NPS Form 10-900

OMB No. 1024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

965

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 Heister House

other names/site number 5CF.2366

2. Location

street & number 102 Poncha Boulevard [N/A] not for publication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 [X] 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 [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] See continuation sheet for additional comments.)

Edward C. Nichols — State Historic Preservation Officer — 8/13/08
Signature of certifying official/Title — Date

Office of Archaeology and Historic Preservation, 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.

Signature of the Keeper — Date of Action

Edson H. Beall — 10-8-08

Heister House
Name of Property

Chaffee County/ Colorado
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.

[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.

[ ] **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.

Areas of Significance
(Enter categories from instructions)
ARCHITECTURE

Periods of Significance
1954

Significant Dates
1954

Significant Person(s)
(Complete if Criterion B is marked above).
N/A

Cultural Affiliation
N/A

Architect/Builder
HEISTER, ELWOOD
HEISTER, FRANCES

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

9. Major Bibliographical 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

#_____

Primary location of additional data:

[X] State Historic Preservation Office

[ ] Other State Agency

[ ] Federal Agency

[ ] Local Government

[ ] University

[ ] Other

Name of repository:
Colorado Historical Society

Heister House
Name of Property

Chaffee County/ Colorado
County/State

10. Geographical Data

Acreage of Property less than one

UTM References
(Place additional UTM references on a continuation sheet.) (NAD 27)

	Zone	Easting	Northing
1.	13	412949	4265611
2.			
3.			
4.			

The UTMS were derived by OAHP from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management

[ ] 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 Fay Golson (for property owner)

organization _____ date May 14, 2008

street & number 304 E. 2nd Street telephone _____

city or town Salida state Colorado zip code 81201

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 James and Laura Berchert

street & number 31715 U.S. Highway 24N telephone _____

city or town Buena Vista state Colorado zip code 81211

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.

Heister House
Name of Property

Chaffee County/ Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)

[X] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	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)

MODERN MOVEMENT/ Moderne

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
CONCRETE BLOCK
roof METAL
other

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

DESCRIPTION

The 1943-1954 Moderne style Heister House is an irregular plan, one story, brick and concrete block house covered with stucco that sits on a poured concrete foundation. A full basement exists under the east side. The roof of the house is flat and covered with metal sheets while the attached garage has a flat rolled asphalt roof. Two chimneys extend from the flat roof: a brick chimney covered in stucco at the west end and a brick chimney with a curved metal hood at the east end. Constructed in Salida, Colorado, starting in 1943, the house sits on a corner lot in the Eddy Brothers Addition at the intersection of Poncha Boulevard and Park Place, adjacent to Thonhoff Park. The Chaffee County Courthouse, a National Register-listed Art Deco building completed in 1932, is located on the north side of the park.

Four large deciduous trees border the Poncha Boulevard property line. Various smaller trees and one large deciduous tree line the pool and patio area at the eastern Park Place end of the property. Two larger trees and one small fruit tree are positioned on the north side of the property. At the east end of the house just off the main entry is an 8'x10' red concrete pool. An asphalt driveway leads to the attached garage on the west side of the house and a detached garage sits at the northwest corner of the lot.

South Facade

A concrete sidewalk leads to the south facade from the street. A curved concrete step with a narrower straight step below provides access to the secondary entry (the western entry) with a three lite, painted wood door. This entry was initially used as the primary entry although not intended as such. The entrance at the east end of the south facade was actually designed to serve as the main entry and is accessed by a curved two-step concrete stoop. The painted wood door has three graduated circular windows with the original blue glass. For the purpose of this description, the east end door will be termed main entry. An original small globe exterior light fixture is positioned to the left of the door. A concrete sidewalk that provides access to the main entry runs from the curved stoop to the west around a sheltered area to join the secondary entry sidewalk. This area on the east end is sheltered by a curved metal flat roof canopy and edged on the south with a low sandstone, irregular course wall.

The dominant element on the façade is a curved metal flat roof canopy that wraps from the secondary entry to the main entry. Another canopy of less depth extends from the secondary entry and wraps around the southwest corner. It has a corrugated molded concrete fascia and is supported by four tapered vertical members that repeat the circular design of three graduated circles. These circles provide a geometric play of light and shadow on the south elevation.

Another strong element on the façade is a centrally placed curved projecting bay containing 3 glass block window openings and 2 narrow fixed pane windows. Three glass block windows in the basement are visible at the base of the curved projection, adjacent to the secondary entrance.

