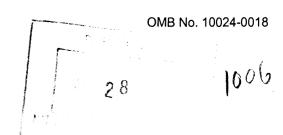
United States Department of the Interior National Park Service

# 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 Proper	ty			
historic name Valle	y View School,	District 29		
other names/site nu	ımber <u>Valley V</u>	iew School; 5CF.1598	}	
2. Location				
street & number 84	l65 County Roa	ad 140		[N/A] not for publication
city or town Salida	ioo oodiity 1 too			[N/A] vicinity
	code <u>CO</u>	county <u>Chaffee</u>	code <u>015</u>	-
3. State/Federal Ag				
[X] nomination [ ] required National Register of Himy opinion, the proper considered significant [ Signature of certifying of	est for determination storic Places and more rety [X] meets [ ] or [ ] nationally [ ] state of the property of	neets the procedural and procedural and procedural neets the National tewide [X] locally. ([] See	ocumentation stand ofessional requiren I Register criteria. continuation sheet	dards for registering properties in the ments set forth in 36 CFR Part 60. In I recommend that this property be for additional comments.)
In my opinion, the prop		pes not meet the National R comments.)	egister criteria.	
Signature of certifying of	official/Title			Date
State or Federal agenc	y and bureau			
4. National Park Solution I hereby certify that the proper intered in the Nation [ ] See continual [ ] determined eligible National Registe [ ] see continual [ ] determined not eligil National Registe [ ] removed from the National Registe [ ] other, explain [ ] See continuation	rty is: nal Register ion sheet. for the r ion sheet. ble for the r.		or the Keeper	Date of Action

Valley View School Name of Property	Chaffee County/ Colorado County/State Rural School Buildings in Colorado MPS				
5. Classification					
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not count previously listed resources.) Contributing Noncontributing			
<ul><li>[X] private</li><li>[ ] public-local</li><li>[ ] public-State</li></ul>	[X] building(s) [ ] district [ ] site	3	0	buildings	
[ ] public-State	[ ] structure [ ] object	0	0	sites	
		0	0	structures	
		0	00	objects	
		3	0	Total	
Rural School Buildings in C  6. Function or Use  Historic Function		Register.  0  Current Function	isted in the N		
(Enter categories from instructions)  EDUCATION- School		(Enter categories from instru	uctions)		
7. Description					
Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instru	Materials (Enter categories from instructions)			
OTHER: Rural Schoolhous	foundation Stone; Concrete walls Wood; Concrete Block				
		roof Wood other_			

Valley View School	Chaffee County/ Colorado		
Name of Property	County/State Rural School Buildings in Colorado MPS		
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.)	Areas of Significance (Enter categories from instructions)  Education		
[X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.	Architecture		
[ ] <b>B</b> Property is associated with the lives of persons significant in our past.	Periods of Significance		
[X] 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.	1903-1942  Significant Dates		
[ ] <b>D</b> Property has yielded, or is likely to yield, information important in prehistory or history.	<u>1903</u> <u>1936</u>		
Criteria Considerations (Mark ``x" in all the boxes that apply.)			
Property is:	Significant Person(s) (Complete if Criterion B is marked above). N/A		
[ ] A owned by a religious institution or used for religious purposes.			
[ ] <b>B</b> removed from its original location.	Cultural Affiliation		
[ ] <b>C</b> a birthplace or grave.	N/A		
[ ] <b>D</b> a cemetery.			
[ ] E a reconstructed building, object, or structure.	Architect/Builder		
[ ] <b>F</b> a commemorative property.	Unknown		
[ ] <b>G</b> less than 50 years of age or achieved significance within the past 50 years.	Works Progress Administration (WPA)		
Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)			
9. Major Bibliographical References			
<b>Bibliography</b> (Cite the books, articles and other sources used in preparing this form on one or more of	continuation sheets.)		
Previous documentation on file (NPS):	Primary location of additional data:		
[ ] preliminary determination of individual listing (36 CFR 67) has been requested	[X] State Historic Preservation Office		
[ ] previously listed in the National Register	[ ] Other State Agency [ ] Federal Agency		

