



## CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	June 21, 2022

### **ITEM**

Resolution No. 2022-28 - Adopting the City of Salida Historic Survey Plan.

### **BACKGROUND**

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. 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. With the various studies conducted over the past, 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. Adoption of the survey plan also puts the City in a better position for additional funding opportunities by providing the background and reasoning for future surveys.

At the May 12, 2021 HPC work session the Commission reviewed the request for proposals from five (5) qualified Consultants and selected three consultants to interview at their regular meeting on May 27, 2021. After the May 27th meeting the Commission selected Felsburg, Holt & Ullevig (FHU) and Kristi Miniello (Miniello Consulting) as the Consultants to complete the Salida Historic Survey Plan.

The Commission held the Salida Historic Survey Kick-off meeting on August 26, 2021 and the Consultants discussed the project approach, expectations for the historic survey plan, and the project schedule. In December the Consultants compiled a survey, via Survey Monkey, to receive input from the Community. The results of the survey has been incorporated in the final survey plan.

On March 24, 2022 the Consultants presented the draft survey plan to the Historic Preservation Commission to review and comment. After the meeting the Commission requested another work session for further review of the draft historic survey plan. The HPC conducted a work session on April 6, 2022 and had additional comments for the Consultants to include in the survey plan.

The Consults updated the draft plan and incorporated the Commissions comments then submitted the final Salida Historic Survey Plan to staff on May 11, 2022. Staff forwarded the final plan to the Historic Preservation Commission, added it to the City's website and published two advertisements for the May 26, 2022 public hearing in the Mountain Mail newspaper.



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### **HISTORIC PRESERVATION COMMISSION:**

The Historic Preservation Commission held a public hearing on May 26<sup>th</sup> on the final Salida Historic Survey Plan and voted unanimously to recommend City Council adopt the plan as presented.

The adopted plan will put the City in a better position for additional funding opportunities for future surveys.

### **FISCAL NOTE**

N/A

### **STAFF RECOMMENDATION**

Staff recommends the Council adopt the City of Salida Historic Survey Plan.

### **SUGGESTED MOTION**

A council person should make the motion to "Approve Resolution 2022-28 to adopt the City of Salida Historic Survey Plan".

Attachment: Resolution 2022-28

Final Salida Historic Survey Plan

**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 21<sup>st</sup> day of June, 2022.**

CITY OF SALIDA, COLORADO

By: \_\_\_\_\_  
Mayor, Dan Shore

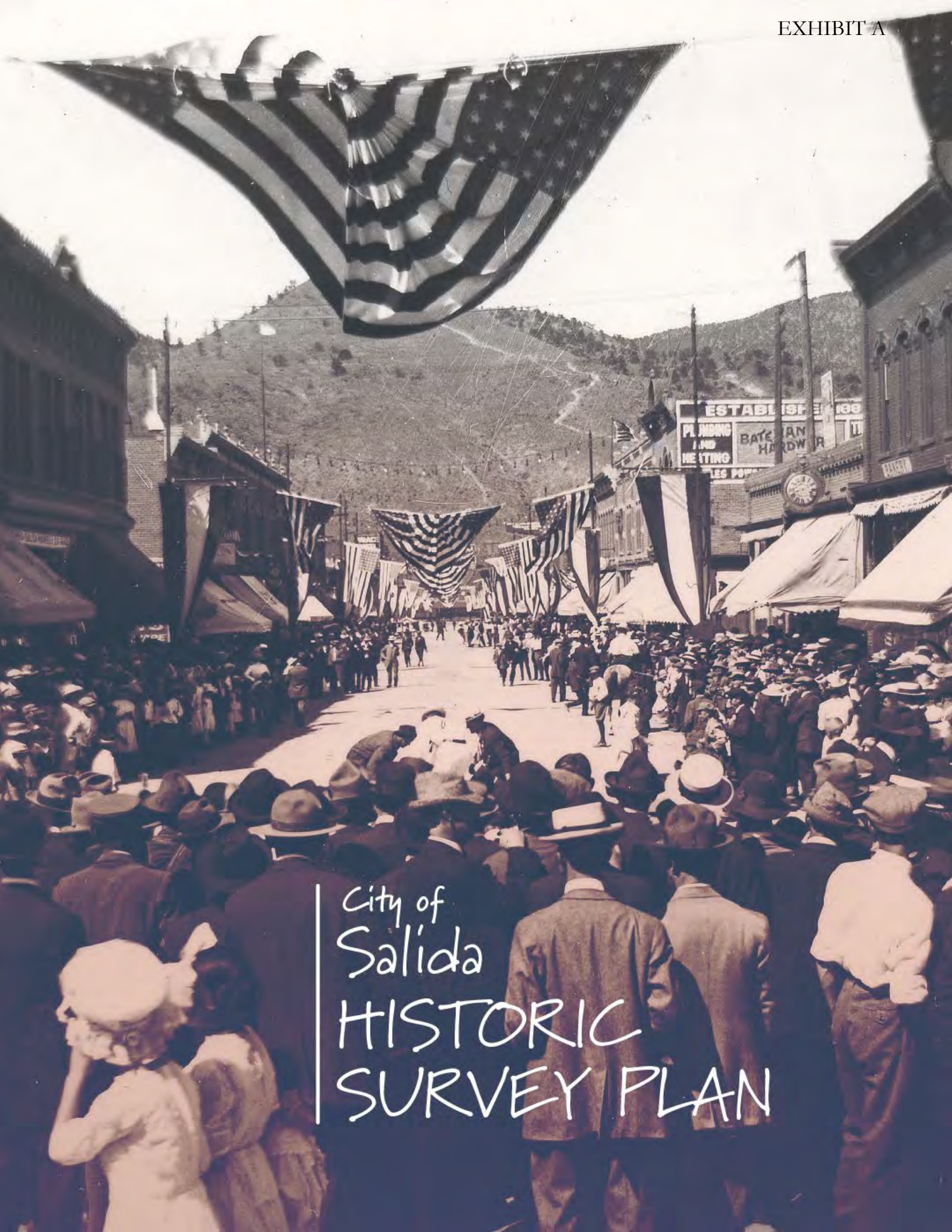
(SEAL)

ATTEST:

\_\_\_\_\_  
City Clerk



**Exhibit A**  
**Salida Historic Survey Plan**



City of  
Salida  
HISTORIC  
SURVEY PLAN

Cover Image:  
4<sup>th</sup> 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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Patrick Regan – Commissioner

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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 OAHP 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.



