traditional storefronts may be considered where the original design is missing and no evidence of it exists.**
 - Where the original is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered.
 - See **Part IV – Additions and New Buildings** (below) for guidance on contemporary interpretations of traditional architecture and details.



134-41 F Street, Davis/Thompson/Armstrong Drugs – The application of stucco to the exterior has covered up most historic materials and obscured many of the architectural details. In addition the storefront has undergone major alteration.

PART 4 – ADDITIONS AND NEW BUILDINGS

The ‘faces’ or facades of a building include everything from ground to roofline. Of concern are facades that are visible from a street, alley or other public place. Many of the downtown buildings contain architectural elements typical of late 19th century storefronts. The form, rhythm and character of the downtown commercial district established by its contributing buildings should be reinforced and enhanced as part of any alteration or new construction. The Downtown District should have a unified visual identity that complements the historic character of its buildings.

Many of the features desirable for a pedestrian-oriented downtown are precisely those features found in the original storefronts of Salida’s downtown commercial buildings. These features include inviting entryways, continuous display windows, and sensitively scaled proportions. They should be incorporated into new storefronts.

A. Architectural Character for All New Construction

Policy:

New construction should distinguish itself from historic structures. Traditional elements such as large display windows of clear glass, kickplates, recessed entries and transom windows should be emulated but not replicated. In new and altered buildings, these elements should reflect the proportions and detailing of historic elements found on contributing buildings, but be interpreted in new ways.

Guidelines:

1. The imitation of older historic styles is discouraged for newer structures and additions.

- One should not replicate historic styles, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district.
- However, new construction should be designed in such a way that it does not overpower or detract from historic buildings. It should be *compatible*.

2. Contemporary interpretations of traditional details are encouraged.

- Interpretations of historic styles may be considered, if they are distinguishable as being new.
- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New cornice and kick plate designs also could be used to create interest while expressing a new, compatible style.

3. A majority of the storefront should be at the property line, except for recessed entries, and any other recessed portions should not detract from streetline continuity.



200 F St, Pueblo Bank & Trust – This building is incompatible with the character of the surrounding historic district.

B. Materials

Policy:

Building materials of new structures and additions to existing structures should contribute to the visual continuity of the district. They should appear similar to those seen traditionally to establish a sense of visual continuity.

Guidelines:

1. **Use building materials that appear similar to those used traditionally in the area.**
 - The use of highly reflective materials is discouraged.
 - All glass on ground floors should be clear and non-reflective.
 - Because storefronts are experienced on foot at close range, they should have the richest and most durable materials of the entire building.
2. **The use of masonry that appears similar in character and color to that seen historically is appropriate.**
 - Brick is the desired façade material for new or rehabilitated facades.
 - Brick should have a modular dimension similar to that used traditionally. Brick larger than the nominal 2-3/8" x 8" is discouraged.

- Stone, similar to that used traditionally, is also appropriate.
 - Brick and stone should remain unpainted.
3. **New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.**
 - Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.
 - Details and ornaments should be incorporated that are of a similar level of quality to those found on contributing buildings in the district, but should not mimic historic detailing.
 4. **Use building materials that contribute to the traditional sense of scale of the block.**
 - This will reinforce the sense of visual continuity in the district.

C. Additions

Policy:

Three distinct types of additions to all buildings in the historic district may be considered:

First, a ground-level addition that involves expanding the footprint of a structure may be considered. Such an addition should be to the rear or recessed from the sidewalk at the side of a building. This will have the least impact on the character of the building.

Second, an addition to the roof may be designed that is simple in character and set back substantially from the front of a building. In addition, the materials, window sizes and alignment of trim elements on the addition should be compatible to those of the existing structure if it is a contributing building, and to the district if it is non-contributing.

A third option, that only will be considered on a case-by-case basis, is to design an addition adjacent to the existing building and with zero front setback or setback equal to the existing front setback. This option is the most difficult and requires the most care to respect the relationship

of the building to the street. Such an addition should provide a visual distinction between the existing structure and its addition. This may be accomplished through the use of a belt course element or a subtle change in building materials

Guidelines:

- 1. An addition should be compatible in scale, materials and character with the main building and the historic district.**
 - An addition should relate to the building in mass, scale and form. It should be designed to remain subordinate to the main structure.
 - An addition with a gabled roof is inappropriate for a building with a flat roof.
 - An addition to the front of a building is generally inappropriate.