[ ] Local Government

Name of repository: Colorado Historical Society

[ ] University

[] Other

[ ] previously determined eligible by the National Register

[ ] designated a National Historic Landmark

[ ] recorded by Historic American Buildings Survey

[ ] recorded by Historic American Engineering Record

					O. "	
	y View of Prope	School erty			County/Stat	County/ Colorado le lool Buildings in Colorado MPS
10. G	eogra	phical Dat	a			
Acre	age of	Property	less than one			
UTM	Refere	ences	nces on a continuation sheet.)	)		
1.	13 Zone	409140 Easting	4265570 Northing			
2.	Zone	Easting	Northing			
3.	Zone	Easting	Northing			
4.	Zone	Easting	Northing	[] See co	ontinuation sh	neet
Verb (Describe	al Bou	ndary Des	cription y on a continuation sheet.)			
Bour (Explain	ndary why the bou	Justification and aries were selected to the s	tted on a continuation sheet.)			
11. F	orm P	repared By	/			
name	e/title <u>K</u>	aty Grethe	<u>r                                      </u>			(Edited by Chris Geddes)
orgar	nizatior	<u>Historic S</u>	alida Inc.			date_April 30, 2003
stree	t & nur	nber <u>P.O. E</u>	3ox 70			telephone <u>(719) 539-9656</u>
city o	r town_	Salida		_ state <u>C</u>	0	zip code <u>81201</u>
Addi	tional	Document	ation			
Subn	nit the 1	following ite	ems with the completed	form:		
Cont	inuatio	on Sheets		P	hotographs	
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.			Representative black and white photographs of property.  Additional Items  (Check with the SHPO or FPO for any additional items)			
	erty O					
(Complet	te this item a	at the request of Sh	HPO or FPO.)			

name Estate of Roberta Koenig (George Richardson- Representative)

street & number P.O. Box 4194

city or town Santa Fe state NM zip code 87502

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.

telephone (505) 455-3253

## National Register of Historic Places Continuation Sheet

Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS

### United States Department of the Interior National Park Service

Section number \_\_7 Page \_1

#### **DESCRIPTION**

Located two miles west of Salida, the Valley View School is nestled at the base of a low mesa on a pinon-studded rise with an unimpeded view towards Salida to the east and across hayfields that lead down to the Arkansas River to the north. An irrigation ditch crosses the property behind the schoolhouse and empties into a holding pond east of the schoolhouse acreage. Two other irrigation ditches pass towards the front of the parcel, along County Road 140, feeding the extensive hayfields nearby. One privy stands to the northwest, another to the northeast. A wood flagpole stands tall in front of the main entrance, and the swing frame support remains to the west. The school and its associated buildings are in fair condition and retain a high degree of integrity in terms of location, setting, design, materials, workmanship, feeling, and association.

The one story, wood frame schoolhouse has a rectangular plan consisting of a 36'4"x22'4" clapboard main section with a 25'x22'4" concrete block addition. The original portion sits on a concrete covered stone foundation and faces south towards the road. The front gabled roof has slightly overhanging boxed eaves and is covered with wood shingles. A brick chimney pierces the roofline at the rear of the wood-sided section. Concrete steps lead to a centrally placed door within a projecting gabled entrance vestibule. The deteriorated wood door contains a large open panel in the center with a smaller opening towards the bottom. The glass from the door is missing. There is a window on the east and west sides of the vestibule. A pipe projects from above the door and appears to have been used for lighting, though no bulbs or globes are attached. A finial sits atop the gable peak of the vestibule.

On the clapboard portion, there are four windows on either side. All of the windows are tall, narrow, double-hung, single-pane 2/2s framed with simple wood trim. The gabled vestibule has the same windows, one on each side. All windows on the schoolhouse and addition have lost their glass panels and are covered with wood slats, though some have come off in various places.

A hipped roof with wood shingles covers the 1936 Works Progress Administration (WPA) concrete block addition. Exposed wood rafters peek out at the eaves. Concrete makes up the floor and foundation. The three wood windows lined up in a row on the east side are 6/6 wood sliders and divided by a vertical wooden slat in the middle. The glass and many of the muntins are missing. Exterior doors are located on the north and include a pedestrian door opening towards the east as well as a set of wooden double doors hinged on both sides towards the west. The pedestrian door is missing, though the hinges remain in place on the wood frame. A "WPA" imprint is stamped into the concrete slab in front of the double doors. The west side of the addition also has three windows. The northernmost window is also a 6/6 wood slider divided by a vertical wooden slat and missing its glass. The two windows to the south are square with no muntins or dividers and are covered with hinged vertical wood doors. The small room in the addition with the two square openings was used for storage of coal and wood. Teachers parked their cars in the larger space. All windows in the addition have concrete sills and unpainted wood trim.