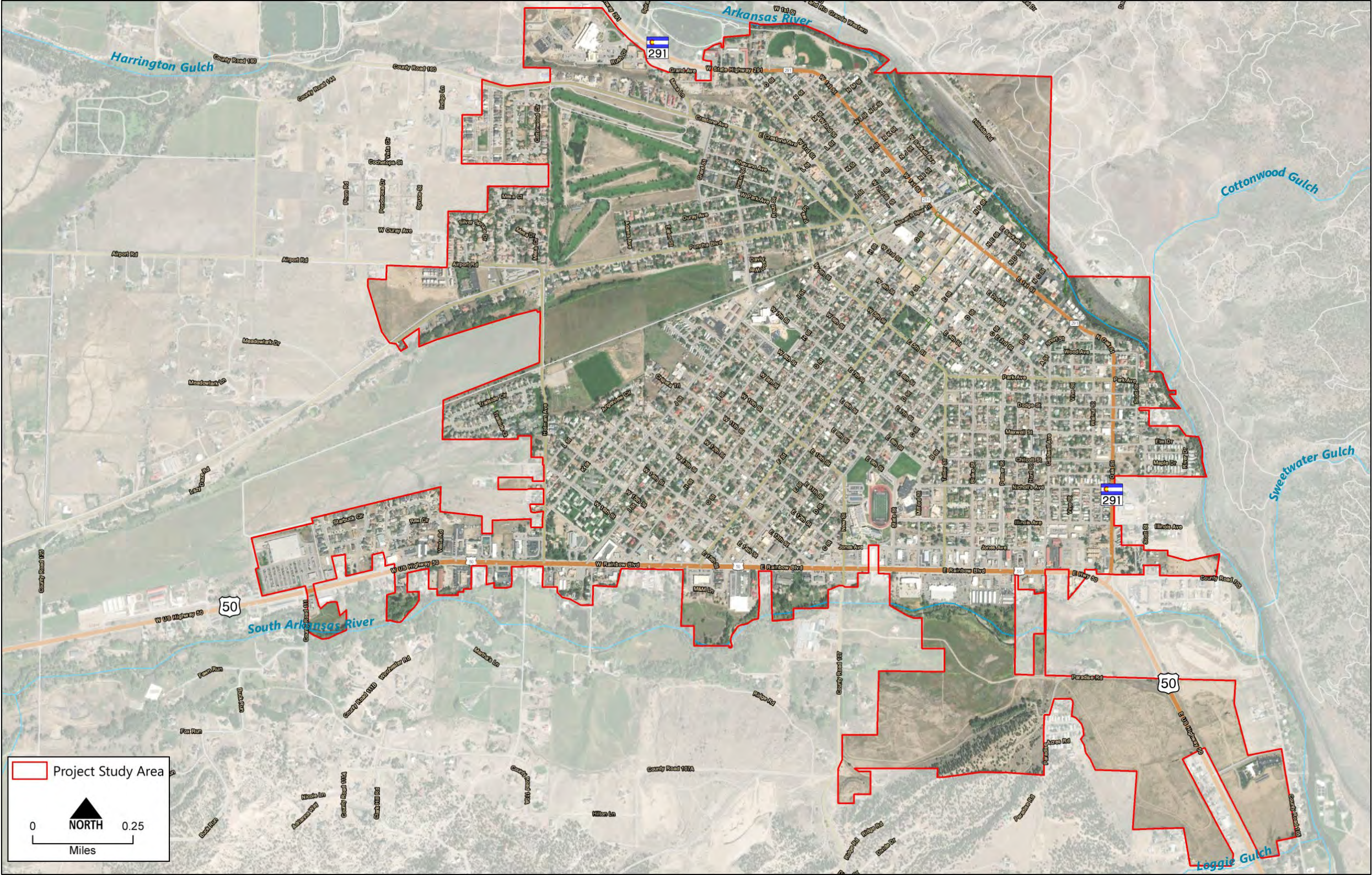
## 1.4 Project Study Area

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 14<sup>th</sup>-31<sup>st</sup>, 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, 2<sup>nd</sup> Street, and 3<sup>rd</sup> 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 4<sup>th</sup> 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: Salda 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.*



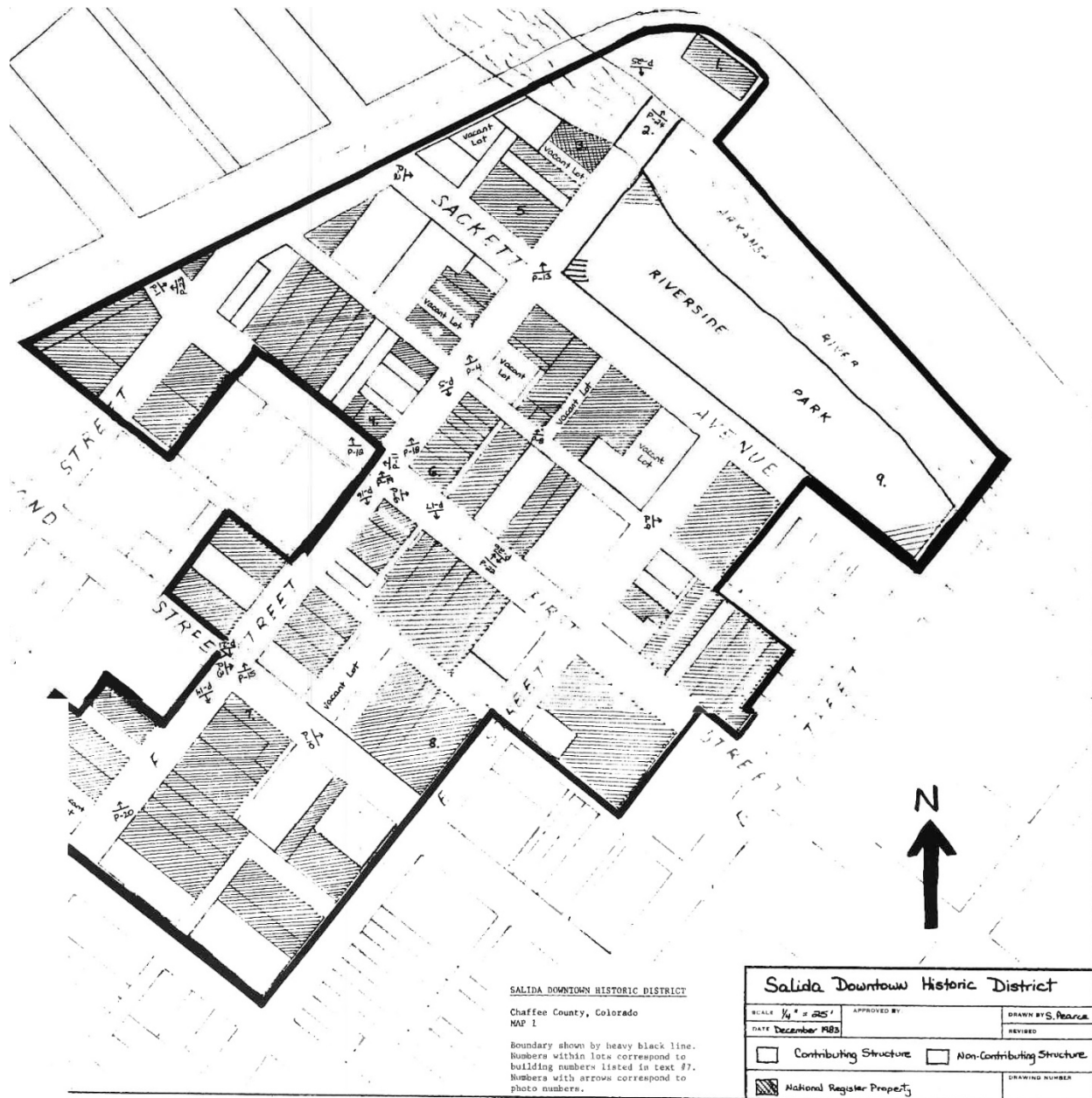
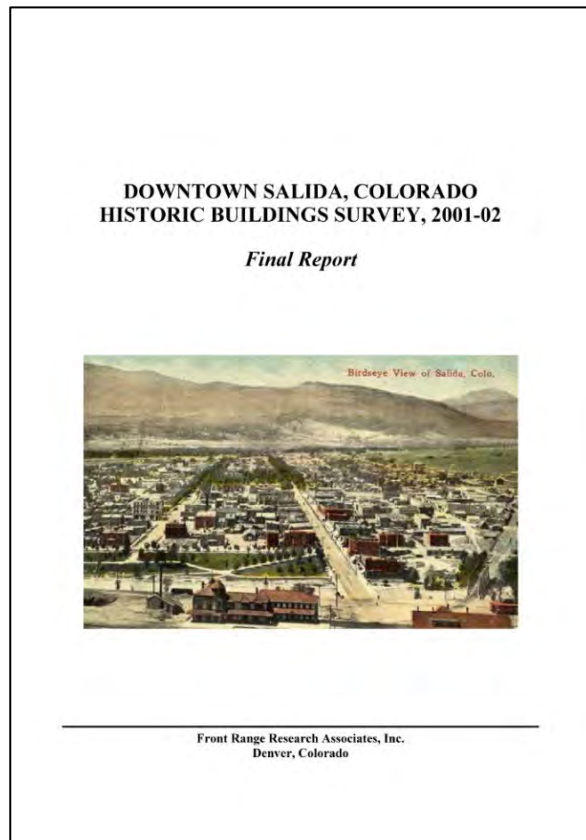