At the west end of the south façade a fixed single pane corner window wraps around the corner (though it is not curved) and retains its original blue glass. The window in the second bay is also fixed single pane. The window in the third bay and just west of the secondary entry is a fixed single pane with exterior rotating metal side panels. At the east end of the south façade is a larger fixed single pane corner window. A reinforced concrete tube at the corner gives support. The windows along the south façade are metal frame with the exception of the three tall glass block openings in the curved projection.

East Elevation
Looking at the east elevation, the semi-circular projection on the south façade is visible. The main entry area is set back from the east wall. The main east wall contains a glass block design detail in a "C" shape. The set back at the north end has one single pane window in a metal frame with a vertical aluminum rotation panel above. A rectangular flat roof canopy with metal fascia shelters this window.

North Elevation
The north (rear) elevation reveals three basement windows visible on the slightly projecting east end; glass block windows flank the center sliding glass window. Facing west on the projecting east end is a fixed light window. Along the main wall from east to west are: a glass block window, a smaller wood 1/1 double hung, a wood glazed door covered by a screen door, a glass block side lite sits adjacent to the door, a single pane aluminum window with rotating side panels, and a corner window with the same details as seen on the ends of the south facade. However, only a portion of the window is seen due to the addition of the attached garage, which projects to the north, past the main wall. This northwest window is visible from the interior and retains its original blue glass. On this projecting end of the attached garage is a wood door and a metal overhead garage door to the right (west).

West Elevation
On the west elevation, the attached garage is set back from the south façade. It has a flat roof with a parapet at the north and south ends. There are two wood single pane windows symmetrically placed on the wall. From this elevation the original southwest corner window with blue glass and rotating metal side panel is visible.

Interior
The walls and 8' ceiling in the interior of the east part of the house are covered with maple paneling, a portion of which came from a dying maple tree from the front yard. The floors and ceilings are also wood. There is a 6' circular portal between the dining room and living room. Heister was a musician and built in a stereo system that houses a record player, records, and a radio. (See photo 14) This system is recessed in the maple paneling of the living room and has decorative handles in the shape of musical notes. It is wired into speakers in the living room and bedroom. The original equipment remains in the cabinet. In the dining room is a built in buffet with sliding door cabinets above. Two shades of light and dark woods have been placed on the doors and drawer front to form a checkerboard pattern. The bathroom retains is original fixture including a square tub. Pocket doors are used where space is minimal. Closets are equipped with fixtures that light when the doors are opened. All of these details are original to the house. A few of the original light fixtures remain while others have been replaced in a manner sensitive to the period of the house. The basement level consists of an office, a den with a rough-cut, irregular course stone fireplace and a walk-in meat locker (Heister was a hunter), and a bedroom with a walk-in document vault. The utilities are located on this level near the stairwell. The walls are finished in concrete, the floors are vinyl tile and the ceiling has a textured plaster finish.