228 N. F St, Bon Ton Hotel, Manhattan Hotel –
The addition on the rear and side can be differentiated as new rather than historic.

- 2. An addition should not damage or obscure architecturally important features.**
 - For example, loss or alteration of a cornice line should be avoided.
- 3. An addition may be made to the roof of a building if it does the following:**
 - An addition should be set back from the primary, character-defining facade, to preserve the perception of the historic scale of the building as seen from heavily-trafficked areas.

- Its design should be modest in character, so it will not attract attention from the historic facade.
- The addition should be distinguishable as new, while remaining compatible with historic design.

D. Commercial Buildings

Mass and Size

Policy:

Patterns are created along the street by the repetition of similarly-sized building elements. For example, uniform facade widths evenly spaced create a rhythm that contributes to the visual continuity of the district. At a smaller size, the repetition of upper-story windows across most building fronts also creates a unifying effect. These features and similar patterns are some of the most important characteristics of the commercial character area and should be respected in all new construction.

- 1. Maintain the average perceived size of buildings at the sidewalk.**
 - Facade heights of new buildings should respect the height and scale of neighboring buildings, and respect the historic proportions of height to width.
 - Floor-to-floor heights should appear similar to those of historic buildings in the area.
- 2. Traditional spacing patterns created by the repetition of uniform building widths (known as “bays”) along streets must be maintained. In Salida bays are usually 25’.**
 - In most cases, the primary facade should not exceed 25 feet without a clear expression of this standard module. In no case should it exceed 50’.
 - Where a building must exceed this width, use a change in design features to suggest the traditional building widths. Changes in façade material, window design, facade height or decorative details are examples of techniques that may be considered. These variations

should be expressed through physical breaks in the structure such that the composition appears to be a collection of smaller building modules.



131-33 E. First St, Williams Grocery – This 50' wide historic structure utilizes breaks in the lower façade to create separate modules.

3. **A new building should incorporate a base, middle and a cap.**
 - Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.
 - Buildings should be designed with a termination to the top of the building in a way that complements and enhances the character of Downtown. Cornice or parapet details are typical.

Building and Roof Form

Policy:

One of the most prominent unifying elements of the commercial area is the similarity in building form. Commercial buildings were simple rectangular solids, deeper than they were wide. This characteristic is important and should be continued in new projects.

1. **Rectangular forms should be dominant on commercial facades in the Salida Downtown Historic District.**
 - Rectangular forms should be vertically oriented.
 - The facade should appear as predominantly flat, with any decorative elements and projecting or setback “articulations” appearing to be subordinate to the dominant form.
2. **Use flat roof lines as the dominant roof form in the Historic District.**
 - Gabled roofs may also be used on the building if a false front or parapet with horizontal emphasis obscures it. They may also be considered for upper story additions, since these are required to be set back from the primary facade.

Building Setbacks

Policy:

Buildings create a strong edge to the street because they traditionally aligned on the front lot line and were usually built out the full width of the parcel to the side lot lines. Although small gaps do occur between some structures, they are the exception. These characteristics are vitally important to the Downtown Historic District and in areas abutting the district where a street wall is a prominent feature.

1. **Maintain the alignment of facades at the sidewalk's edge.**
 - A continuous zero setback should be maintained on all streets within the downtown except to provide an appropriate recessed entry.
 - Locating entire building fronts behind the established storefront line is inappropriate.
2. **Maintain the pattern created by recessed entryways.**

- Main entries should be clearly identifiable and inviting.
- The clear distinction between the primary façade and the side of the building should be maintained.
- Set the door back from the front facade an adequate amount to establish a distinct threshold for pedestrians to enter, and find protection from the weather. A recessed dimension of four feet is typical.
- Where entries are recessed, the building line at the sidewalk edge should be maintained by the upper floor(s).
- Use transoms over doorways to maintain the full vertical height of the storefront. Oversized (or undersized) interpretations are discouraged.

Horizontal Alignment

Policy:

A strong alignment of horizontal elements exists along the street. Alignment is seen at the first floor level with moldings that are found at the top of display windows; at upper floor levels, alignment is found among cornices, window sills and headers. This alignment of horizontal features on building facades is one of the strongest characteristics of the street and should be preserved. It is important to note, however, that slight variations do occur, which add visual interest. Major deviations from these relationships, however, disrupt the visual continuity of the street and are to be avoided.