Photo 11: National Register District Boundary Map

### 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.



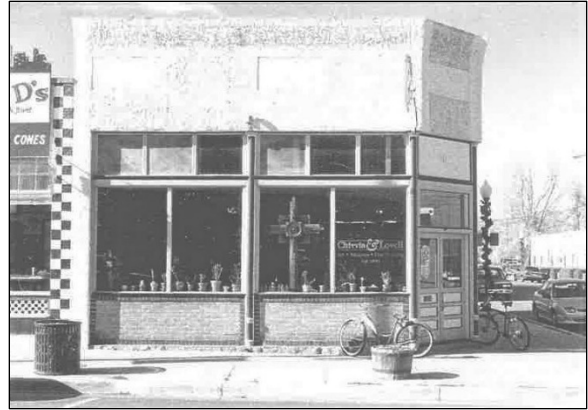
The project recorded all properties in the downtown district on Architectural Inventory Form I403, which is the current standard in property survey documentation. These site forms provide very useful information on the history of each property and evaluation of properties against the criteria for evaluation 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 13: Robertson Block, 102-104 N. F Street (5CF.406.13).*



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



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



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

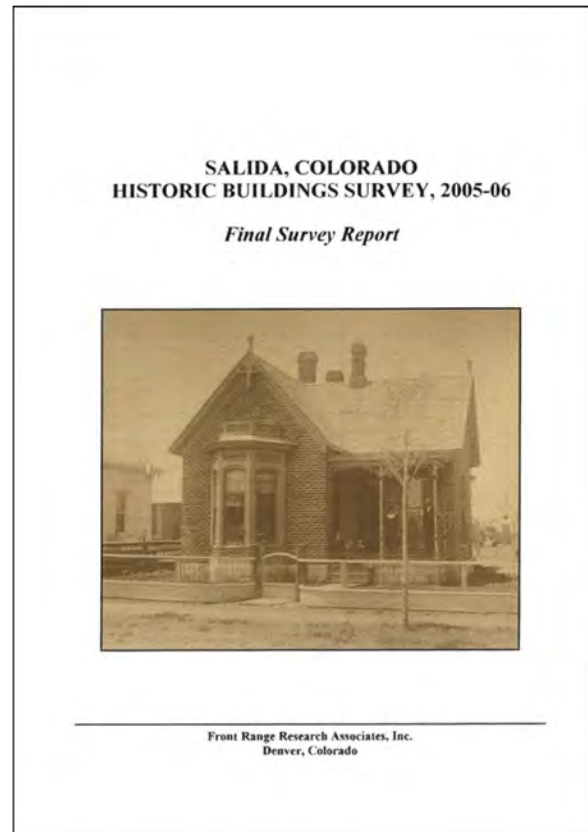
### 3.1.4 (2005-2006) Salida Historic Buildings Survey

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 3<sup>rd</sup> Street, and East 4<sup>th</sup> 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 2<sup>nd</sup> 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.*





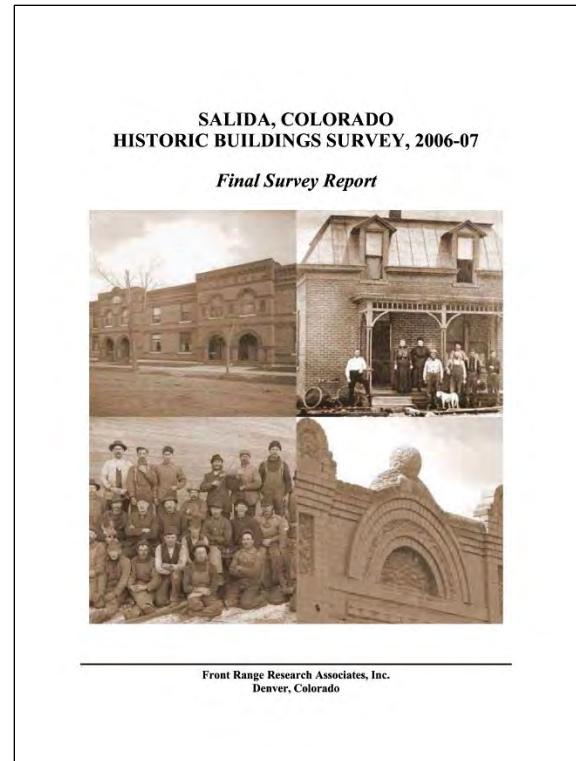
Photo 22: Map of 2005-2006 surveyed properties.

### 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 2<sup>nd</sup> 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.*