Located in front of the gabled entry is the original wooden flagpole, standing approximately 25' tall. Towards the west of the entry area is the wooden frame for the swing. The frame consists of two upright wooden poles that are connected at the top by a horizontal wooden pole. Metal rings for the swing are still attached to the horizontal pole.

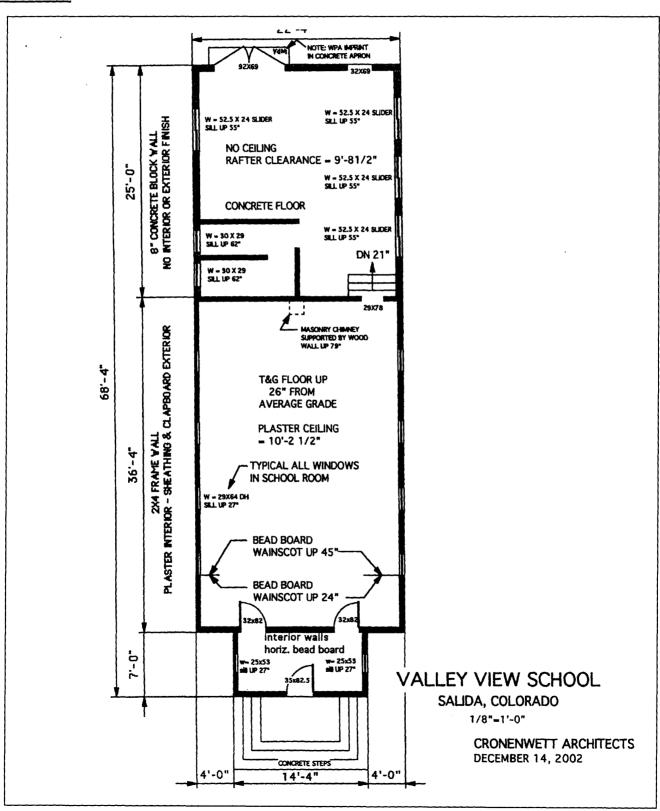
## National Register of Historic Places United States Department of the Interior **Continuation Sheet**

## **National Park Service**

Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS

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#### Floor Plan



## National Register of Historic Places Continuation Sheet

### United States Department of the Interior National Park Service

Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS Section number \_ 7 Page 3

#### Interior

Original interior elements of the schoolhouse include one blackboard, wainscoting, plaster and lath walls, doors and wood flooring. The wainscoting comes up approximately 45" from the floor with the remainder of the walls and ceilings made up of lathe and plaster. The blackboard covers approximately 34 of the north wall of the classroom and is interrupted at one point by the vent for the stove, which extends down from the ceiling. The stove, though no longer in the school, was a heavy "Round Oak Stove" that stood at the rear of the clapboard section. The brick chimney is still extant on the roofline and the stovepipe hole is visible on the north wall of the classroom. In the cloakroom, two original four-panel wood doors remain in place, one on each side of a centrally placed shelf. Above the shelf, nails for coats line the wall. The boys were required to hang their coats on one side, girls on the other (Hutchinson, August 2003). The south wall of the classroom, which backs to this shelf area in the cloakroom, has a section where the lathe has been damaged and no plaster remains. The glass in the transoms above the doors has been shattered.

The interior of the WPA addition contains the exposed roof rafter system, concrete block walls with no plaster, windows as previously documented, and an enclosed stall in the southwest corner. The stall is made up of studs-out construction with wide horizontal wood planks for walls. A vertical plank wood door is located on the east side of the stall. There is a wood framed opening on the south wall, towards the east side, that leads into the classroom. Two concrete steps lead to this opening that currently has no door. The wood clapboard siding on the north wall of the original section is visible from inside.

#### **Privies**

There are two privies associated with the school, one to the northwest and one to the northeast. Each privy is a rectangular one-story building with horizontal wood siding and wood cornerboards. The side gabled roof has slightly overhanging eaves over exposed wood rafters and is covered with wood shingles. Diamond-shaped vents are located in the gable ends. The northwest privy is leaning towards the side and has a deteriorating roof. Each privy contains two wooden seats on the inside. The western privy was for the boys, the eastern one for the girls.