1. The general alignment of horizontal features on building fronts should be maintained.

- Primary facades should have divisions between ground and upper floors that are consistent with neighboring structures.
- Typical elements that should align if feasible include: window moldings, tops of display windows, cornices, copings and parapets at the tops of buildings.
- When large buildings are designed to appear as several buildings, there should be some

slight variation in alignments between the horizontal facade elements.



126-32 F St, Hively Block – The cornice provides a strong termination of the facade.

2. **The tops of the upper primary facades should be architecturally distinguished to provide visual terminations for the buildings.**

New Storefront Character

Policy:

The street level floors of historic Salida commercial buildings are clearly distinguishable from the upper floors. First floors are predominantly fixed plate glass with a small percentage of opaque materials with recessed entries. Upper floors are the reverse—opaque materials dominate, and windows appear as smaller openings puncturing the solid walls. These windows are usually double hung. The street level is generally taller than the upper floors. Store fronts of 12 to 14 feet high are typical, whereas second floors of 10 to 12 feet are typical. This typical storefront character should be maintained.

1. **Maintain the traditional spacing pattern created by upper story windows.**

- Windows visible from public areas should reflect the rhythm, scale, and proportion of windows in the historic district.
 - Headers and sills of windows on new buildings should maintain the traditional placement relative to cornices and belt courses.
- 2. Maintain the distinction between the street level and the upper floor.**
- The first floor of the primary facade should be predominantly transparent glass.
 - Upper floors should be perceived as being more opaque than the lower floor.
 - Highly reflective or darkly tinted glass is inappropriate.
 - Express the distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a belt course is an important feature in this relationship.

E. Non-Commercial Buildings

Non-commercial historic buildings in the Salida Downtown Historic District include the Elks Lodge at 2nd and E Streets, and residential properties on Sackett and on 2nd. These are unique situations that will be interpreted on a case-by-case basis. The same is true of the former hospital on 1st Street.

Preservation, repair, alteration, and additions for contributing buildings should follow the principles and policies stated for commercial buildings, but tailored to fit the individual building.

In the case of non-contributing, non-commercial buildings, the policy of preferring to return the building to its historic appearance applies. The design palette for new construction or alteration of residential buildings would draw from historic residential design elements and materials found near the historic district.

APPENDIX A – CERTIFICATE OF APPROVAL APPLICATION FORM



CERTIFICATE OF APPROVAL APPLICATION

448 East First Street, Suite 112
Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

A. Type

1. Minor Activity - means or includes:

- a. The replacement of surface materials such as roofing or siding or an exterior architectural feature with materials and design substantially similar to the existing materials or design;
- b. The installation, removal or replacement of a fence, awning, roofing material or dumpster enclosure;
- c. The reuse of an existing window or door opening which has been covered or filled through installation of a replica of a historic door or glazing;
- d. Those activities deemed to not detrimentally impact or influence in any substantial way the historic integrity or appearance of a landmark building, structure, site or designated historic district, or as deemed to be minor upon petition to and determination by the Administrator or his or her designee.

2. Major Activity - means and includes:

- a. An activity not defined or qualifying as an insubstantial or minor activity, including, but not limited to, reconstruction, rehabilitation, remodeling, renovation, relocation or demolition;
- b. Alterations, additions or other work performed on a building, structure or site that result in the increase or decrease of site coverage, floor area or exterior wall or roof surface;
- c. The installation, alteration or removal of a window or door opening;
- d. The replacement or repair of surface materials such as roofing or siding or an exterior architectural feature with materials or design not substantially similar to the existing materials or design;
- e. The cleaning of an exterior surface of a contributing or landmark building or structure by sandblasting, high-pressure spraying or other chemical or mechanical means;
- f. Application of sealant, paint, stucco, texture or other material that would conceal, alter or damage the exterior of any contributing or landmark building with an existing unfinished or unpainted brick, masonry or other unfinished siding or structural element;
- g. Those activities deemed to potentially impact or influence in any substantial way the historic integrity or appearance of a landmark building, structure, site or designated historic district, or as deemed to be major upon petition to and determination by the Administrator or his or her designee.

2. PROCEDURE (City Code Section 16-18-80)**A. Development Process**

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review. Determination of Minor or Major Activity.
 - a) Minor Activity. Administrative Review.
 - b) Major Activity. Applicant Notice and Administrative review with advice from HPC.