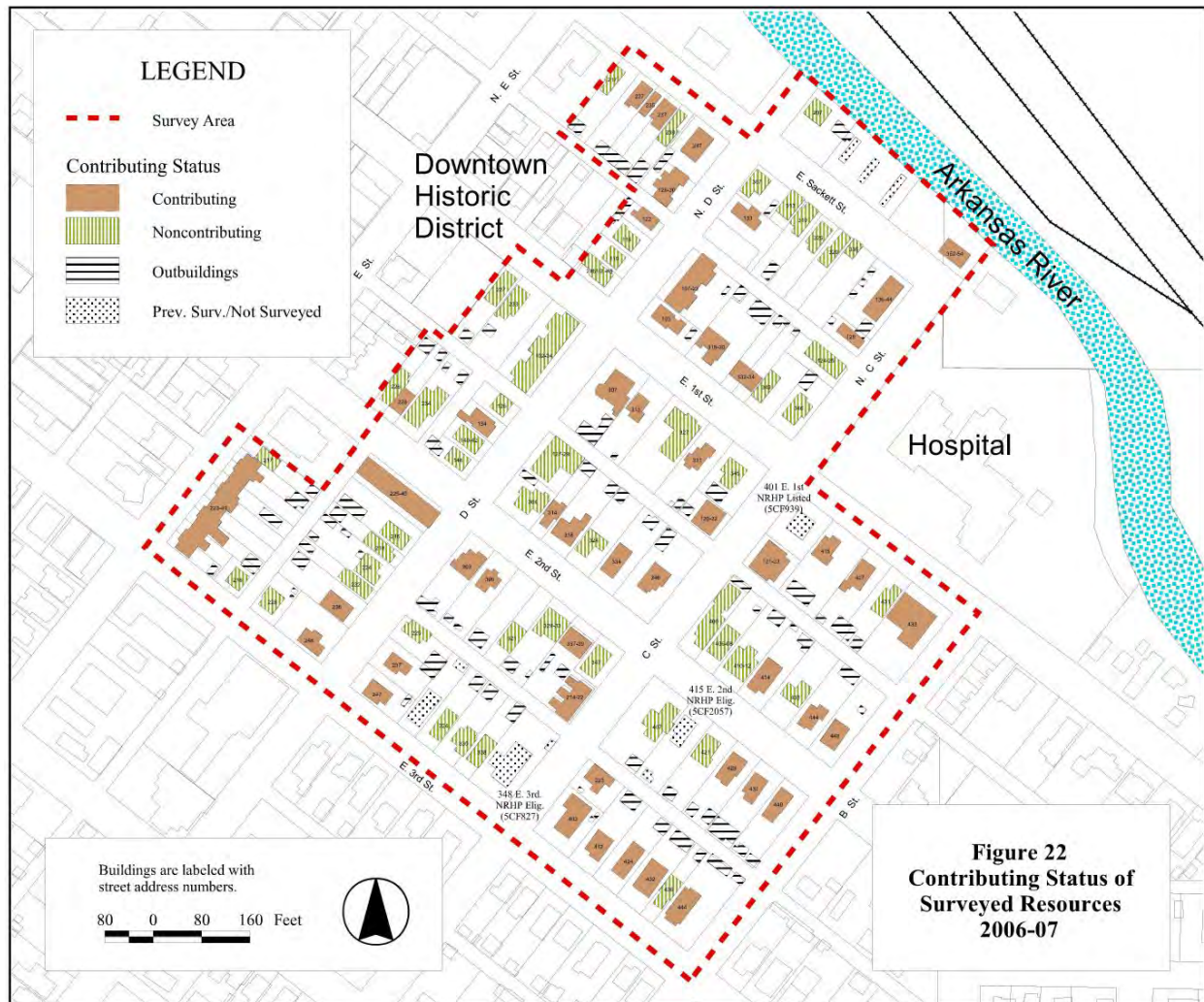
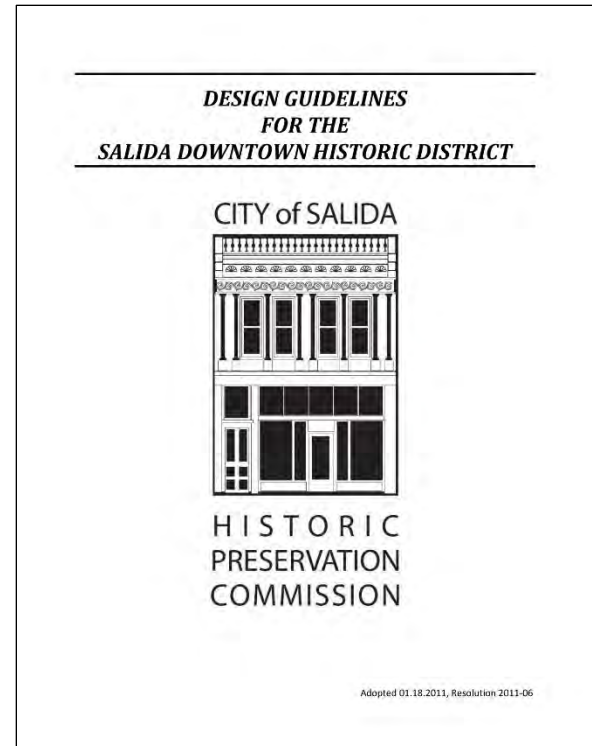


Photo 28: 2006-2007 Survey Map.

### **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.



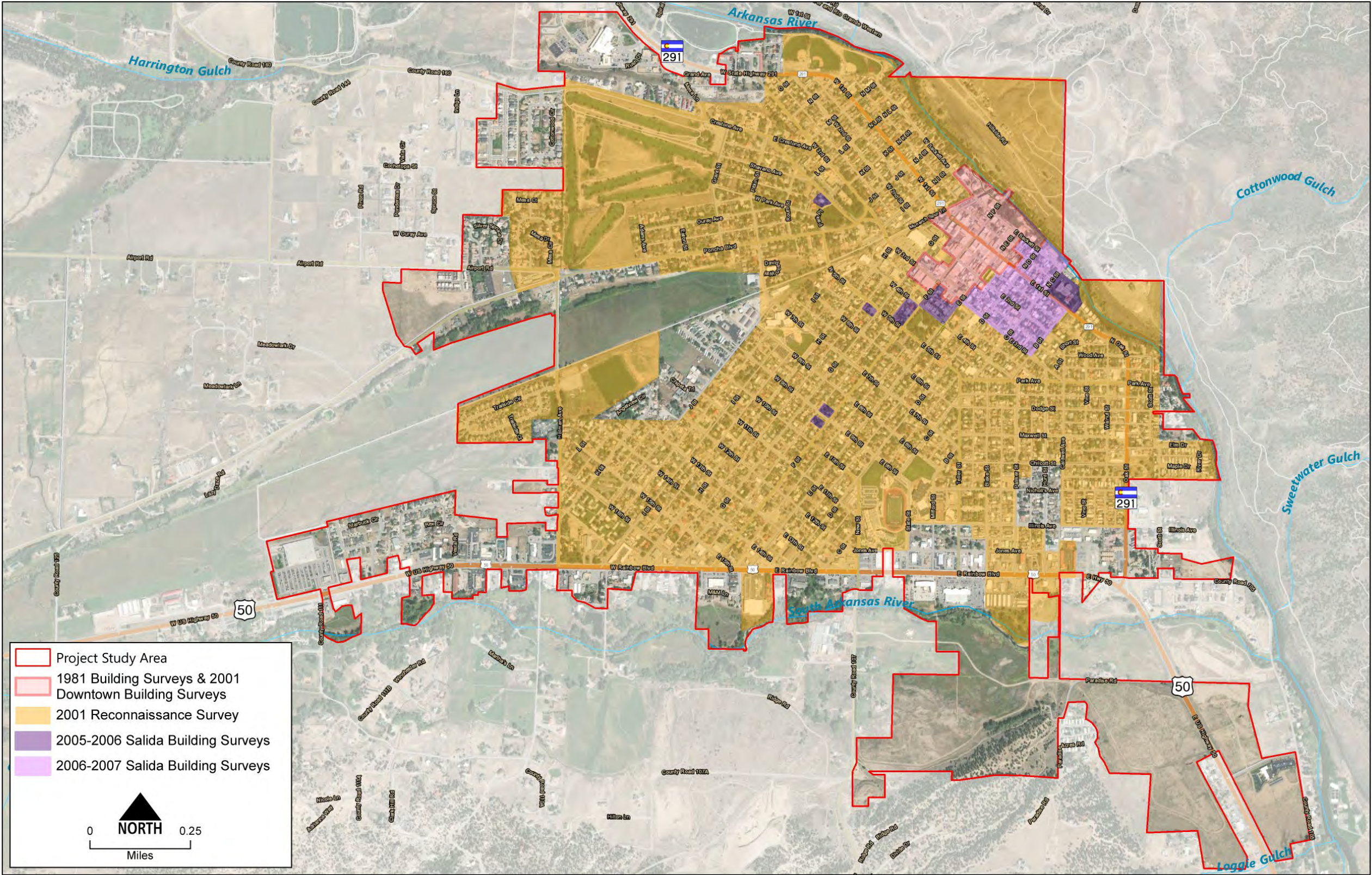


### Parts of a Typical Downtown Salida Commercial Building

A.T. Henry Building  
1<sup>st</sup> 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.