## National Register of Historic Places United States Department of the Interior **Continuation Sheet**

Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS

## **National Park Service**

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### Valley View School, 1932



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Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS Section number <u>8</u> Page <u>5</u>

#### **SIGNIFICANCE**

Valley View 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. The school, along with it's associated privies, is a good representation of the rural schoolhouses that are quickly disappearing from the landscape. The flagpole and swing frame both date to the period of significance and are considered contributing features.

Constructed in 1903, the school exhibits those characteristics associated with the property type including: a rural setting, rectangular plan, gabled roof, cloakroom, tall narrow windows, and one large classroom. The 1936 Works Progress Administration (WPA) addition shows the evolution in schoolhouse design with the placement of a hipped roof over the concrete block section, considered to be an early 20<sup>th</sup> century innovation in rural school design (Doggett and Wilson, 1996, p. 22). In addition, the privies in their original locations, further contribute to an understanding of rural education. Passing by this group of buildings, it is easily recognizable as an early schoolhouse.

#### **Historical Background**

With the discovery of gold in the Colorado mountains in the 1860s, a large number of people were attracted to the Arkansas River Valley as a place to call home. Though many came hoping to strike it rich in mining, several settled in the area for its good water and soil, vital for successful farming and cattle raising. Carved out of Lake County, Chaffee County was founded in 1879 and named for Jerome B. Chaffee, the first U.S. Senator from Colorado after the state was admitted to the Union (Shaputis & Kelly, 1982, p. 3). Salida had a post office, cabins, and two hotels when it was incorporated in 1879. This would all change with the arrival of the railroad.

The Colorado Midland, the Denver, South Park & Pacific, and the Denver & Rio Grande (D&RG) Railroads all competed to lay track across the rugged Rocky Mountains. The Denver & Rio Grande won the race and arrived in Salida in May 1880. Salida was now accessible by rail, leading to further settlement and development of the region. Though other rail lines came through the area, it would be 1887 before the Colorado Midland would roll into town on standard gauge rails (Shaputis & Kelly, 1982, p. 31). It was the beginning of the boom and bust cycles that would plague many mountain communities well into the 20<sup>th</sup> century.

"With the silver crash of 1893, the entire area went into an economic decline and many of the Maysville residents moved closer to the larger mines near Monarch and Garfield, to Salida, or more promising gold mining districts" (Milam, 1998, p. 3). With this influx of people to the area, some turned to other means to earn an income and by the turn of the 20<sup>th</sup> century, there were many farming and ranching operations to the west of town. In this fertile region, agriculture quickly became the mainstay of the region's economy, and with this growth came the need for schools to educate the children of the farmers and ranchers.

"No matter how tough the miner and no matter how rough the cattleman or rail roader, one of his first thoughts was educating his children. A school and a church were the first things a community developed" (Shaputis & Kelly, 1982, p. 68). Valley View School represents one of the last of more than 30 rural school districts formed in Chaffee County at the peak of mining activity that attracted railroads and a growing population to the upper Arkansas Valley in the years following the Civil War. When Chaffee County was formed in 1879, it included ten of the original schools in the area. Sixteen more

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Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS Section number 8 Page 6

schools were built during the 1880s, nine in the next decade and the last two, including the Valley View School, were built in the 1900s.

The Valley View School held classes for ranching families west of Salida during the years of 1904 to 1942. Records show that there were 17 teachers during those years. The salary for nine months of teaching was \$50.00/month and peaked at \$100/month. Starting with 29 pupils in 1904, the school reached its maximum of 42 students in 1907, large numbers for a one-room schoolhouse. By 1942, the year the school closed, the number of students had decreased to 11. Among the names, it appears that there were two, possibly three, male teachers during the years the school was open (see 1906 photo). Several of the teacher's names appear to be from families who are still in the area. In 1987, the Chaffee County Extension Homemakers recorded information related to the schools in the county. They found the following remarks in one teacher's report:

For better sanitary conditions of schoolhouse, I suggest the painting of the walls, Varnishing the wood work, oiling of floor, and painting the blackboards a dark green which is much better for the eyes. The outbuildings should be fixed to prevent the drifting of snow in them. They should be whitewashed inside and plenty of lime scattered about. The windows should be securely fixed to keep out imposters.

