

Salida Historic Survey Plan

Preliminary Recommendations/Priorities for Future Surveys

1/4/22

Following closure of the public questionnaire and review of these recommendations by the HPC, the following is an updated list of recommended future survey priorities. These recommendations prioritize high-integrity areas that have not been surveyed first, followed by areas with less physical integrity, but that are more prone to development pressure as a result of proximity to major transportation corridors such as 1st Street/SH 291. Buildings in medium priority areas have retained their overall form but have some physical alterations such as changes to front porches, doors, and/or windows and minor additions. Low priority areas have diminished integrity or reflect survey priorities that should follow more urgent projects where buildings are intact.

High Priority

F Street SW Intensive-Level Survey: The F Street corridor southwest of the downtown historic district, from 5th to 12th Streets contains several residential buildings from Salida's early development (1880-1910) that retain excellent integrity. Select buildings have been surveyed in the past and some nominated to the NRHP. 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. This survey would include approximately 70 buildings.

Sackett's Addition SE Intensive-Level Survey: This survey area would be the next natural extension of the 2006-07 intensive-level surveys, 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. The Sackett's Addition SE survey area is bound by E. 3rd Street to the north, E. 7th Street to the south, E street to the west and Park Avenue/Teller Street to the east. The survey area contains approximately 75 buildings.

Eddy Brothers Addition Mixed Intensive-Level/Reconnaissance (post-WWII): While pre-WWII and early twentieth century residences are found scattered throughout the Eddy Brothers Addition, this survey would look at the larger overall development of the 200-acre Eddy Brothers Addition after WWII. Salida's best examples 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 railroad to tourism center.

W. 1st Street/Sackett Avenue Reconnaissance Survey: This area located directly northwest of the downtown historic district is dominated by one-story working-class homes from Salida's early period. This area of town has potential for understanding more about Salida's working class population, including a potential Italian ethnic enclave as well as other potential minority groups. A reconnaissance survey would be appropriate due to the size of the survey area (approx. 200 buildings), as well as the fact that the buildings here have diminished integrity and lack adequate context to necessitate intensive-level surveying.

Sackett's Addition SW Intensive-Level Survey: This survey area is located directly southwest of the downtown historic district and is defined by W. 3rd Street to the north, W. 7th Street to the south, the

Monarch Spur Trail/H Street to the west and G Street to the east. 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 survey area contains approximately 80 buildings.

Medium Priority

Downtown National Register Historic District Reconnaissance Survey: The National Register District was originally nominated in 1984 following earlier surveys that identified unique architectural and historical assets in the community. In 2001, Front Range 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 condition 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.

Eddy Brothers Addition Intensive-Level Survey (pre-WWI): While dominated by post-WWII residences, approximately 14 pre-WWI residences from Salida's early period reside in the Eddy Brothers Addition, which was originally known as the Town of Salida-On-Mesa and retain good to excellent physical integrity.

Haskell's Addition SE Intensive-Level Survey: This survey is defined by the area between 7th and 10th Avenues and from the alleyway behind residences fronting F Street to the eastern border at Salida High School and B Street. 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 SE Intensive Survey but would be second priority due to lesser physical integrity.

Eddy Brothers Addition Intensive-Level Survey (post-WWI to 1945): This area is dominated by post-World War II residences, with scattered pre-WWII and early twentieth century residences. However, several individual residences dating from the period between WWI and WWII are located here. Two of these properties have been evaluated as NRHP-Listed, including The Heister House (5CF.2366) and the Chaffee County Courthouse (5CF.850). Other resources from this period of significance retain fair to excellent physical integrity. This would include the Salida Golf Course, which features a unique 1920s-era log cabin clubhouse.

US Highway 50 Reconnaissance Survey: US 50 has played a significant role in the development and expansion of the Salida community, especially following WWII. 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 twentieth century.

Low Priority

Post-WWII 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.

Salida's post-WWII Rustic Kit Homes Intensive-Level Survey: One unique building style that was identified during the windshield survey includes a log cabin style kit home that was found scattered around town. These properties are similar to the Sears Nipigon model homes and may represent a building style offered by a local or regional builder. This survey would evaluate approximately 10 properties throughout Salida.

Salida Recreational Resources: Several resources related to outdoor recreation found throughout Salida, including the Salida Golf Course, Alpine Park, and Riverfront Park. 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.