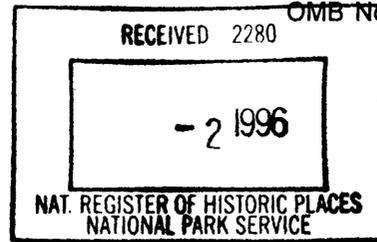


1239



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Corbin, E.W., House

other names/site number Hethlon; 5CF849

2. Location

street & number 303 East 5th Street [N/A] not for publication

city or town Salida [N/A] vicinity

state Colorado code CO county Chaffee code 015 zip code 81201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments [].)

James Edward Hartman State Historic Preservation Officer September 26, 1996
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
See continuation sheet [].
- determined eligible for the National Register
See continuation sheet [].
- determined not eligible for the National Register.
- removed from the National Register
- other, explain
See continuation sheet [].

for
Signature of the Keeper Date
Edson H. Beall 11-1-96
Entered in the
National Register

Corbin, E.W. House
Name of Property

Chaffee County, Colo.
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Second Empire

Materials

(Enter categories from instructions)

foundation BRICK
walls BRICK
ASPHALT
roof RUBBER
other WOOD
METAL

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Corbin, E.W., House
Name of Property

Chaffee County, Colo.
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

EXPLORATION AND SETTLEMENT
ARCHITECTURE

Periods of Significance

1884 - 1889

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository:

Corbin, E.W., House
Name of Property

Chaffee County, Colo.
County/State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 413500 4265040
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Melanie Milam

organization _____ date 1/19/96

street & number PO Box 1884 telephone 719-395-2598

city or town Buena Vista state CO zip code 81211

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Dr. & Mrs. Charles Shellenberger

street & number 2928 Pine telephone _____

city or town Waco state TX zip code 76708

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Corbin, E.W., House
Chaffee County, Colorado

DESCRIPTION

The E.W. Corbin House is a 1½ story, painted brick, Second Empire style residence in a rectangular plan, with a rectangular one-story addition on the rear, front bay window and porch, and mansard roof. The house is located on the south corner at the intersection of D and 5th Streets in Salida. The walls and foundation are painted native brick with a concrete parge coat to two feet above grade. The sloping mansard roof surfaces are covered with asphalt shingles and broken by segmentally arched dormers with wood shutters. Lower elevations contain a mixture of double hung windows with one circular stained glass window lighting the interior stairway. The roof meets the walls with a plain wood frieze, molding, and four pairs of decorative wood brackets on each of three elevations. The central chimney is brick. The interior has high ceilings on the lower level and retains its historic floor plan. Interior wood trim, doors, wood fireplace mantle, window and door hardware, and stairway balustrade all date to the construction of the house and are in excellent condition. The house, built in 1884, is locally known to be the oldest brick home still standing in Salida. It was one of the first improvements in the Haskell's addition to Salida, an area which was later developed with churches and homes, often more modest in construction type and size. The lots historically were 25' x 150' with the greatest length paralleling the numbered streets. These lots were often halved and even quartered, to gain street frontage, as was done with this property. Access to this corner house is off 5th Street via a concrete walkway. The cultivated yard is framed with running concrete forms and pedestal type concrete decorations. The yard and street frontage retain many trees that were planted as a beautification project by the City of Salida in the 1880s. The house is extraordinary in its retention of original elements and is in excellent condition. The few modifications to this house have been completed with great sensitivity to its architectural and historical significance.

The Corbin House is rectangular in plan with the facade fronting northeast onto 5th Street. Foundation and side walls are constructed of painted native brick with a concrete parge coat on the lower two feet. Side walls are divided from the sloping mansard roof by a plain wood frieze with four pair of decorative wooden brackets supporting a fascia and molded tin gutters on three elevations. The flat-roofed rear (southeast) addition has a masonite sided rear wall and brick sidewalls with parapets. The sloped mansard roof has flared eaves and is covered with asphalt shingles. The roof originally had fish-scale wooden shingles. The upper roof edge has a metal coping. Originally, the edge was covered with molded tin or wood, and had an ornamental wrought iron cresting framing the upper roof. These details were removed prior to 1936. The sloped roof is broken by dormer windows that protrude from the upper roof line. Pairs of dormers are located on the northwest and northeast elevations and a single dormer is located on the southeast elevation. The dormers are segmentally arched and contain double-hung, single-light, wood framed windows with wood shutters.