3. APPLICATION CONTENTS (City Code Section 16-18-80(b)(2))**A. All Projects, 7 copies of all materials are required for major applications, 2 for minor:**

- 1) General Development Application.**
- 2) Photographs.** All applications shall be accompanied by photographs reasonably and accurately depicting the current status of the building, structure or site, or that portion thereof, subject to the application. Include photographs showing all sides of the structure, particularly the front and any side affected by the proposed project and detailed photographs of the features affected by the project.
- 3) Drawing Format.** Drawings shall be large enough so that all information is legible but no smaller than 11" x 17". Sketch drawings are acceptable if they provide accurate information and are reasonable drawn to scale.
- 4) Dimensioned Site Plan.** Site plan showing street locations, existing structure and proposed new elements or structures.
- 5) Dimensioned Floor Plan(s).** Floor plans showing existing structures and proposed new elements or structures.
- 6) Dimensioned Roof Plan.** Roof plan showing proposed new roof elements in context of the existing roof.
- 7) Dimensioned Exterior Elevations.** Exterior elevations showing appearance of proposed project with all materials and indicating finishes.
- 8) Building Sections and Construction Details.** Sections and details as required adequately explaining and clarifying the project. Note all materials and finishes.
- 9) Specification of Materials.** Manufacturer's product literature and material samples. Product literature is required for replacement windows.
- 10) Bids.** If proposing to replace existing historic materials or features with replicas rather than repair or restore, firm bids must be provided for both restoration and replication.
- 11) Window Replacement.** If proposing to replace historic windows (aside from wooden replica sash replacement) justification shall be provided as outlined in National Park Service Preservation Brief #9. Submittal must include written assessment of condition of existing windows.
- 12) New Construction** shall include the following information:
 - a. Block Site Plan.** A site plan or aerial photograph showing relationship of proposed structure to existing structures.
 - b. Written Statement.** A written statement of the design philosophy and building program.
 - c. Massing Model.** A massing model illustrating the relationship between the new structure(s) and existing building(s) on the project site and adjacent lots.

- d. Photographs.** Photographs of the surrounding structures including both block faces and side streets.
- 13) Demolition or relocation** of a building, structure or site shall include the following:
 - a.** A detailed description of the reasons supporting or justifying the proposed demolition or relocation, including a delineation and explanation of all economic data where economic hardship or other economic cause is given as a reason for the proposed demolition or relocation.
 - b.** A detailed development or redevelopment plan for the demolition and/or receiving relocation site and a schedule for completion of the work.
 - c.** Elevations, building sections, construction details, specifications and massing model of proposed replacement structure similar to those required for new construction.
 - d.** For landmark or contributing structures the applicant must submit a report prepared by an architect, appraiser, engineer or other qualified person experienced in the rehabilitation, renovation and/or restoration of historic buildings, structures or sites addressing:
 - i)** The structural soundness of the building, structure or site and its suitability for rehabilitation, renovation, restoration or relocation.
 - ii)** The economic and structural/engineering feasibility of the rehabilitation, renovation and/or restoration of the building, structure or site at its current location.
 - iii)** The economic and structural/engineering feasibility of relocating the building, structure or site.
- 14) Application Fee.** \$25.00 cash or check made out to City of Salida.

APPENDIX B – THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

1. General

The Secretary of the Interior's Standards for Rehabilitation consists of ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well taking into account a number of other considerations:

Relative importance in history. Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition. What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's

materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

Also, in order to assist you in your project work, the **Illustrated Guidelines for Rehabilitating Historic Buildings** is posted online at: <http://www.nps.gov/history/hps/tps/tax/rhb/>.

APPENDIX C – MASONRY

1. General

The following guidelines concerning masonry are provided to assist in the interpretation and application of the Secretary of the Interior's Standards and Guidelines.

2. Masonry Cleaning & Maintenance Techniques

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration on historic buildings, inappropriate physical treatments include, but are not limited to: improper repointing techniques and improper exterior masonry cleaning methods.

For the purpose of these guidelines, the term "masonry" includes all brick, stone, stucco, terra cotta, ceramic tile and cement exterior finish.

The term "cleaning technique" encompasses all aspects of masonry cleaning method including: type of cleaning agent, type of rinse, method and/or pressure of cleaning agent and rinse applications, and all other actions taken to insure the proper and safe use of a particular cleaning method.