It was not an easy life for the rural schoolteacher. Teachers had to haul water and firewood into the schoolhouse. Water was obtained either in town or from one of the adjacent ranches and carted out to the schoolhouse in a large milk can (Hutchinson, June 27, 2003). Occasionally the parents delivered hot meals to the teacher. In their book *A History of Chaffee County*, June Shaputis and Suzanne Kelly relate one of the many difficulties a rural teacher could encounter:

The rural schools generally operated for two to four months of the year. In most cases the teacher, who also served as custodian, was paid about \$50.00 a month. The teacher usually handled a small number of students, but the students ranged from first graders to eighth graders. Sometimes, especially in the case of a young woman, the teacher had to maintain discipline with students who were older and larger than she (p. 68).

The need for teachers in these rural areas was so great that, oftentimes, the teachers were barely out of school themselves. Instruction in the "3 Rs" began and ended with prayer with the schoolhouses themselves doubling as places for religious meetings and socials. "More than any other historic rural building, the schoolhouse represents the cultural heritage of the surrounding community" (Doggett & Wilson, 1996, p.28). Besides being used as the schoolhouse, the building hosted the annual Christmas program as well as meetings for the School Board (Hutchinson, June 27, 2003). In addition, the Farmers' Union used the schoolhouse for meetings in the late 1930s and the Agricultural Extension Club used the building to put on a play (Campbell, August 14, 2003). The building provided a place for the local community to gather.

Some personal experiences of a former Valley View student, local rancher and veterinarian Dr. Wendell Hutchinson, whose family homesteaded on a ranch between Salida and Poncha Springs, have been recorded in the process of completing this nomination. The Hutchinsons are one of the best known families in the area not only for their important role in the ranching industry but also because all four generations have contributed to the community good by holding political office, and water and school board positions. Dr. Hutchinson has been a veterinarian in Chaffee and four neighboring counties for the past 50 years. He recalls that he and his brother Jake walked a mile to and from the school until they graduated and went to Salida High School. He says that very few children were driven

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Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS Section number 8 Page 7

to school. Those who rode horses tied them to a hitching post that used to be in front of the school. Dr. Hutchinson is now 78 years old and attended Valley View for his elementary education in the early 1930s. His father and rancher Colin Campbell built the swing frame for the students to play on. Dr. Hutchinson was in 6<sup>th</sup> grade in 1936, the year the WPA built the concrete block addition onto the schoolhouse. He can even explain why the wood floor remains in such good condition- the teacher swept it regularly with a mixture of sawdust and linseed oil (Hutchinson, May 15, 2003).

By 1927 the number of active schools started to decrease as the mining areas played out and the population shifted to other pursuits. By the 1940s, only 14 districts were active. The school district held onto Valley View, even though it was not used for education purposes. In 1958, however, the remaining school districts in Chaffee County consolidated into two districts, R-31 in Buena Vista and R-32 in Salida. It was at this time that Valley View was sold to a private owner, who continued to leave the buildings unused. As a result of its long- term vacancy, no alterations have taken place. Though deteriorated, the buildings stand as silent reminders of the rural educational experience.

#### 1906-1907 Class List

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Teacher's Register -- Dist. 29, Valley View Sept 1906-May 1907
Blank, Roy ----- age 17 -----
Blank, Clarence
Blank, Carl
Blank, Clayton
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Blank, Ethel
                                 12 ---
Blank, Laura
                                   6 ----
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Fuller, Charles
Glenn, Lewis
                                   12 ----
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                                                         6
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Glenn, Russell
Glenn, Kale-
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Higham, Hugh
Harris, Myrtle
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King, Lelah
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                                 15
Roberts, Everett
Roberts, Raymond
Sneddon, Walter
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Woods, Harold
Woods, Darrell
Woods, Kenneth
Woods, Letha
Woods, Merritt
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Davidson, Eva
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Davidson, Mary
                                 10
Davidson, Ivy
Bartlett, James
                                   8
                                                         2
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Bartlett, Melva Glenn, Clarence
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McCabe, James
                                 12
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King, Earle
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## National Register of Historic Places United States Department of the Interior **Continuation Sheet**