The majority of the windows in the Corbin House are segmental arch, wood frame, one-over-one double-hung sashes. The facade (northeast elevation) contains a hip-roofed three window bay. The bay roof is supported by paired corner brackets. The northwest elevation contains a double window, single window in the rear addition, and a stained glass roundel to illuminate the interior stairwell. The southeast elevation contains a double window, a single window, and a two-over-two sash window in the

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Continuation Sheet**

Section number 7 Page 2

Corbin, E.W., House
Chaffee County, Colorado

rear addition. The main entry is located on the northwest elevation. A four step concrete stoop provides access to a glazed double door topped by a split transom and a segmental arch hood supported by decorative brackets. The stoop and steps are surrounded by a decorative wood balustrade with turned posts and spindles. A rear entry opens into the kitchen addition. A concrete stoop with decorative wood balustrade provides access to the glazed panel door.

The sidewalk and yard edge are divided by rectangular concrete forms with corner pedestals that were installed prior to 1926. Concrete sculptures were added to the pedestals in 1972. Originally the yard had a wooden slat fence with wooden posts, decorative trim, and corner access.

The rear kitchen addition was built ca. 1895. A wood coal shed was attached to the kitchen addition ca. 1910 and was replaced with brick walls and masonite siding in 1972. The central entry with entry balustrade were added at that time.

The original wood front porch was flanked by a wood balustrade with cutouts and had a porch roof similar in design to the bay window roof. In 1926, the original porch was removed and replaced with a new wider design which incorporated Tuscan columns and a flat roof. In 1972, the second porch was replaced with the current design.

Interior spaces are intact with only slight modifications. The lower level has an entry hall to the right with an L-shaped stairwell to the second floor. To the left is the front parlor with bay window with a parlor to the rear. Both originally had fireplaces with wood mantles. The front parlor fireplace has been bricked in and the mantle removed. Behind the entry hall is the original kitchen/dining room. Attached to the rear is an addition constructed ca. 1895 that houses a kitchen and bath. The shed, that was replaced in 1972, currently houses a utility room. The second floor originally had two bedrooms and a sitting room. Each room was lit by dormer windows. Prior to 1926, a closet was added in the northwest bedroom and the dormer sealed on the interior. After 1972, the rear bedroom was turned into a bath and closets were added. Other modifications to the house are the updating of the kitchen and downstairs bath. All interior rooms retain original wood trim, hardware, doors and flooring.

The Corbin House suffered severe water damage prior to the purchase of the property by the current owners in 1972. Although interior and exterior elements were intact, the home was slated for condemnation and conversion to a parking lot. Since acquiring the home, the owners have repaired and maintained the home with great sensitivity to its design and historical significance. Additionally, the interior has been furnished with antiques consistent to the construction period. The house remains capable of conveying its architectural and historical significance.