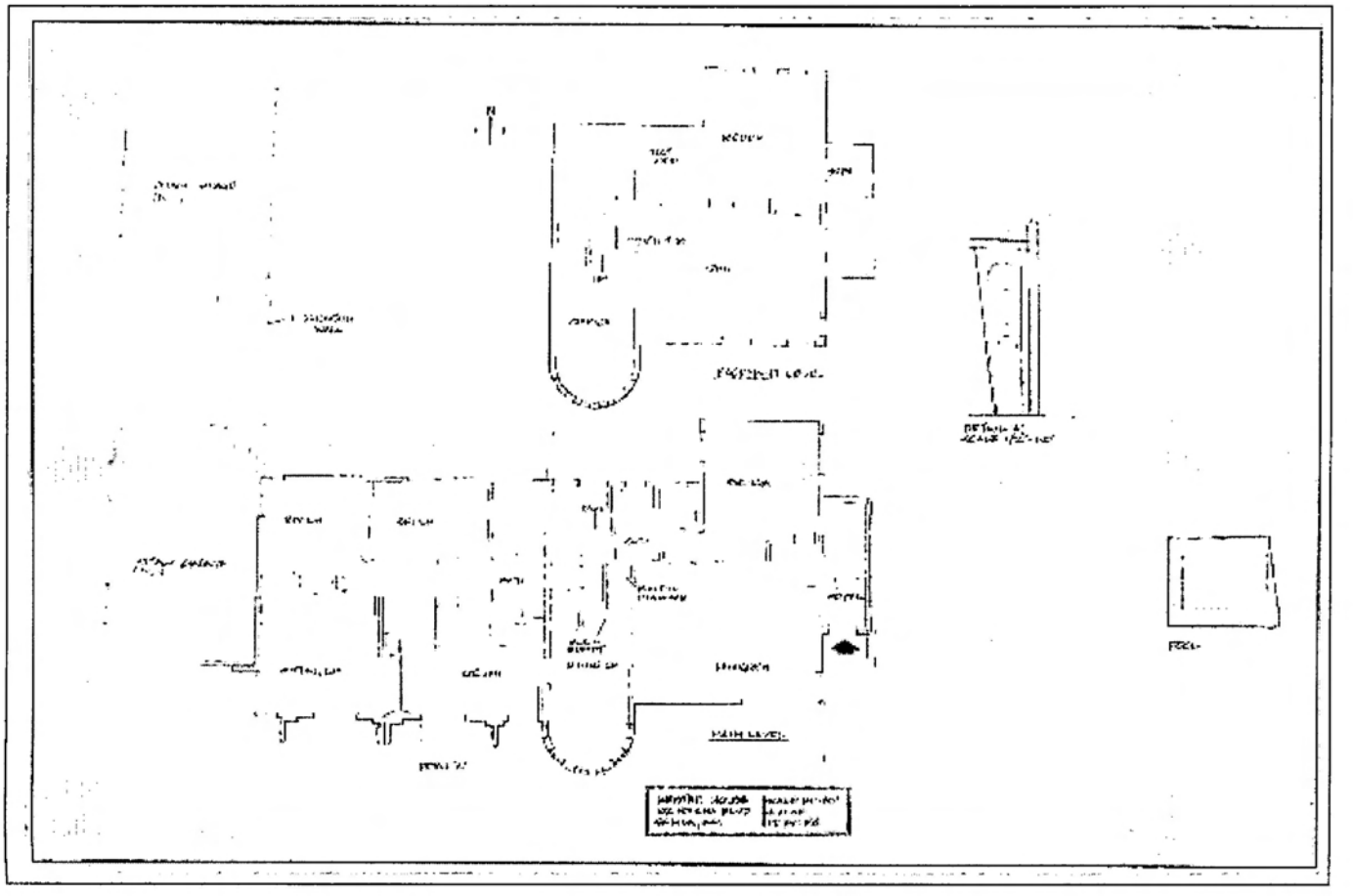
In the west end of the house, the interior walls are painted wood partition and the floors, with the exception of the vinyl tile in the kitchen and bath, are carpeted. The original blue glass can be seen in the corner window of the northwest bedroom. The southwest corner room was originally used as the living room while the eastern part was under construction.

The house retains integrity of materials, workmanship, and design, having seen few alterations since its construction. It also retains integrity of location, setting, association and feeling, easily able to convey its beginnings in the World War II years.

Detached garage

At the northwest corner of the lot sits a stucco garage. This one-story rectangular plan building is covered by a corrugated metal front gabled roof. The east wall of the garage contains the original six 6-lite windows at the top part of the wall while the west wall contains original four 6-lite windows that are slightly larger than the east windows. An overhead garage door on the south provided access from the driveway for automobiles. Due to the garage addition on the main house, this garage can no longer shelter vehicles as the garage addition blocks access to the overhead door, though it was never used for vehicle storage during Heister's occupation. Metal trim runs along the south gable roof edge. As the garage was constructed at the same time as the house and served as Heister's workshop throughout the construction of the house, it is counted as a contributing resource.

Floor Plan



SIGNIFICANCE

The 1943-1954 Heister House is eligible for the National Register under Criterion C in the area of Architecture as a good example of Moderne, embodying the distinctive characteristics of that style. Elements typical of the style seen on the house include a flat roof, smooth stucco veneer, rounded corners, porthole openings, glass block, and a curved metal canopy. Although designed and constructed by its owners, it possesses high artistic value. Well-planned, the foundation for the entire house was poured and the west portion completed in 1943. The family lived in the west half as work continued on the east side. The eastern portion saw completion in 1954. It was at this time the two sections were coated with stucco. The period of significance for the house is 1954, the year the house was completed and took on the appearance of Moderne style.