Cleaning:

Cleaning of exterior masonry for the rehabilitation or restoration of a historic structure may be appropriate, provided that the cleaning technique used will not cause damage or permanent alteration to the historic structure. The removal of surface grime (airborne dirt and pollutants) stains resulting from drainage systems, paint, graffiti, etc. should be accomplished using the gentlest means possible.

Each application proposing the cleaning of masonry surfaces will be reviewed on its merits. Any Commission approval of a cleaning technique for an individual structure should not be interpreted as allowing the unrestricted use of that cleaning technique on other materials or structures. Each application for masonry cleaning shall be reviewed and decided on the basis of the cleaning technique proposed, and the type and condition of the exterior material to be cleaned.

Information Requirements:

Where masonry cleaning is proposed, the following information should be submitted with the application:

1. An explanation of the purpose of cleaning the masonry surface(s) of the building.
2. A detailed written description of the cleaning technique to be used, including:

- a. An exact description of the cleaning agent to be applied, and the pressure or method in which the cleaning agent will be applied. Pressure specifications are to be expressed in pounds per square inch (PSI) exerted at the nozzle of the instrument (wand).
 - b. If a rinse is to be used, a description of the rinse, and the pressure or method in which the rinse will be applied.
 - c. If applicable, the name of the contractor.
3. An exact description of the type and location of the exterior materials to be cleaned, including their existing condition (e.g. cracked, spalling, open joints, patched, etc.).

Conditions to be Observed for Cleaning, Repairing, or Painting:

1. With masonry cleaning, a test located on a small area (9 square feet maximum) in an inconspicuous spot should be performed after approval of the application. After this test area has been inspected by Commission staff, the certificate will be issued so that work may proceed with the project. Wet cleaning should only take place between April 15 and November 1.
2. Necessary masonry repairs (i.e. repointing, stucco patching, crack repairs, etc.) are to be satisfactorily completed prior to cleaning the masonry surface. This will help guard against possible damage that could be caused by cleaning tools or materials penetrating into cracks and holes. A masonry surface must be in a state of good repair before cleaning is attempted.

Recommended Cleaning Techniques:

1. Chemical cleaning can be used on brick surfaces. However, with the exception of certain detergents, it is **not recommended** for most stone and stucco surfaces. Some stone tends to be stained by chemical cleaners, while the fragile nature of stucco restricts the use of chemical cleaners to only those areas that are in good condition. A water rinse is required whenever a chemical cleaner is to be used.
2. Stucco or stone surfaces are best cleaned by use of a mild detergent and a low pressure water rinse, or with the use of plain water applied at low pressure. This method can also be used on most masonry surfaces where harsher methods of masonry cleaning could cause damage to the masonry.
3. Proper safety precautions should always be taken to protect equipment operators, surrounding building materials, surrounding landscape materials and the general public from the hazards inherent to the specific cleaning technique being used.

There are several commercially made cleaning agents available for cleaning historic masonry such as Prosoco Heavy Duty Restoration Cleaner for exterior use only and Prosoco Light Duty Restoration Cleaner for interior use and for removing efflorescence.

3. Masonry Parapets

Several buildings within the Salida Historic District have brick parapets that have degraded due to improper repairs or modifications. This degradation is due primarily to re-roofing, flashing and top of wall caps. Flashings should not extend higher than 8" vertically at the parapet wall. Membrane type roofing is not considered to be good flashing material. Copper or metal flashing is to be used. The flashing must be a two-part system that includes a base flashing extending up from the roof and a counter flashing installed into the masonry and fully covering the base flashing. The flashing installation should be performed jointly by a competent roofing professional and a competent mason.

APPENDIX D – GLOSSARY

Glossary of Terms

Adaptive reuse. Refers to the recycling of an old building for use other than that for which it was originally constructed. This can involve a sensitive rehabilitation that retains much of a building's original character, or it can involve extensive remodeling.

Alignment. The arrangement of objects along a straight line.

Ashlar. A square, hewn stone used in building. It also refers to a thick, dressed, square stone used for facing brick walls.

Association. As related to the determination of "integrity" of a property, *association* refers to a link of a historic property with a historic event, activity or person. Also, it refers to the quality of integrity through which a historic property is linked to a particular past time and place.

Baluster. A short, upright column or urn-shaped support of a railing.

Balustrade. A row of balusters and the railing connecting them. Used as a stair or porch rail.