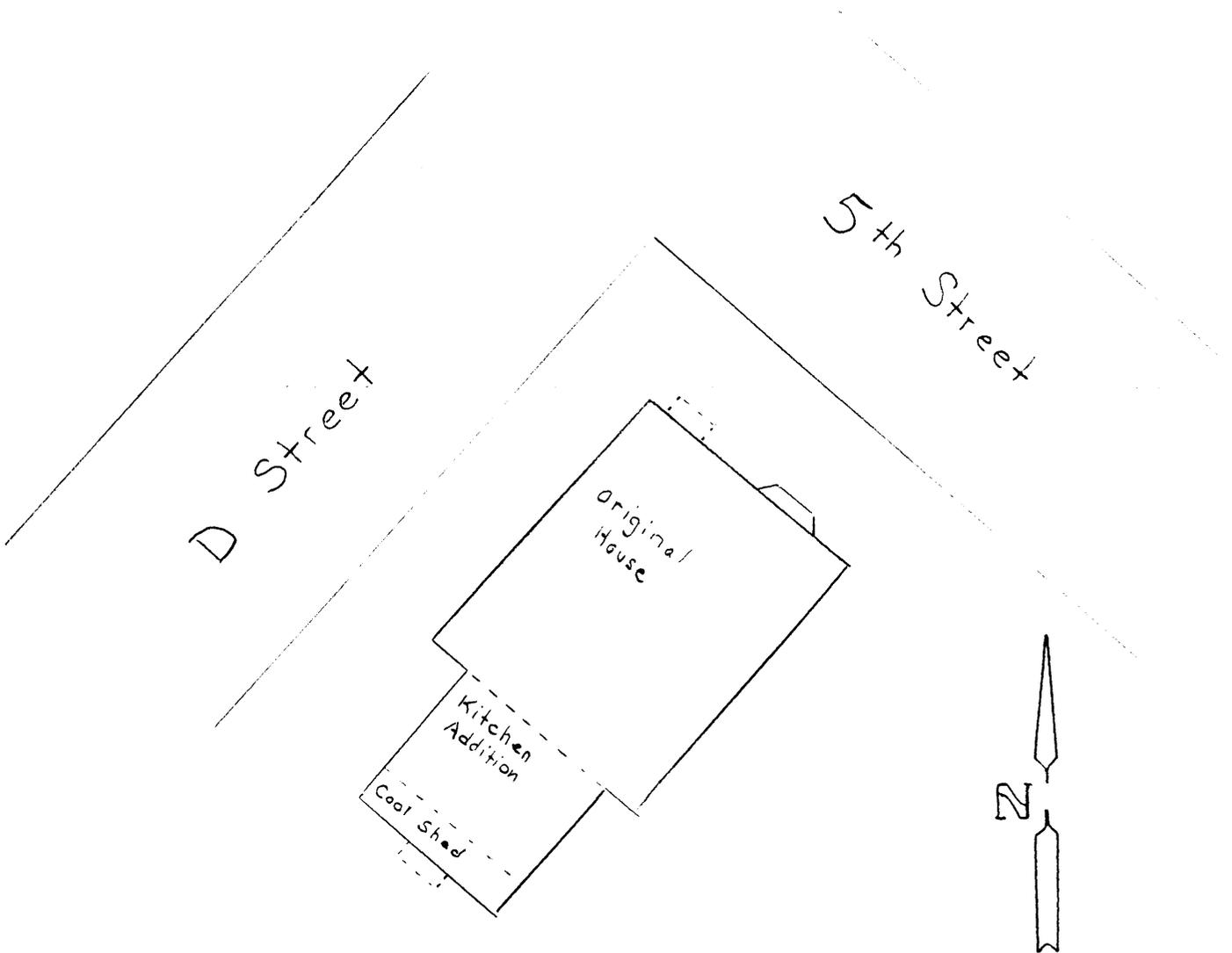
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Corbin, E.W., House
Chaffee County, Colorado

Site Plan



Not to Scale

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Corbin, E.W., House
Chaffee County, Colorado

STATEMENT OF SIGNIFICANCE

The E.W. Corbin House is eligible for the National Register under Criterion A for its association with the early settlement of Salida, Colorado. Corbin was one of the first to establish a residence and business in what was first known as South Arkansas. In 1884, he built the second brick residence in Salida. The Corbin House is also eligible under Criterion C for its architectural significance as the best and earliest example of the Second Empire style in Salida.

The Arkansas Valley area in central Colorado had long been visited by the Ute tribe for its ample grazing and abundant game, and for the good fishing available in nearby high mountain lakes. By the 1870s the Indians had been pushed out of the valley by immigrating ranchers and merchants. Gold placer mines and later silver strikes brought additional settlers to the area. With the settlement of the nearby mountain areas and the success of the Leadville Mining District, the Santa Fe Railroad (AT&SF) began surveying for a western route from Pueblo to the mining districts via Canon City and the Royal Gorge. In expectation of the completion of the line, the AT&SF established the townsite of Cleora along the Arkansas River.

The Denver & Rio Grande Railroad (D&RG) also sought access to the lucrative mining districts and engaged in a legal battle for right-of-way with the AT&SF. Ultimately, the D&RG won in what has come to be called the "Royal Gorge War". D&RG president General William J. Palmer bypassed Cleora and established the townsite of South Arkansas on D&RG land to serve as his western division point. In April of 1880, future Governor Alexander C. Hunt supervised the surveying of the townsite. The platted area extended from Front Street to Fifth Street, and from D Street to L Street. To the North, across the Arkansas River, a depot area was established.

In May of 1880, rails were completed to the renamed city of Salida. Merchants, businessmen and miners were attracted to the townsite and businesses and residences began appearing around the central business street (F Street). Most commercial and housing stock built during the 1880-1888 period was primarily vernacular wood frame buildings with gabled roofs. By 1885, slight variances of hipped roofs began to emerge. It was not until 1888 that Salida saw a transition in its architecture. A devastating fire destroyed most of the commercial district, and fire blocks were established prohibiting the erection of frame buildings. With passage of the ordinance, brick became the primary building material in and around Salida.