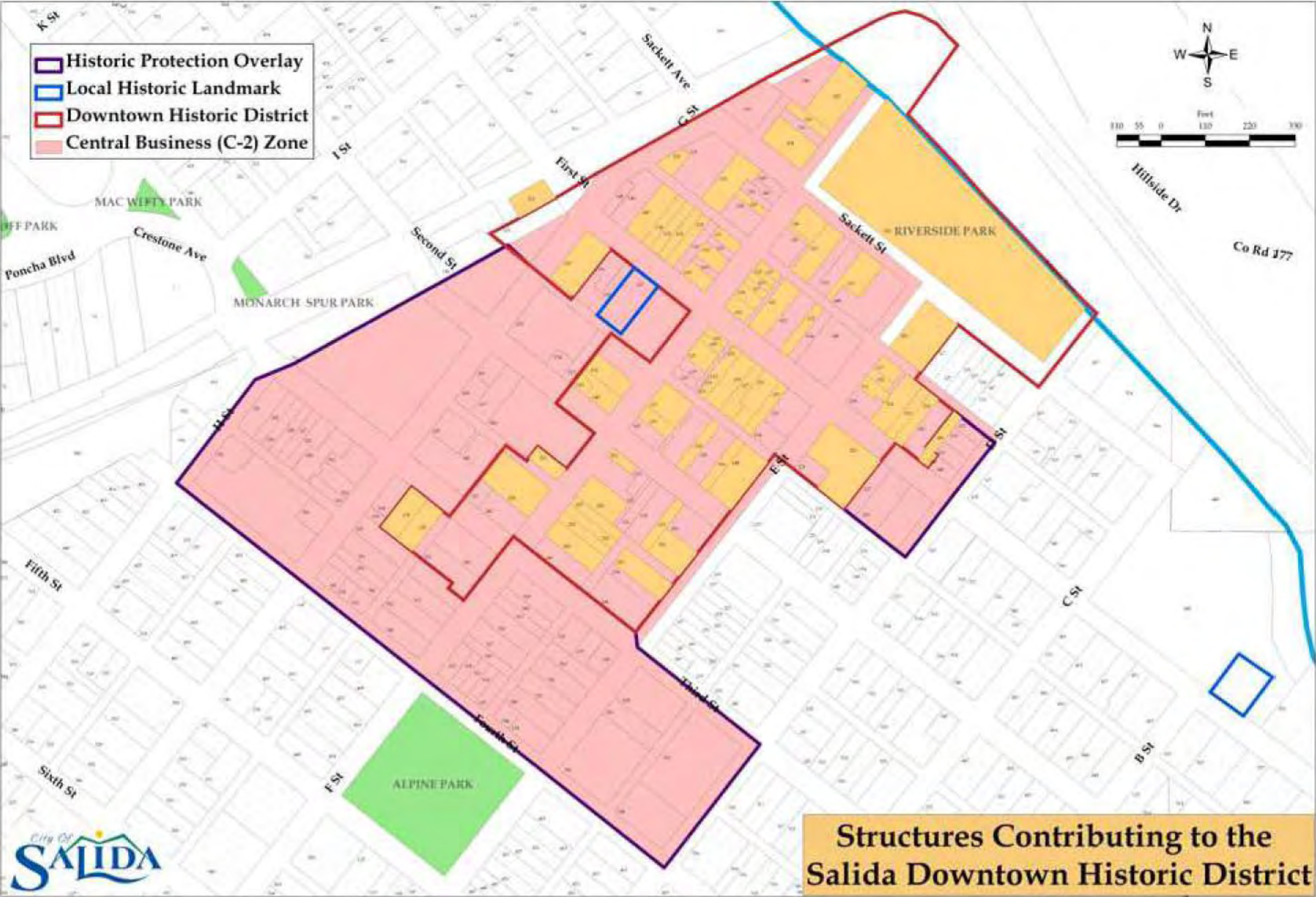
#### ***Salida Downtown Historic District, 5CF.406***

*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 Smeltertown served the region's mining industry.



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

***Garret & Julia Gray Cottage, 5CF.144***

*125 East 5<sup>th</sup> 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 19<sup>th</sup> 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 5<sup>th</sup> 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.

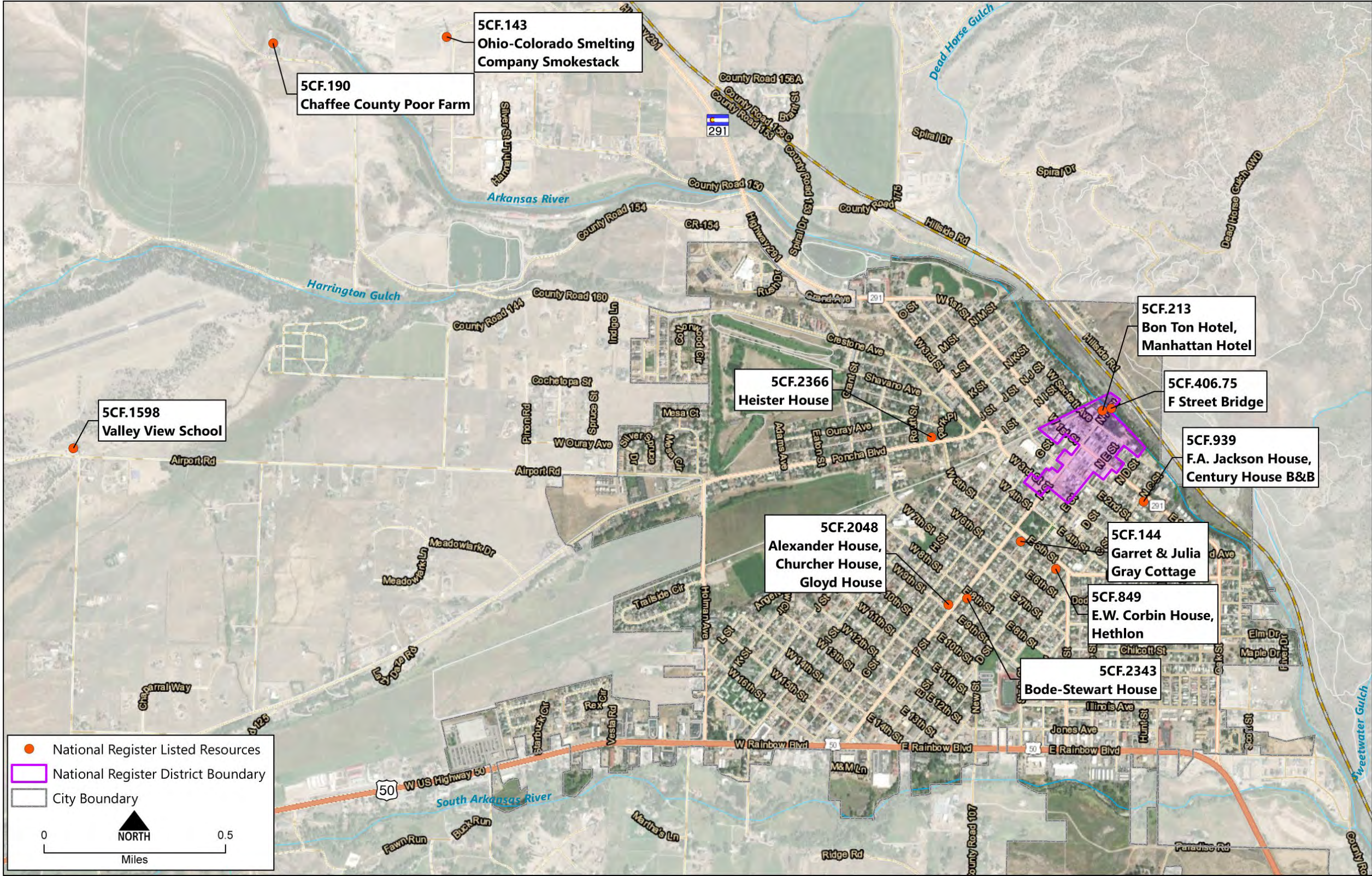


*Photo 39: Heister House (5CF.2366)*

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 (5CR.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 4<sup>th</sup> 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.