Batter. A term applied to a wall with an inclined face.

Bays. Compartments into which a plan or roof of a building is divided; also applies to a projecting window.

Beltcourse. A flat, horizontal member of relatively slight projection, marking a division in the wall plane.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an

inverted L, and sometimes as a solid piece or a triangular truss; often detailed with scrolls or volutes.

Building. A resource created principally to shelter any form of human activity. (As opposed to a *structure*.)

Clerestory. A high wall with a band of narrow windows along the very top. The clerestory wall usually rises above adjoining roofs. Also called a *transom*.

Column. A slender upright structure, generally consisting of a cylindrical shaft, a base and a capital; a pillar. Usually a supporting or ornamental member in a building.

Compatible. An adjective meaning agreeable, appropriate, fitting, harmonious, suitable. Compatible design of replacement elements or of new buildings and additions means that the work complements historic features, but does not replicate or overpower them.

Conjectural. Design based on or involving guesswork or an unsubstantiated theory.

Contributing Resource. A building, site, structure, or object in a historic district which, due to generally maintaining its architectural significance, adds to the significance of the district.

Corbelling. A series of projections, each stepped out further than the one below it; most often found on brick walls and chimney stacks.

Cornice. The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

Design. As related to the determination of "integrity" of a property, *design* refers to the elements that create the physical form, plan, space, structure and style of a property.

Dentil Molding. A molding with a series of small blocks that look like teeth, usually seen under a cornice.

Dormer. A vertical window in a sloping roof.

Eaves. The lower part of the roof projecting beyond the face of the wall.

Elevation. A mechanically accurate, "head-on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Facade. Front or principal face of a building; any side of a building that faces a street or other open space.

Fascia. The horizontal trim located at the perimeter of a building, usually at the edge of the roof.

False Front. A front wall which extends beyond the sidewalls of a building to create a more imposing facade.

Fenestration. The arrangement and design of windows in a building.

Finial. The decorative, pointed terminus of a roof or roof form.

Form. The overall shape of a structure (e.g., most structures are rectangular in form).

Frame. A window component. See p. 24 for parts of a double-hung window.

Gable. The portion that is above eave level, on an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof, this takes the form of a triangle. The term is also used sometimes to refer to the entire end wall.

Glazing. Fitting glass into windows and doors, or, the glass itself in windows and doors. See p. 24 for parts of a double-hung window.

Head. The top horizontal member over a door or window opening.

Historic District. A significant concentration of sites, buildings, structures or objects united historically or aesthetically by plan or physical development, and recognized as such by being listed in a national or state register of historic places, or as a local landmark district.

Historic Property. A district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the national, State, or local level.

Infill. A new construction project that occurs on a vacant lot within a historic neighborhood is generally considered to be "infill" development.

In-Kind Replacement. To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Integrity. A building's "integrity" is a measure of the wholeness or quality of all of the historic features which make up the building. A building that has been added to and had features removed is said to have had its integrity compromised or lost.

Lights. Areas filled with a single piece of glass or other light-transmitting substance. Panes.

Lintel. A heavy horizontal beam of wood or stone over an opening of a door or window to support the weight above it.

Mass. The physical size and bulk of a structure.

Masonry. Construction materials such as stone, brick, concrete block or tile. See p. 23 for specialized masonry terms.

Material. As related to the determination of “integrity” of a property, *material* refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Molding. A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Mullions. Vertical members dividing windows into a number of lights or panes. See p. 24 for parts of a double-hung window.

Muntin. A horizontal bar member supporting and separating panes of glass in a window or door. See p. 24 for parts of a double-hung window.

Non-contributing Resource. A building, site, structure or object that does not add to the historic significance of a district. However, appropriate treatment of these buildings has a positive effect on the district.

Object. A construction primarily artistic in nature or relatively small in scale and simply constructed, such as a statue or milepost.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building. Generally the entrance, and thus the orientation, faces the street.

Parapet. A low wall or railing often used around a balcony or along the edge of a roof.

Pediment. A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

Period of Significance. Span of time in which a property attained its significance.

Pier. The part of a wall between windows or other openings. The term is also used sometimes to refer to a reinforcing part built out from the surface of a wall; a buttress.

Pilaster. A support or pier treated architecturally as a column, with a base, shaft and capital that is attached to a wall surface.

Plan. A drawing of a property from above. A north arrow must be included in any plan.

