

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Page 1 of 3

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:** 5CF406.120
2. **Temporary Resource Number:** 122
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Nevens-Koster Real Estate Agency
6. **Current Building Name:** Acupuncture Traditional Chinese Medicine
7. **Building Address:** 120 W. 2nd St.
8. **Owner Name and Address:** Soldow, Frederic C. & Farrar-Soldow, Nancy E., P.O. Box 101, Poncha Springs, CO 81242
- Parcel Number:** 368132421384
- SHF Grant Number:** 2001-02-004

## II. GEOGRAPHIC INFORMATION

9. **P.M.** N.M. **Township** 50N **Range** 9E  
1/4 1/4 SW 1/4 SE 1/4 **of Section** 32
10. **UTM Reference**  
**Zone** 13 **Easting** 413511 **Northing** 4265520
11. **USGS Quad Name:** Salida East, Colo.  
**Year:** 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.
12. **Lot (s):** F **Block(s):** 21  
**Addition:** Salida Original Townsite **Year of Addition:** 1880
13. **Boundary Description and Justification:**  
Boundary includes the building and the urban parcel on which it is situated.

## III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** Rectangular
15. **Dimensions in Feet: Length** 47 **X Width** 32
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**  
Brick
18. **Roof Configuration (enter no more than one):**  
Flat
19. **Primary External Roof Material (enter no more than one):** Asphalt
20. **Special Features (enter all that apply):**  
None
21. **General Architectural Description:**

One-story rectangular brick commercial building with flat roof stepped down toward rear. Façade of building is divided into three bays by slightly projecting contrasting piers of brown glazed brick. Red field brick on front and west side. Piers extend above roof and have concrete caps. Soldier course of brick at cornice. Inset center entrance area with wood door with large rectangular light and transom (with air conditioner unit). Flanking window is narrow plate glass sidelight and plate glass display window; brick below windows. Flanking entrance area are

identical bays with three windows each: wide two-part center windows are flanked by narrow single-light windows. Windows have brick sills. Windows are sheltered by curved fabric awnings with scalloped edges.

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

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

N/A

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

None

#### IV. ARCHITECTURAL HISTORY

**25. Date of Construction:** Estimate Pre-1927 Actual

**Source of Information:** Salida Mail, 21 October 1927

**26. Architect:** Unknown

**Source of Information:**

**27. Builder/Contractor:** Unknown

**Source of Information:**

**28. Original Owner:** Unknown

**Source of Information:**

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

A picture of this building appears in the 21 October 1927 Salida Mail, although the 1929 Sanborn map still showed a two-story building.

**30. Original Location:** Yes **Date of Moves**

#### V. HISTORICAL ASSOCIATIONS

**31. Original Use(s):** Commerce and Trade/Business  
Commerce and Trade/Specialty Store

**32. Intermediate Use(s):** Commerce and Trade/Business

**33. Current Use(s):** Health Care

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

**35. Historical Background:**

The building was apparently constructed prior to 1927. A photograph of the current building appears in the October 1927 "Booster Edition" of the Salida Mail. Information contained on Sanborn fire insurance maps for this location appears to be incorrect, for the 1929 Sanborn map shows a two-story building to the west and a one-story building to the east on this parcel (address then as 114 to 118 W. 2nd Street). There is a single one-story building addressed as number 114-18 on the 1945 map labeled as an office, which seems to reflect the shape and use of this building.

The 1927-28 city directory lists the Nevens-Koster Real Estate Agency at this location (addressed as 120 W. 2nd Street). Thomas A. Nevens, an attorney, had previously practiced law in Salida and was the senior member of the firm. Harold R. Koster, the junior member, formerly lived in Yonkers, New York. Both were ex-servicemen. The Nevens-Koster Agency was established in 1923. They also operated the Salida branch of the Railway Savings and Building Loan Association of Pueblo here.

In 1951, Nevens Insurance (Robert E. Winslow, manager) was still listed here. Thomas A. Nevens, who was associated with the firm until his death, had died by this date as Stella Nevens was listed in the city directory as the widow of Thomas. The Chaffee County Finance Company was also in this space in 1951. Officers of the latter firm included R.M. Donnohue, president, H.L. Funk, vice president, and R.E. Winslow, secretary and treasurer. In 1961, Robert E. Winslow Real Estate and Insurance occupied this building.

**36. Sources of Information:**

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Denver Times, 7 April 1899, 1;

Salida Mail, "Booster Edition," 21 October 1927; Thomas D. Nevens, Denver, Colorado, telephone interview, 24 October 2002.

## VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important to history or prehistory.

Qualifies under Criteria Considerations A through G (See Manual).

X Does not meet any of the above National Register criteria.