The brick and block mass of the house was not the norm for Moderne, but the stucco outer finish integrated the two forms into the unmistakable style. The innovative window design with hinged aluminum side or top panels, which provided ventilation, and the mirrored blue glass, added an unusual element. The asymmetrical façade, the glass block accents, the rounded corner details, the circular design elements in the door and canopy supports as well as the horizontal lines of the curved canopies, the above grade foundation, and the coping are all elements in this house and confirm its style.

Moderne Style Architecture

Moderne, also known as Art Moderne or Streamline Moderne, saw popularity in the 1930s and early 1940s. While the earlier Art Deco style of the 1920s displayed vertical elements and zigzags, Moderne exhibited a straight and horizontal emphasis, reflecting the strong influence of the machine age on architecture and appliances within the home. The speed lines of trains, ships, and automobiles made their way onto houses and commercial buildings. Smooth stucco exteriors, rounded corners, and curved metal canopies all gave the impression of a sleek and modern building. Portholes found their way onto buildings, taken directly from ships of the time period. As stated in American Shelter, "It was a unique American style although it was part of the International Style movement, it borrowed from the French Art Nouveau, and was somewhat influenced by Art Deco. In a five year period beginning around 1932, it changed the shape of virtually everything in the American home including the home itself." So while it seems as though the dwelling had its beginnings in a most unlikely place and time, this style permeated many areas of American society, seen everywhere from appliances to homes to transportation as well as in magazines and toys.

Construction slowed down significantly with the advent of World War II and the restrictions placed on various materials. It is at about this same time that Moderne begins to fade and the simple and stark International Style became prominent in architecture, reflecting the sparse times in which they were constructed.

Historical Background

Salida, Colorado, founded in 1880 was a railroad town until the departure of the railroad in the mid 1950s. Just west of the Downtown National Register Historic District is a prestigious area called "On the Mesa" in which the Eddy Brothers Addition is located. In 1943, the golf course, the county courthouse, and only a few houses existed in this neighborhood.

The Heister House was built in a town filled with a number of Late Victorian style houses and is the only house in Chaffee County that reflects the Moderne style. Judy Martinez, the youngest daughter of

Elwood Heister, reports that the railroad depot, completed in 1940, was also this style and thought to have been designed by her father. The depot was demolished in 1985 but can be seen in old photos to have had some of the same architectural details exhibited in the Heister House.

The house is significant not only for its style but also for the time in which it was constructed. In 1943, during wartime, few houses were being constructed and yet this well thought out plan was unfolding. It could be that due to lack of construction, there was time to build a house for oneself with materials on hand from other jobs. Elwood Heister, a local concrete contractor and carpenter, and his wife Frances designed and built the dwelling using many materials collected from Elwood's commercial building projects. His company, Heister Bilt/Redi Mix Co., worked on several residential and commercial projects in Salida. The detached garage served as a workshop and storage facility for Heister during the 11 years of work on the house.

According to their daughter, Elwood and his wife, Frances, spent many hours pouring over the stacks of architectural magazines they received. It is reported that Frances had major input into the final plans. The actual construction of the house was a family effort. It is a snapshot of an American family pulling together during wartime. The fact that the house remains in prime condition makes evident the quality of workmanship and the pride of ownership over the years.

The Heister House reflects the austere economic times in which it was built. Moderne is not a complex style and the use of on-hand materials made it a practical style to adopt. Many unique design solutions were incorporated into the final invention to make use of the materials available. The design of the house resulted from decisions made in the conceptual phase with a model (plans were not drawn) and a study of other buildings. The long, low profile of the house, the simplicity of the elements, the prominent positioning on a corner lot off the park, and the use of building materials from the 1940s and 1950s composed in a manner not seen in the area prior to this time, have produced a house that is as relevant today as it was in 1954.

The Heisters lived in this house until 1958 and now, with its fifth owner, it is still a residence. Initially the house was sold to Heister's brother-in-law, Theodore Jacobs, in 1958. Robert W. David purchased the property in 1978 followed by Raymond Brown in 1993. The present owners, James and Laura Berchert, recognizing how important the building is architecturally purchased it from Brown in 2004.