Post. A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

Preservation. Keeping an existing building in its current state by a careful program of maintenance and repair.

Property. Area of land containing a single historic resource or a group of resources.

Protection. Also called *stabilizing* or *mothballing*. The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment.

Quoin. (koin) Dressed stones or bricks at the corners of buildings, laid so that their faces are alternately large and small. Originally used to

add strength to the masonry wall, and later used decoratively.

Reconstruction. Involves recreating a historic building that has been damaged or destroyed by erecting a new structure that resembles the original as closely as possible. A reconstruction may be built with new or recycled building materials.

Recessed Entry. A common component of a historic storefront. Historically display windows, which contained dry goods and other wares for sale, flanked the recessed entry.

Rehabilitation. Making a structure sound and usable again, without attempting to restore any particular period appearance. Rehabilitation preserves those portions or features which convey its historical, cultural, or architectural values.

Remodeling. Changing the appearance and style of a structure, inside or out, by removing or covering over original details and substituting new materials and forms. Also called "modernizing." Not an appropriate treatment for historic properties.

Renovation. Similar to rehabilitation, except that in renovation work there is a greater proportion of new materials and elements introduced into the building.

Repair. To restore to a sound or good state after decay, dilapidation, or partial destruction; to mend.

Resource. Any building, structure, site, or object that is part of or constitutes a historic property.

Restoration. The repair or recreating of the original architectural elements in a building so that it closely resembles the appearance it had at some previous point in time. As compared with rehabilitation, restoration implies a more

active approach to reproducing architectural features that may have been removed.

Ridge. The apex of a sloping roof running from end to end.

Roof. The top covering of a building.

Sash. See p. 24 for parts of a double-hung window.

Section. A term used to express the representation of a building cut by a vertical plane so as to show the construction.

Shape. The general outline of a building or its facade.

Side Light. A usually long fixed sash located beside a door or window; often found in pairs.

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame building. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Sill. The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition. See p. 24 for parts of a double-hung window.

Site. Location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. Riverside Park is a *site*.

Site Plan. A drawing from above of the property showing the relationship of the building to the street, alley, other buildings, and other

features. A north arrow must be included in a site plan.

Size. The dimensions in height and width of a building's face.

Soffit. The underside of a structural part, as of a beam, arch, etc., especially as applied to a roof overhang or cornice.

Stile. A vertical piece in a panel or frame, as of a door or window. See p. 24 for parts of a double-hung window.

Stabilization. The fact or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Standing Seam Metal Roof. A roof with vertical panels. Historically, the panels were fitted together with hand rolled seams.

Store Front. The street level facade of a commercial building, usually having display windows.

Streetscape. Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Structure. A functional construction made for purposes other than creating shelter, such as a bridge.

Stucco. An exterior wall covering that consists of Portland cement mixed with lime, applied over a wood or metal lath. It is usually applied in three coats.

Traditional. Based on or established by the history of the area.

Transom. A window located above a door or larger window. See also *clerestory*.

Visual Continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Window Parts. The moving units of a window are known as *sashes* and move within the fixed *frame*. The *sash* may consist of one large *pane* of glass or may be subdivided into smaller panes by thin members called *muntins* or *glazing bars*. Sometimes larger window divisions called *mullions* are used. See p. 24 for parts of a double-hung window.

APPENDIX E – ADDITIONAL RESOURCES

HISTORIC PRESERVATION RESOURCES

City of Salida Department of Community Development

448 E. First St., Ste. 12
Salida, CO 81201

Dara MacDonald, Director
719-530-2629

dmacdonald@cityofsalida.com

Kristi Jefferson, Planning Tech
719-530-2626 planning@cityofsalida.com

Historic Preservation Commission
<http://cityofsalida.com/boards-commissions/historic-preservation-commission/>

**Downtown Salida, Colorado, Historic
Buildings Survey, 2001-02**
<http://cityofsalida.com/site/wp-content/uploads/2001SurveyReport.pdf>

General Development Application
(Required in conjunction with application
for certificate of appropriateness)
<http://cityofsalida.com/site/wp-content/uploads/GeneralDevelopment.pdf>

Applications for Certificates of Approval
<http://cityofsalida.com/site/wp-content/uploads/Certificateofapproval.pdf>

**Downtown Historic District Design
Guidelines**
<http://cityofsalida.com/site/wp-content/uploads/HistoricDistrictDesignGuidelines.pdf>