In the late 1880s Salida was evolving into a more permanent community with the D&RG's solidification of Salida as its western division point. With increased railroad traffic, businesses were thriving and success was reflected in the commercial and housing stock of Salida. Vernacular frame buildings were quickly being replaced with brick homes and businesses incorporating elements of Second Empire, Queen Anne and Italianate styles in their design.

Two merchants, Webb and Corbin, established a business in 1878 in the area known as Cleora. With the founding of South Arkansas (Salida), they quickly relocated and set up a mercantile business

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Corbin, E.W., House
Chaffee County, Colorado

in a tent near the emerging commercial district. By 1881 they had relocated their business to a frame building on Lower F Street and enjoyed a prosperous business. In 1884, they replaced the frame structure with one of the earliest brick businesses in Salida.

E.W. Corbin was only 28 when he arrived in Cleora with his wife from Joliet, Illinois. After establishing his business in Salida, he became very involved in the development of the townsite. He speculated in real estate and owned Central Block, one of the largest buildings in town. Later he became involved in the political and cultural development of the town, serving as mayor in 1887 and as one of the founders, president, and first manger of the Salida Opera House Association. As manger, he was responsible for bringing many independent repertory productions to Salida, as well as the popular performances of the Tabor Circuit. At the time of his death in 1889, he was serving as manger of the Opera House and agent for the Continental Oil Company in Salida.

Corbin sought to establish a home for his wife and young daughter and in 1884 purchased property in an outlying area of Salida at 5th and D Streets. There he built the second brick residence in Salida and one of the few brick structures in the town. It was considered to be very modern in its architecture. Although the Second Empire style had been quite popular in the East in the 1860s and 1870s, it was not until the 1880s that the style emerged in the West. As a prominent businessman, Corbin wanted a home befitting his station in the community. His home was in stark contrast to the more utilitarian homes found throughout Salida. Stylistically it was unique and incorporated decorative elements at a significant cost. Extra cost items included the wrought iron roof cresting, fireplaces and wood mantles, ornate doors, and interior hardware. For many years it was the most imposing and architecturally significant residence in Salida.

Corbin, only 36 at the time of death, achieved great success both in business and his personal standing in the community. Arriving at the onset of the area's development, he was a pioneer merchant and principal in the town's political and cultural development. His untimely death was noted as a great loss to the City of Salida. His home, the oldest known brick residence still standing in Salida, is a good example of Second Empire architecture as well as a testament to the development of Salida.

Elements of the Second Empire style can be seen in many houses throughout Salida, but very few are as true to the style, nor as early in construction, as the Corbin House. Throughout the residential district, there are many one story homes with mansard roofs without dormers. Most of these have standing seam tin, stamped tin, or asphalt shingles. Many of these were originally brick in construction but now are stuccoed. Additionally, very few retain their original windows and window surrounds. A few homes have ornamental roof cresting and employ decorative wood brackets.

Several two-story examples still exist in the residential district. Three homes still retain many original elements, but lack the distinctive dormers of the Corbin House. Several of these houses suffer from window alterations.

One other home in Salida, the Dr. F. Jackson home at 401 East 1st Street, retains many of the original Second Empire elements consistent with its construction. Built in 1890, it reflects the second phase of building in Salida and was constructed across from the D&RG Hospital. It retains its original porch, original windows and surrounds, and decorative brackets. Dormers reflect a later incorporation of the style extending 1/2 on the sloped roof and 1/2 on the side walls.

The Corbin House remains the best and earliest example of the Second Empire style in Salida.

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Corbin, E.W., House
Chaffee County, Colorado

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Continuation Sheet**

Section number 10 Page 7

Corbin, E.W., House
Chaffee County, Colorado

GEOGRAPHICAL DATA

Verbal Boundary Description

NW'ly 75 feet of lots 22-26 and N'ly 12½ feet x 75 feet of lot 21, Block 78, Haskell's Addition, Salida, Colorado.

Boundary Justification

The nominated property includes the entire parcel historically associated with the Corbin House.