BIBLIOGRAPHY

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http://www.salida.com/history/index.htm accessed on 5/29/2008

(unless noted, all websites were accessed on 5/22/2008)

GEOGRAPHICAL DATA

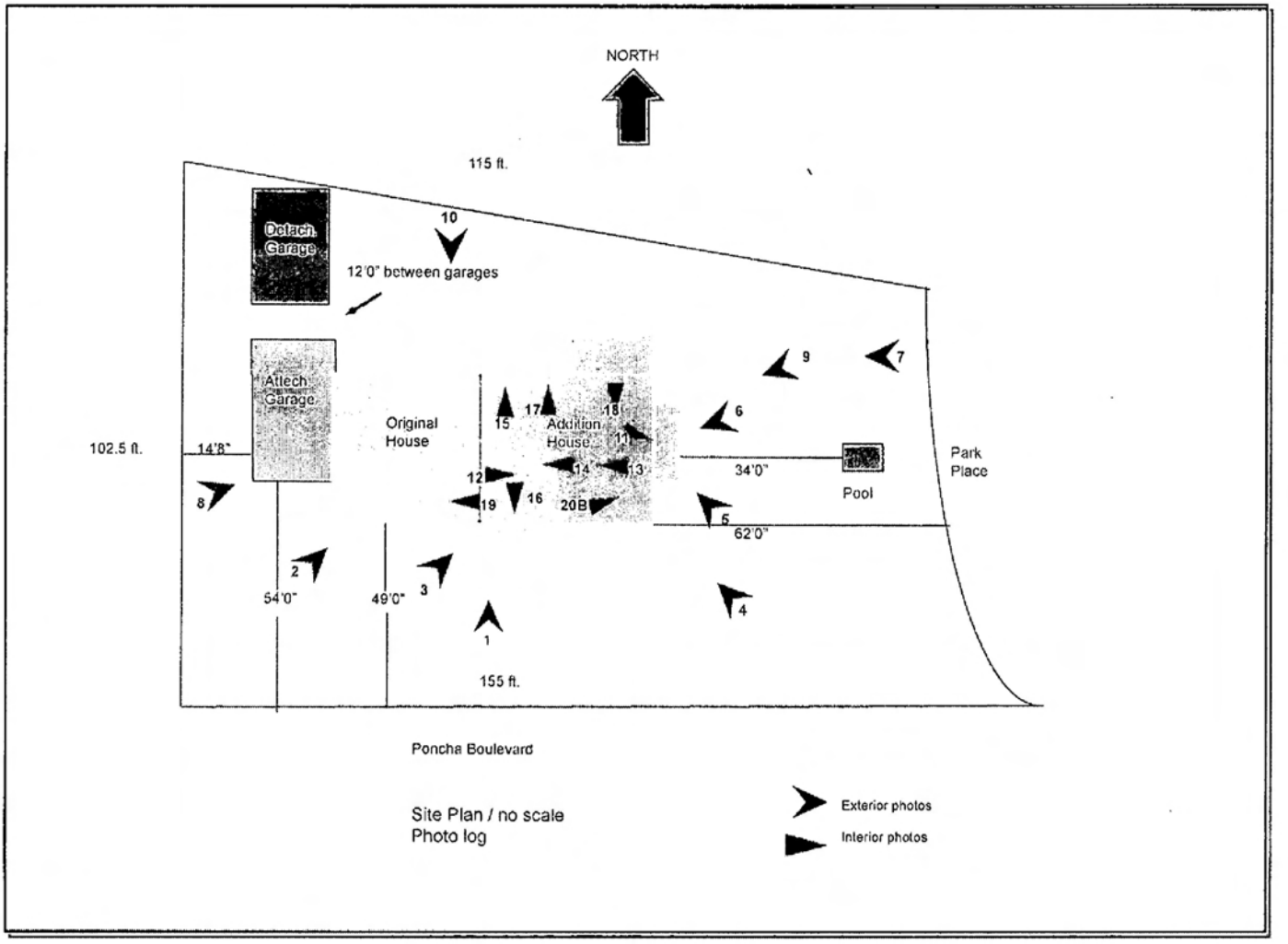
VERBAL BOUNDARY DESCRIPTION

Lot 3, Block 100, Eddy Brothers Addition, City of Salida, Chaffee County, Colorado.

BOUNDARY JUSTIFICATION

The nominated parcel includes the land historically associated with the house.