**Land Use Code Chapter 16 Article 4
Sections 16-4-40 and -50, and 16-18-10
Regarding Historic Preservation** (see pp. 36,
162 *et seq.*)

<http://cityofsalida.com/site/wp-content/uploads/SMC-16-LandUseDevelopment.pdf>

**Historic Downtown Improvement and
Economic Sustainability Plan 2007**

<http://cityofsalida.com/site/wp-content/uploads/DowntownPlanFINAL.pdf>

Colorado Historical Society, State of Colorado

State Historical Fund – Grants
<http://www.coloradohistory-oahp.org/programareas/shf/shfindex.htm>

Erika Warzel, Outreach Specialist
303-866-3493 erika.warzel@chs.state.co.us

**Preservation Income Tax Credits – State
and Federal**
<http://www.coloradohistory-oahp.org/programareas/itc/taxcredits.htm>

Joseph Saldibar – 303-866-3741
joe.saldibar@chs.state.co.us

State and National Register Program
<http://www.coloradohistory-oahp.org/programareas/register/register.htm>
Heather Bailey, Historian - 303-866-4683
heather.bailey@chs.state.co.us

Publications

<http://www.coloradohistory-oahp.org/publications/pubindex.htm>

An example of the types of publications available here is:

A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments

<http://www.coloradohistory-oahp.org/publications/pubs/1513.pdf>

Colorado Preservation Inc.

Colorado Preservation, Inc. is the private nonprofit, statewide historic preservation organization that provides assistance in historic preservation to Colorado communities through a statewide network of information, education, training, expertise, and advocacy.

www.coloradopreservation.org

Historic Salida, Inc.

The mission of HSI is to research, preserve, interpret, and promote historic resources in and near Chaffee County. The organization would like to see the historic preservation movement flower in Salida and Chaffee County in balance with retaining the character and spirit of the community, focusing particularly on resources that are disappearing.

www.historicsalida.org

National Park Service – Technical Preservation Services

Technical Preservation Services is the nation's leading provider of information and guidance on the care of historic buildings. This page include a "Search by Topic" feature.

<http://www.nps.gov/history/hps/tps/index.htm>

Some publications:

Secretary's Standards for Historic Preservation – Rehabilitation

<http://www.nps.gov/hps/tps/tax/rhb/stand.htm>

Guidelines for Rehabilitating Historic Buildings

<http://www.nps.gov/hps/tps/tax/rhb/guide.htm>

Technical Preservation Services' Publications and Online Materials

This 60-page downloadable index is to assist users in finding the printed and online information that TPS has developed on the subjects of historic preservation, cultural landscapes and the rehabilitation of historic buildings.

http://www.nps.gov/hps/tps/tax/download/tax_tech_index_2008.pdf

Preservation Briefs

These provide guidance on preserving, rehabilitating and restoring historic buildings.

<http://www.nps.gov/history/hps/tps/index.htm>

Preservation Tech Notes

The Preservation Tech Notes series provides practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. It provides a wealth of information for practitioners in the preservation field, including architects, contractors, and maintenance personnel, as well as for owners and developers of historic properties. An index to this series can be found on the Colorado Historical Society Publications site:

<http://www.coloradohistory-oahp.org/publications/technotes.htm>

Online Education

http://www.nps.gov/hps/tps/online_ed.htm

Includes interactive pages such as: "Electronic Rehab"

Learn more about The Secretary of the Interior's Standards for Rehabilitation in this interactive webclass:

“Walk Through”

A web class that helps identify those tangible elements or features that give historic buildings their unique visual character.

“Rehab Yes/Nos”

Brief case studies focus on issues that frequently arise during rehabilitation projects. Evaluate the existing conditions, learn what repairs, alterations, and additions were undertaken, and see how the historic character was preserved or lost.

Photographs and Documents

<http://salida.colibraries.org/local-history-archives>

Salida Regional Library Local History Archives

405 E Street
Salida, CO 81201-2633
(719) 539-4826

Ask at the front desk for controlled access to the collections here. Many but not all the photographs and documents stored in the Local History Archives are available online.

Denver Public Library Western History Collection

Over 120,000 of the images in the collection have been digitized and are available for viewing online in the [Digital Image Catalog](#)
<http://history.denverlibrary.org/images/index.html>



The Unique Theater in 1967. Photo from the Denver Public Library Western History Collection, call no. X-13444.