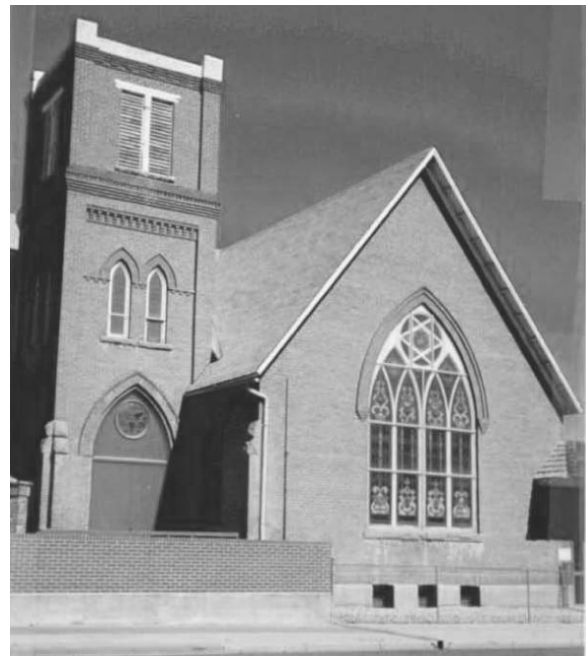
*Photo 42: Salida Carnegie Library (5CF.346)*

**Salida Methodist Episcopal Church, 5CF.505**

228 East 4<sup>th</sup> 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***  
*9<sup>th</sup> 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 9<sup>th</sup> 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).

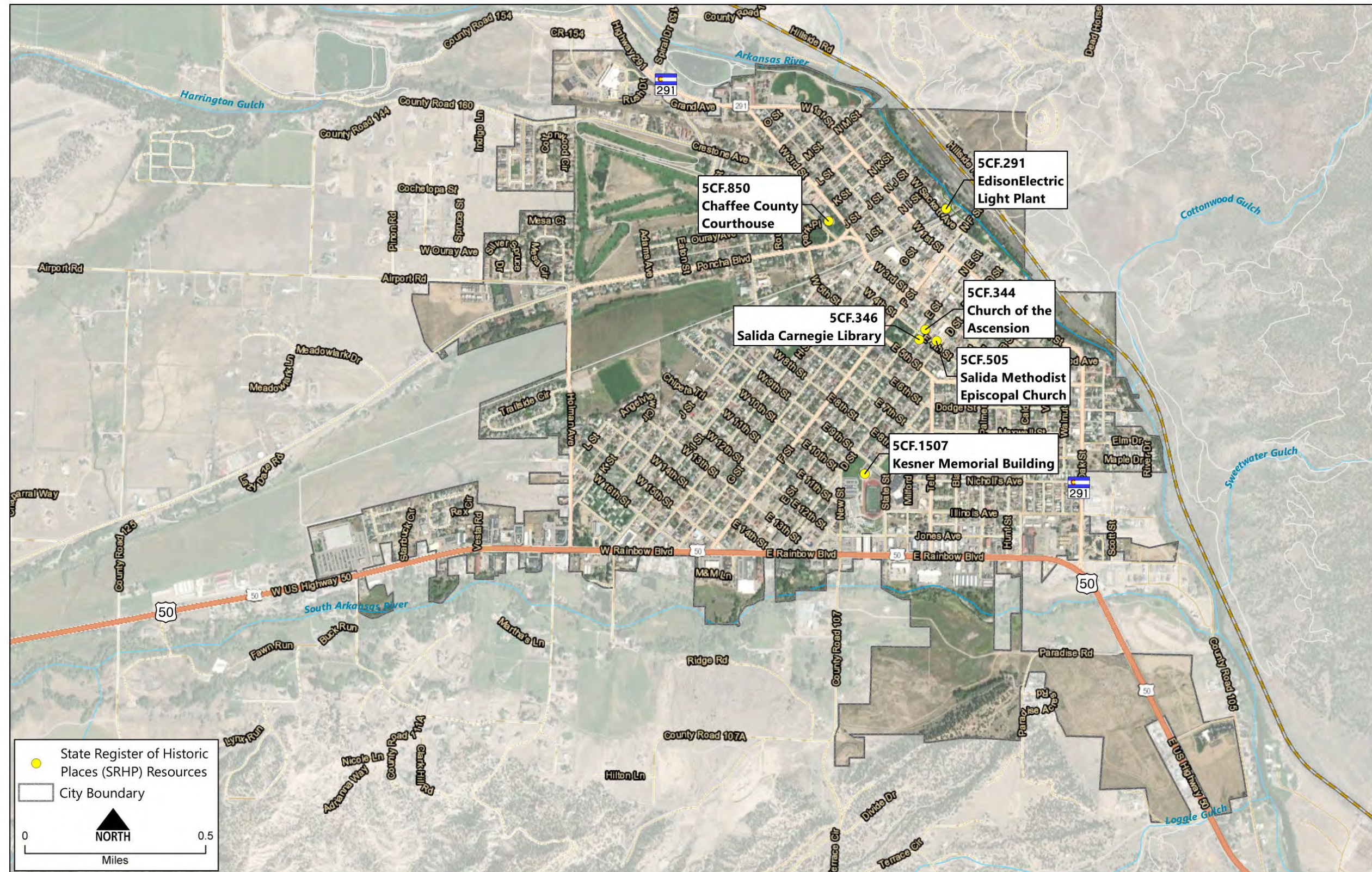


*Photo 45: Kesner Memorial Building (5CF.1507)*

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 19<sup>th</sup> 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 5<sup>th</sup> Streets, D through L, an area reserved for the railroad, and a park between 4<sup>th</sup> and 5<sup>th</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 20<sup>th</sup> 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 5<sup>th</sup> 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 2<sup>nd</sup> 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 21<sup>st</sup> 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 3<sup>rd</sup> 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 2<sup>nd</sup> 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 10<sup>th</sup> St. was built in 1935 and serves as an example of the Rustic style.



*Photo 66: Rustic style American Legion Building at 235 West 10<sup>th</sup> 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 4<sup>th</sup> St. (SRHP, 5CF.505). In 1909, the Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revival St. Joseph Catholic Church was built at 320 East 5<sup>th</sup> St. In 1920, the First Christian Church (5CF.2156) was built at 306 East 4<sup>th</sup> St. and also represents Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals.