Sketch Map with Photo Views



PHOTOGRAPH LOG

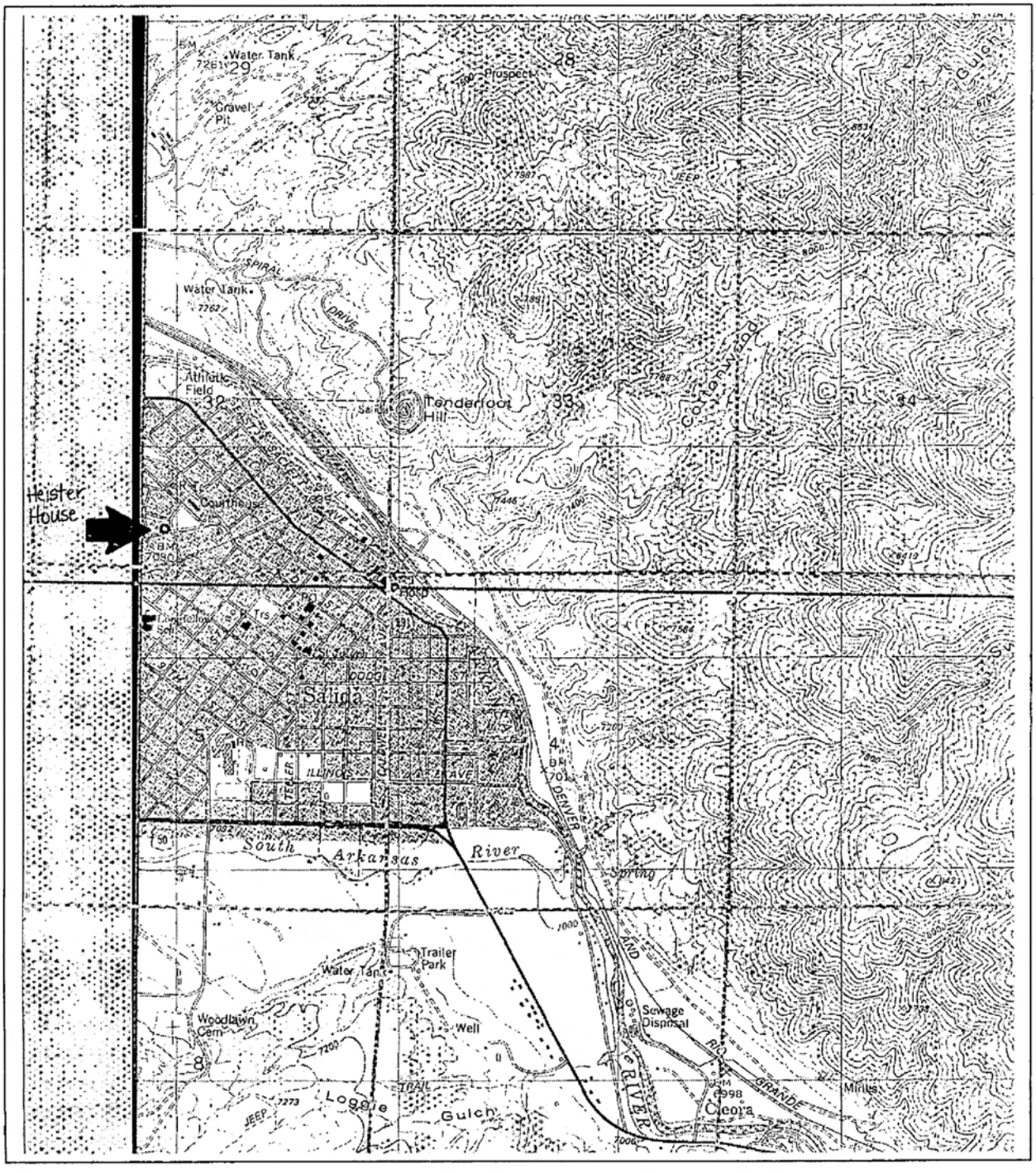
The following information pertains to photograph numbers 1-20 except as noted:

Name of Property: Heister House
Location: Chaffee County, Colorado
Photographer: Jim Berchert
Date of Photographs: April 2008
Negatives: with owner