39. Area(s) of Significance:

40. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

This building is associated the history of real estate and insurance businesses in twentieth century Salida. The building is representative of the office buildings erected in Downtown Salida during the first half of the twentieth century.

43. Assessment of Historic Physical Integrity Related to Significance:

A photograph of the building in the 31 May 1939 Salida Mail shows that it retains substantial integrity.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. N/A

This building is located in an existing National Register district, the Salida Downtown Historic District.

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

46. If the building is in an existing NRHP district, indicate contributing status: Contributing

## VIII. RECORDING INFORMATION

47. Photographic Reference(s): 14: 10A, 12A.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

48. Report Title: Downtown Salida Historic Buildings Survey, 2001-02

49. Date(s): September 2002

50. Recorder(s): R.L. Simmons/T.H. Simmons

51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave.

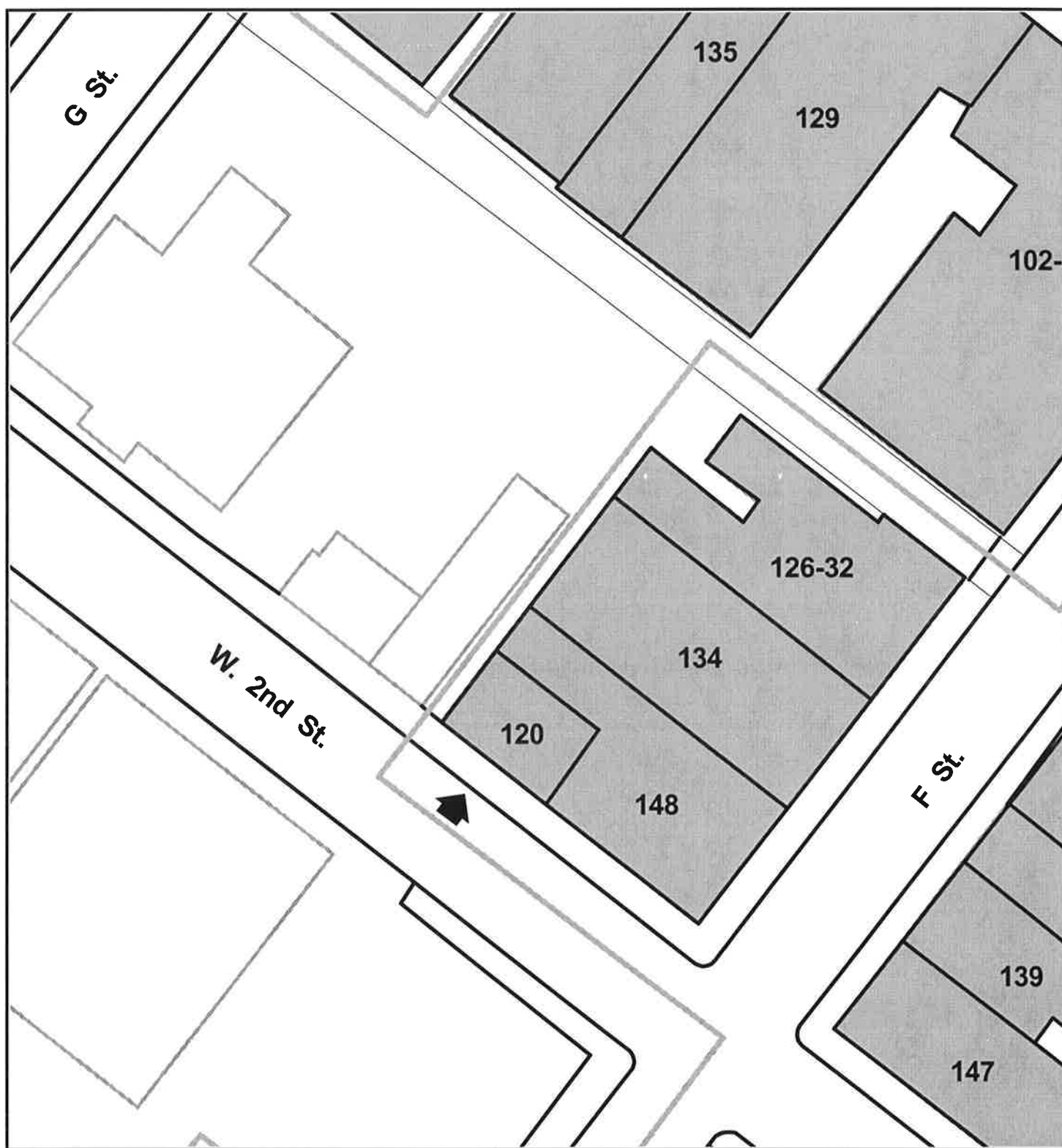
53. Phone Number(s): (303) 477-7597

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

Colorado Historical Society-Office of Archaeology and Historic Preservation

1300 Broadway, Denver, Colorado 80203 (303) 866-3395

Downtown Salida Historic Buildings Survey, 2001-02  
Sketch Map



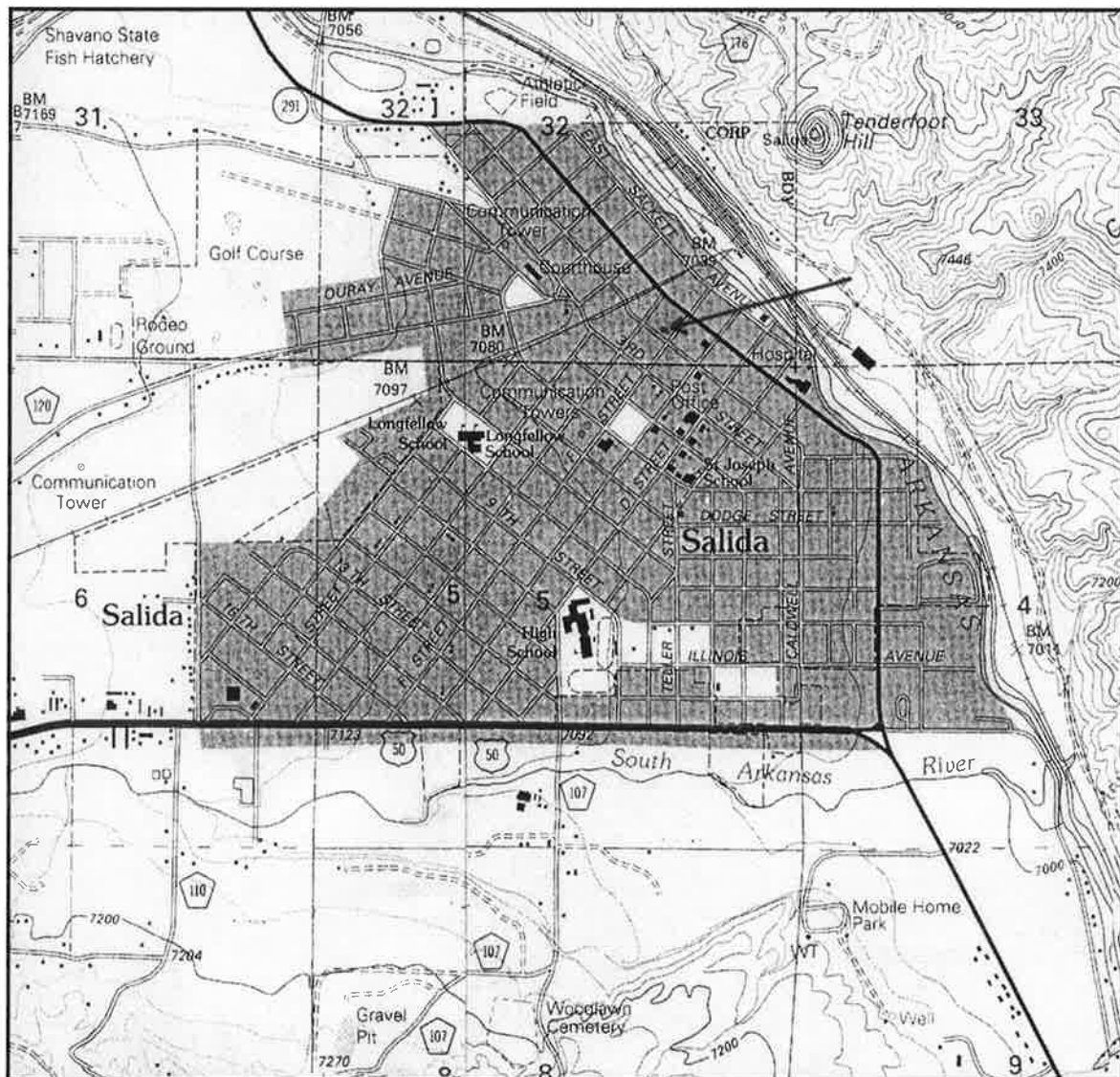
120 W. 2nd Street, 5CF406.120

20 0 20 40 Feet



**Downtown Salida Historic Buildings Survey, 2001-02**  
**USGS Location Map**

120 W 2nd St, 5CF406.120



Mosaic of extracts from U.S. Geological Survey, "Salida East, Colo.," and "Salida West, Colo.," (Denver, Colo.: U.S. Geological Survey, 1994).