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Corbin, E.W., House
Chaffee County, Colorado

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-6 except as noted:

Name of Property: Corbin House
Location: Chaffee County, Colo.
Photographer: Melanie Milam
Date of Photographs: January, 1996
Negatives: Colorado Historical Society, Office of Archaeology and Historic Preservation

<u>Photo No.</u>	<u>Information</u>
1	Northeast and northwest elevations, view to the south.
2	Northeast elevation, view to the south.
3	Northeast and southeast elevations, view to the southwest.
4	Northwest elevation, view to the southeast.
5	Northwest and southwest elevations, view to the northeast.
6	Southwest and southeast elevations, view to the north.

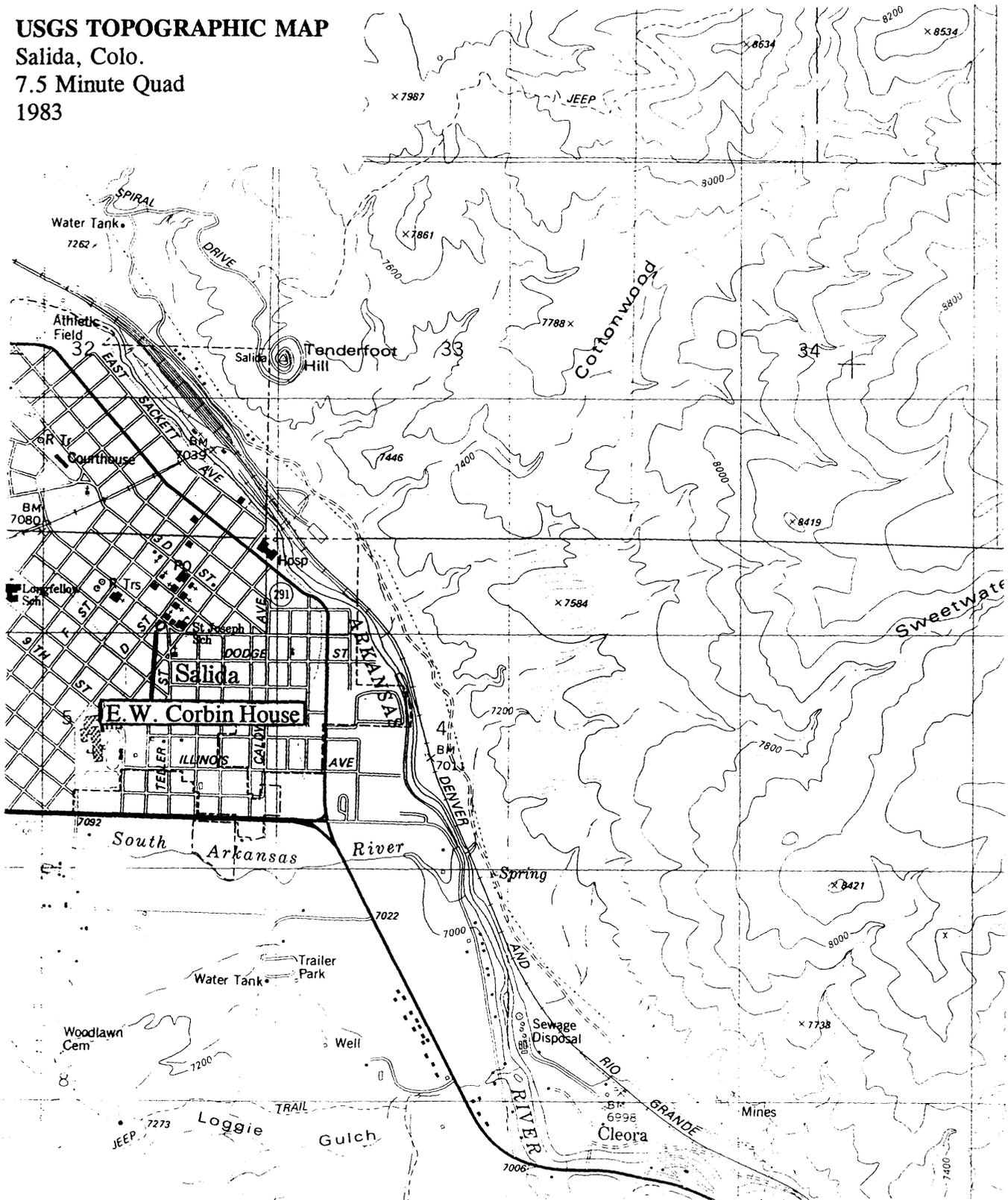
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Corbin, E.W., House
Chaffee County, Colorado