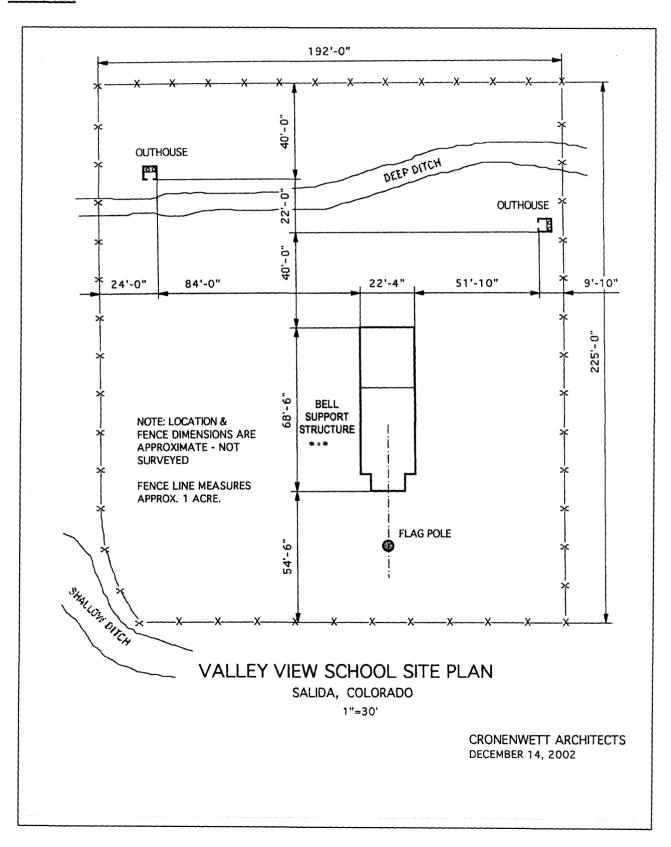
## **National Park Service**

Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS

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OMB No. 1024-0018

### Site Plan



## National Register of Historic Places Continuation Sheet

## United States Department of the Interior National Park Service

Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS Section number 9 Page 9

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NPS Form 10-900a (Rev. 8/86)

#### OMB No. 1024-0018

## National Register of Historic Places Continuation Sheet

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Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS Section number 10 Page 10

#### **GEOGRAPHICAL DATA**

#### **VERBAL BOUNDARY DESCRIPTION**

Beginning at a point on the North boundary of the County Road 30 ft. North of the Southeast corner of Section 35, Township 50 North, Range 8 East of N.M.P.M., thence North 245 ft., thence West 200 ft., thence South 190 ft. to a point on the North boundary of said County Road, thence southeasterly along said North boundary of said County Road to place of beginning, containing 97/100 of an acre.

#### **BOUNDARY JUSTIFICATION**

The boundary includes the parcel of land historically associated with the school and its associated outbuildings.

## **National Register of Historic Places Continuation Sheet**

### **United States Department of the Interior National Park Service**

Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS

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#### PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-24 except as noted:

Name of Property: Valley View School

Location: Salida, Chaffee County, Colorado

Photographer: Katy Grether Date of Photographs: May 12, 2003

Negatives: Historic Salida, Inc.

#### Photographic Information Photo No. 1 Overview, looking east towards Salida 2 Overview, looking southeast towards Salida 3 South façade of schoolhouse View towards west 4 5 West side of schoolhouse and addition 6 East side of WPA addition 7 North side (rear) of WPA addition 8 East side of schoolhouse and addition, angled view, camera facing northwest 9 East side of schoolhouse 10 East outhouse, camera facing northeast 11 West outhouse, camera facing northwest Detail of barn door on WPA addition, camera facing south 12 13 Interior of WPA addition, camera facing southeast 14 Interior of WPA addition, camera facing southwest Close-up of windows on west side of WPA addition 15 16 WPA inscription in concrete landing on north side of addition 17 Close-up of WPA inscription in concrete landing on north side of addition 18 Close-up of main entrance on south façade, camera facing north 19 Close-up of wood siding and door frame at main entrance, camera facing south 20 Interior of anteroom/cloak room, camera facing northeast 21 Close-up of wood flooring between anteroom and classroom 22 Interior of classroom- original blackboard and stovepipe, camera facing north 23 Interior- view towards anteroom, camera facing south 24 Swing frame, camera facing north

## National Register of Historic Places United States Department of the Interior **Continuation Sheet**

## **National Park Service**

Valley View School, Chaffee County/ Colorado Rural School Buildings in Colorado MPS

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## **USGS TOPOGRAPHIC MAP**

Salida West Quadrangle, Colorado 7.5 Minute Series

UTM: Zone 13 / 409140E / 4265570N

PLSS: NM PM,T50N,R8E,Sec. SE1/4, SE1/4, SE1/4, SE1/4

Elevation: 7360 feet