Photo No.	Photographic Information
1	South facade, view to the north
2	South façade, view to northeast
3	South façade, view to northeast
4	South façade, view to northwest
5	South façade, entry detail, view to northwest
6	East elevation, view to southwest
7	East elevation, view to west
8	West elevation, view to northeast
9	East elevation, detail on entry wall, view to northwest
10	North (rear) elevation, view to south
11	Interior- entry hall
12	Interior- view from dining room into living room
13	Interior- view from living room into dining room
14	Interior- built-in music center
15	Interior- kitchen entry door, on north (rear) wall
16	Interior- dining room
17	Interior- bathroom
18	Interior- bedroom
19	Interior- kitchen
20	Interior- basement and den

USGS TOPOGRAPHIC MAP
Salida East Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 412949E / 4265611N
PLSS: NM PM, T50N, R9E, Sec. 32
NE¼, SW¼, SE¼, SW¼
Elevation: 7090 feet



5CF.2366 #1

Heister House

Chaffee County, Colorado

5CF.2366 #2

Heister House

Chaffee County, Colorado

5CF.2366 #3

Heister House

Chaffee County, Colorado

5CF. 2366 #4

Heister House

Chaffee County, Colorado

5CF. 2366 #5

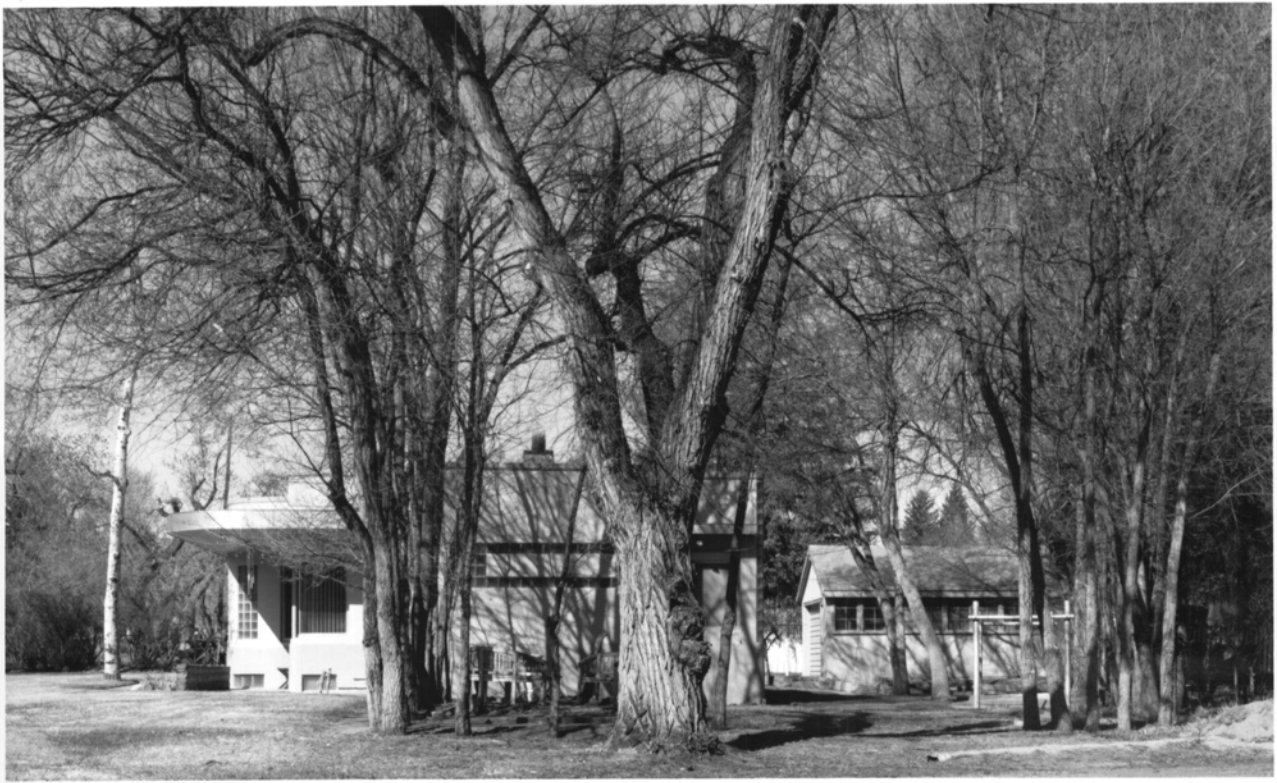
Heister House

Chaffee County, Colorado

5CF.2366 #6

Heister House

Chaffee County, Colorado



5CF. 2366 # 7

Heister House

Chaffee County, Colorado