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USGS TOPOGRAPHIC MAP
Salida, Colo.
7.5 Minute Quad
1983



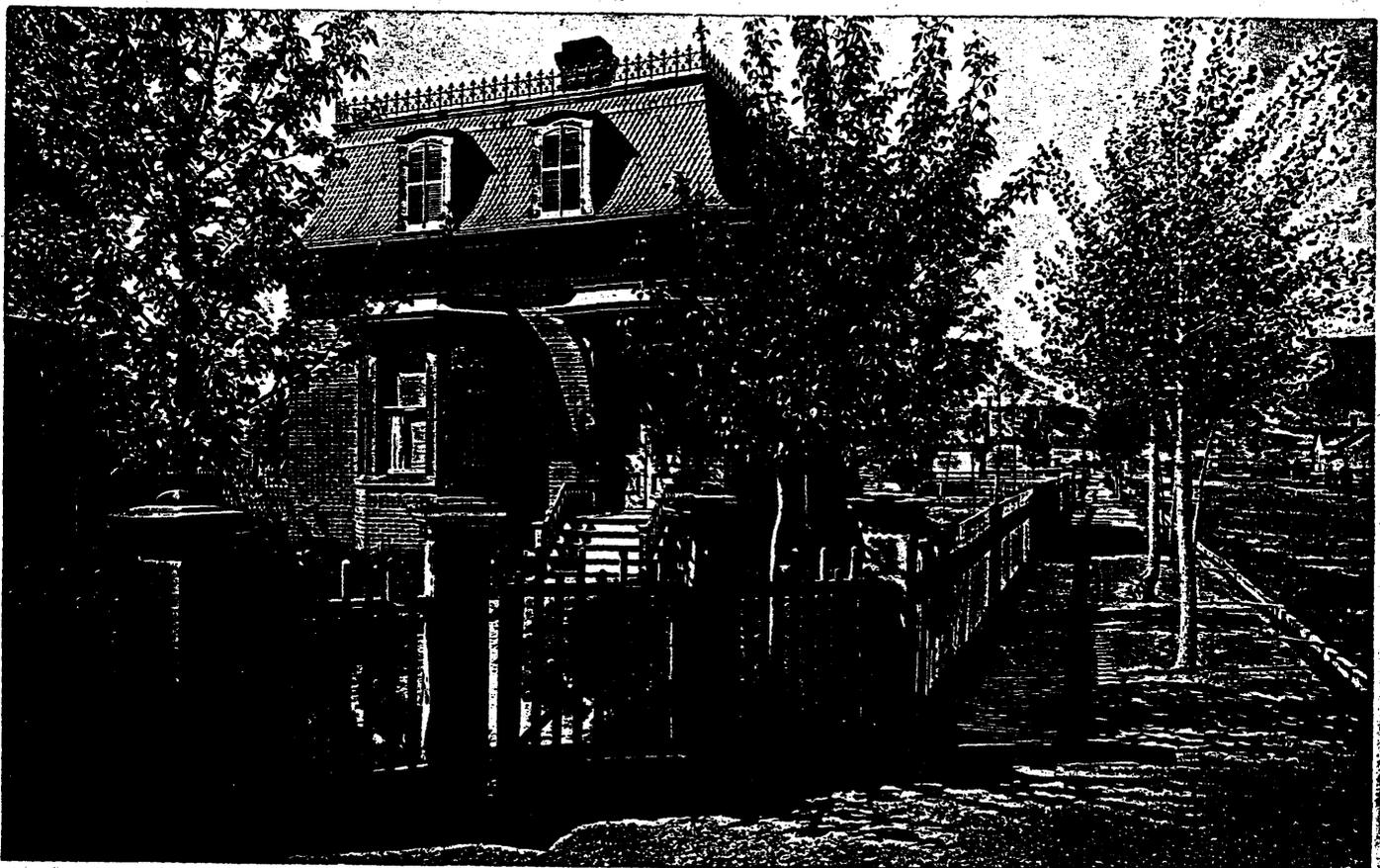
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Corbin, E.W., House
Chaffee County, Colorado

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Figure 1. Corbin House ca. 1884



C. H. CLARK. PHOTOGRAPHER. SALIDA, COLORADO.

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Corbin, E.W., House
Chaffee County, Colorado

Figure 2. Corbin House ca. 1926