*Photo 67: Methodist Episcopal Church (left) and First Christian Church (right) at the corners of East 4<sup>th</sup> 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).*

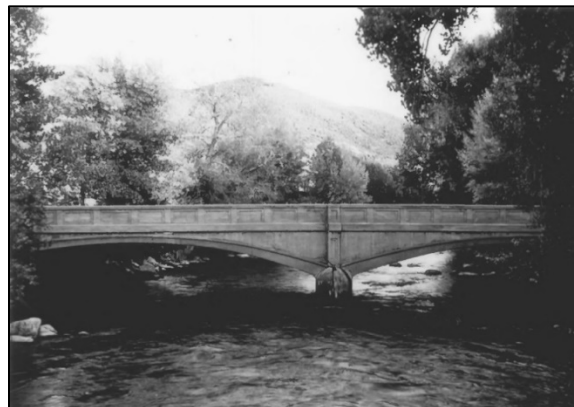
### 3.5.6 Transportation

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 9<sup>th</sup> 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 5<sup>th</sup> St.) is located on the same property on which the 1909 Late 19<sup>th</sup> and Early 20<sup>th</sup> 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.

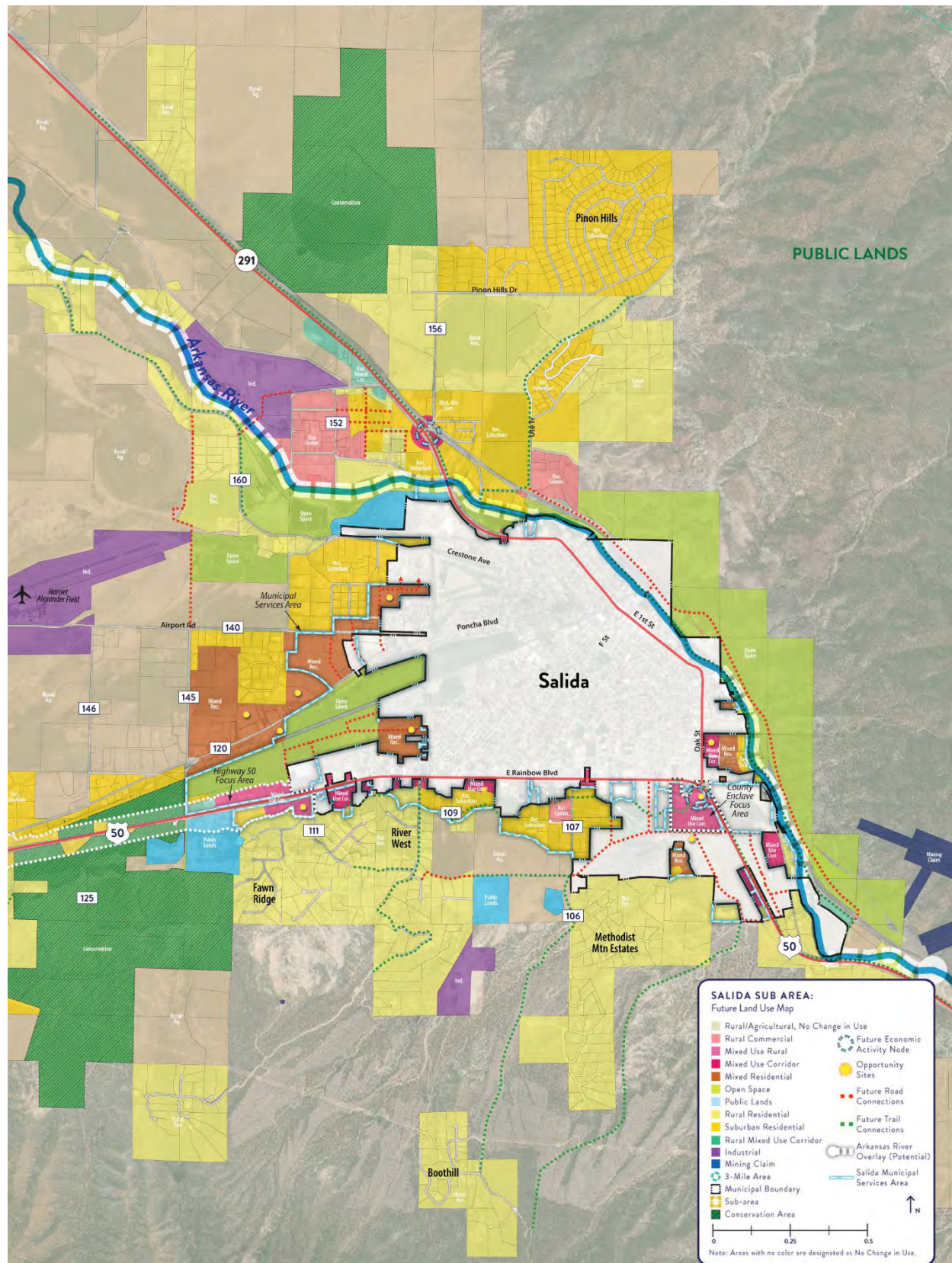
In 2013, the Salida Comprehensive Plan was officially adopted by City Council. The plan is a strategic tool for providing direction for new development and investment decisions in the community. This will help guide future land use decisions affecting growth, transportation and public services, and preservation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

<b>Survey Number</b>	<b>Survey Title</b>	<b>Estimated Cost</b>
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 3<sup>rd</sup> 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 OAHP 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 5<sup>th</sup> to 12<sup>th</sup> 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*

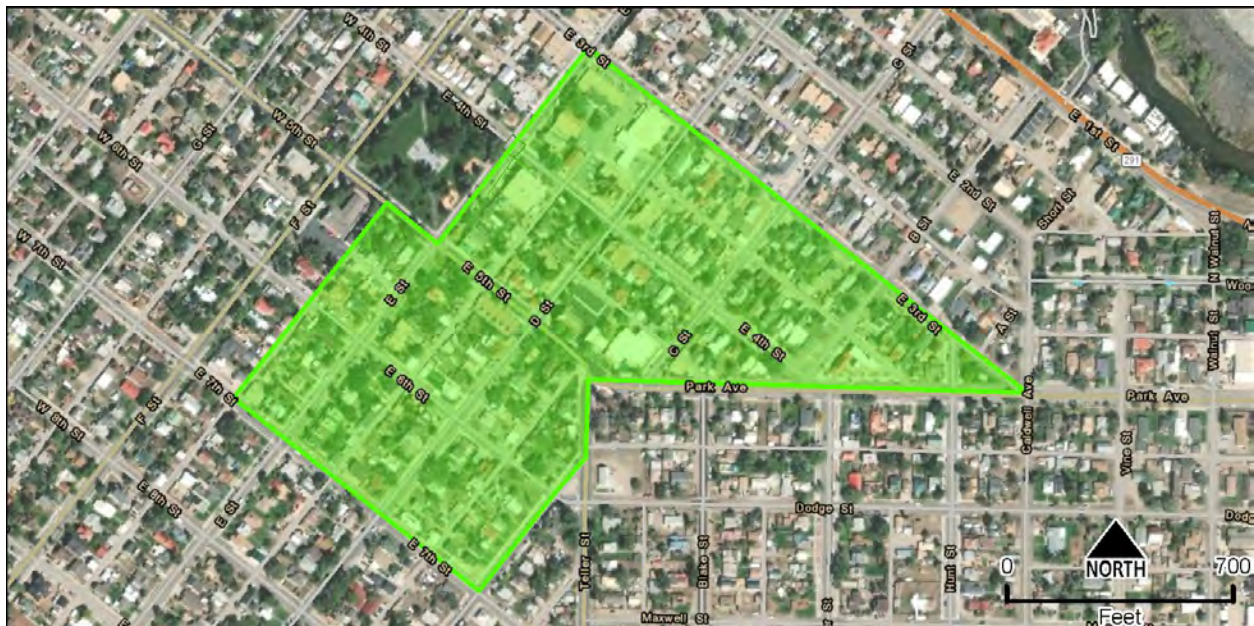


#### 4.1.3 Sackett's Addition Southeast Intensive-Level Survey

The Sackett's Addition Southeast survey area is defined by East 7<sup>th</sup> Street on the south, Teller Street/Park Avenue to the east, East 3<sup>rd</sup> 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 4<sup>th</sup> 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 3<sup>rd</sup> 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*

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.



*Photo 79: 127 First Street*



#### 4.1.5 Sackett's Addition Southwest Mixed Survey

This survey area is located directly southwest of the downtown historic district and is defined by West 3<sup>rd</sup> Street to the north, West 7<sup>th</sup> Street to the south, the Monarch Spur Trail/H Street to the west and G Street to the east (**Figure 12**). This area was identified as a high-priority area of

survey in the 2001 reconnaissance survey and retains a significant proportion of high-integrity properties from Salida's early period. The Sackett's Addition Southwest survey area is a natural extension from the historic downtown district and would help identify additional resources of significance in the heart of Salida.

**Figure 12. Sackett's Addition Southwest Survey Location Map**



Key Properties include:



*Photo 80: 225 & 235 West 6<sup>th</sup> 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

<b>Survey Number</b>	<b>Survey Title</b>	<b>Estimated Cost</b>
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 3<sup>rd</sup> 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 7<sup>th</sup> and 10<sup>th</sup> 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*

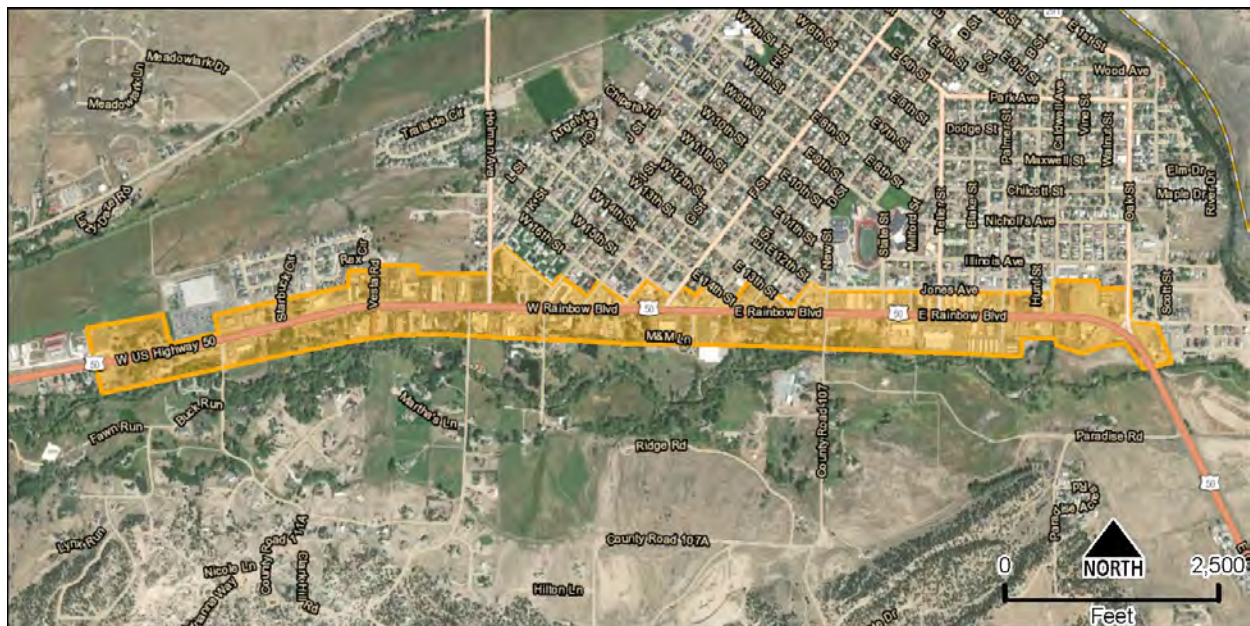


#### 4.2.4 U.S. Highway 50 Corridor Reconnaissance Survey

US 50 has played a significant role in the development and expansion of the Salida community, especially following WWII. This survey would look at properties along US 50/Rainbow Boulevard between approximately Oak Street on the east and County Road 111 on the west, as shown in **Figure 16** below. A reconnaissance survey

of the corridor would help identify the types of resources present and the physical integrity of those resources. This type of survey would also provide an opportunity to research and expand the existing historic context to Salida's post-railroad economy and the expansion and development of recreation and tourism-based businesses that developed during the latter part of the 20th century.

**Figure 16. U.S. Highway 50 Survey Location Map**



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.

<b>Survey Number</b>	<b>Survey Title</b>	<b>Estimated Cost</b>
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 16<sup>th</sup> Street*



*Photo 93: 131 East 9<sup>th</sup> 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:

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number:
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 \_\_\_\_\_  
\_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 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

## Historical and Architectural Reconnaissance

Official eligibility determination  
(OAHP use only)

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

1. Property Name: ☐ Historic ☐ Current ☐ Other

2. Resource Classification: ☐ Building ☐ Structure ☐ Object ☐ Sites/Landscape

3. Ownership: ☐ Federal ☐ State ☐ local ☐ non-profit ☐ private ☐ unknown

4. Street Address: \_\_\_\_\_

5. Municipality: \_\_\_\_\_ ☐ Vicinity

6. County: \_\_\_\_\_

\*\*7. USGS Quad: \_\_\_\_\_ Year: \_\_\_\_\_ ☐ 7.5'

11. PLSS information: Principal Meridian: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
of of of of section

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.**

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.):

☐ Garden ☐ Mature Plantings ☐ Designed Landscape ☐ Walls ☐ Parking Lot ☐ Driveway ☐ Sidewalk ☐ Fence ☐ Seating  
☐ Other:



Photograph Log:

## **Appendix C**

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

#1

COMPLETE

**Collector:** Web Link 1 (Web Link)  
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**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**

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**Last Modified:** Tuesday, December 14, 2021 1:05:08 PM  
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**IP Address:** 74.192.164.68

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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

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**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

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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

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**Time Spent:** 00:05:49  
**IP Address:** 174.198.133.107

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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)  
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**Last Modified:** Tuesday, December 14, 2021 3:21:36 PM  
**Time Spent:** 02:19:26  
**IP Address:** 172.221.86.191

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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  
**Time Spent:** 00:01:04  
**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

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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

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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

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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

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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

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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

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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

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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

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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

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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, Smeltertown, 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?

Smeltertown, 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

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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

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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

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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.

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#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

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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?

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**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

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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

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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 Smeltertown. 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

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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

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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

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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

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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

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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

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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 Smeltertown 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, Smeltertown, 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

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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

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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](mailto: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 1<sup>st</sup> 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 Toubert 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 smeltertown.

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 2<sup>nd</sup> 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 21<sup>st</sup> Century. 1<sup>st</sup> 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 Toubert Building. The historic portion of this building at 448 EAST 1<sup>st</sup> 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 smeltertown 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 1<sup>st</sup> 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	Noncontributin g	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	Noncontributin g	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	Noncontributin g	Lloyd's Skelly Service Station
5CF406.47	148 E. 1st St.	Not eligible	Not eligible	Noncontributin g	Schuelke Shoes, Hanks Building
5CF406.84	200 E. 1st St.	Not eligible	Not eligible	Noncontributin g	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	Noncontributin g	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	Noncontributin g	Doering Restaurant, Nicastro 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	Noncontributin g	
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