

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

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- 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:** 5CF2220 **Parcel Number:** 368132402053
2. **Temporary Resource Number:** 17 **SHF/CLG Grant Number:** CO-06-017
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Jacobs House
6. **Current Building Name:** N/A
7. **Building Address:** 124-26 N. C Street
8. **Owner Name and Address:** Office, Steven C. and Tammy L., 307 E. 1st St., Salida, CO 81201

## II. GEOGRAPHIC INFORMATION

9. **P.M. N.M. Township 50N Range 9E**  
**SW 1/4 SE 1/4 SE 1/4 SE 1/4 of Section 32**
10. **UTM Reference Zone 13 Easting 413904 Northing 4265405**
11. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'
12. **Lot (s):** Rear 40 ft. Lots 23 through 26 **Block(s):** 2  
**Addition:** Salida Original Town **Year of Addition:** 1880
13. **Boundary Description and Justification:**  
Boundary includes the building and the parcel on which it is located.

## III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** Rectangular
15. **Dimensions in Feet: Length 68 X Width 28**
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**  
Stucco
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):**  
Segmental Arch Window, Porch, Chimney
21. **General Architectural Description:**

One-story rectangular duplex dwelling with flat roof, stepped down toward rear and with small projecting parapets on the front providing a crenellated appearance. Two short stucco chimneys on north and south walls (portions of red brick visible). Walls and foundation clad with rough textured stucco. Projecting, hipped roof, full-width porch with asphalt composition roofing, stuccoed square columns with angled brackets, concrete deck and steps, solid stuccoed balustrade, and wrought iron railing. Central segmental arch entrances with multi-light doors. Large plate glass picture windows north and south of doors. South wall has flat arch windows, including two large three-part windows toward front, paired two-part windows, and small single-light windows toward rear. Rear has at least one addition (stucco). North wall has two modified two-part windows and a small single-light window.

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

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

North of the house is an unpaved alley. There are evergreen bushes planed next to the house and two large deciduous trees in the front.

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

None

#### IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1895-1902 Actual

**Source of Information:** Photographs of Salida from Tenderfoot Hill, 1895 and 1902

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):**

This dwelling was not shown in a photograph of the area in 1895, but does appear in a 1902 photograph. This dwelling appears on the 1904-1949 Sanborn maps as a duplex residence. The area was not covered on Sanborn maps before 1904. A 1937 Assessor's photograph shows a flat roof dwelling with a plain façade with two central entrances facing a flat roof projecting porch flanked by two 1/1-light segmental arch double-hung sash windows. The walls of the building appear to be brick that is covered with stucco (some stucco is missing). A later Assessor's photograph shows the current appearance.

30. **Original Location:** Yes **Date of Moves:** N/A

#### V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Domestic/Multiple Dwelling

32. **Intermediate Use(s):** Domestic/Multiple Dwelling

33. **Current Use(s):** Domestic/Multiple Dwelling

34. **Site Type(s):** Duplex House

35. **Historical Background:**

This duplex house was built between 1895 and 1902.

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The 1903-04 city directory indicated that Maude Jacobs, a milliner for L.M. Divers, and George C. Jacobs (b.1859), a sexton at Fairview Cemetery, lived here. George Carter Jacobs was described as "a highly respected citizen of Salida." He was born in Graycon, Carter County, Kentucky, and moved to Kansas as a child. He grew up in Kansas and married Jessie Martin in 1882. In 1889 he moved to Salida, where he resided until his death in 1914. By 1911-12, Edward L. Osborne, a helper for D&RG, lived here. Mrs. Dora C. Kemp lived here in 1922. No occupation was listed for Mrs. Kemp. Earl V. and Selma Baker were residents of this house by 1931. Both of them were born in Colorado, Selma in 1902 and Earl in 1895, although Selma's parents had emigrated from Sweden. Earl was a hostler for D&RGW. The 1951 city directory indicated that Mrs. Cora E. Davis was the owner and resident of this dwelling. By 1961, he was an engineer for the railroad and the family lived at 348 E St. They had three sons: David, Edwin and Dewey.

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The 1911-12 city directory indicated that Albert L. Griffin, a student was living here. Allen E. and Myrtle M. McClure lived here by 1922. Allen was a foreman with D&RGW. By 1930, Charles W. and Rose Moore lived here. Both

lifelong residents of Colorado, they married in 1929. Charles (b.1905) was employed as a truck driver, working for the city. Rose was born in 1904. In 1951 this was the residence of Mrs. Betty Maxey (widow of Floyd Maxey) and her son, Floyd, Jr. In 1965 this was the residence of Bennie J. Maestas, a City Street Department employee.

**36. Sources of Information:**

Salida Mail, 15 May 1914, 2; Salida Photographs, 1895 and 1902; Salida City Directories; Sanborn Insurance Maps; Chaffee County Assessor records; US Census records, 1900-1930.

**VI. SIGNIFICANCE**

**37. Local Landmark Designation:** No **Date of Designation:** N/A

**Designating Authority:** N/A

**Local Landmark Eligibility:** No

**Local Landmark Criteria:** 1 - Exemplary Property 3 - Architectural Signif. 5 - Archeological Imp.  
2 - Historic Signif. 4 - Noted Designer: 6 - Contributing Bldg.

**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:** N/A

**40. Period of Significance:** N/A

**41. Level of Significance:** N/A

**42. Statement of Significance:**

Although this historic building is associated with the history of duplex housing in Salida, alterations have diminished its historic physical integrity.

**43. Assessment of Historic Physical Integrity Related to Significance:**

This building no longer has historic physical integrity. Alterations include roofline changes, replacement windows, an added front porch, and changes at the rear of the building.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

**44. National Register Field Eligibility Assessment:** Not eligible

**45. Is there National Register district potential? Discuss.** Yes

This resource was documented as part of a survey of a portion of northeast Salida lying between Downtown and the historic Denver & Rio Grande Railroad Hospital. A previous reconnaissance of this neighborhood of the city resulted in the recommendation that this area be intensively surveyed to determine whether a historic district might exist. The boundaries of such a district have not yet been identified since some areas included in the current survey might logically be associated with adjacent unsurveyed areas. A preliminary evaluation of whether this property would be a contributing resource, if found to be within the boundaries of a district, has been made to assist future studies.

**If there is NRHP district potential, indicate contributing status:** Noncontributing

**46. If the building is in an existing NRHP district, indicate contributing status:** N/A

**VIII. RECORDING INFORMATION**

**47. Photographic Reference(s):** 4: 23-28

**Negatives Filed At:** City of Salida

**Photographer:** T.H. Simmons

**48. Report Title:** Salida, Colorado, Historic Buildings Survey, 2006-07

**49. Date(s):** June 2006

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

**51. Organization:** Front Range Research Associates, Inc.

**52. Address:** 3635 W. 46th Ave., Denver, CO 80211

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

Resource Number: 5CF2220

Temporary Resource Number: 17

Architectural Inventory Form

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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**



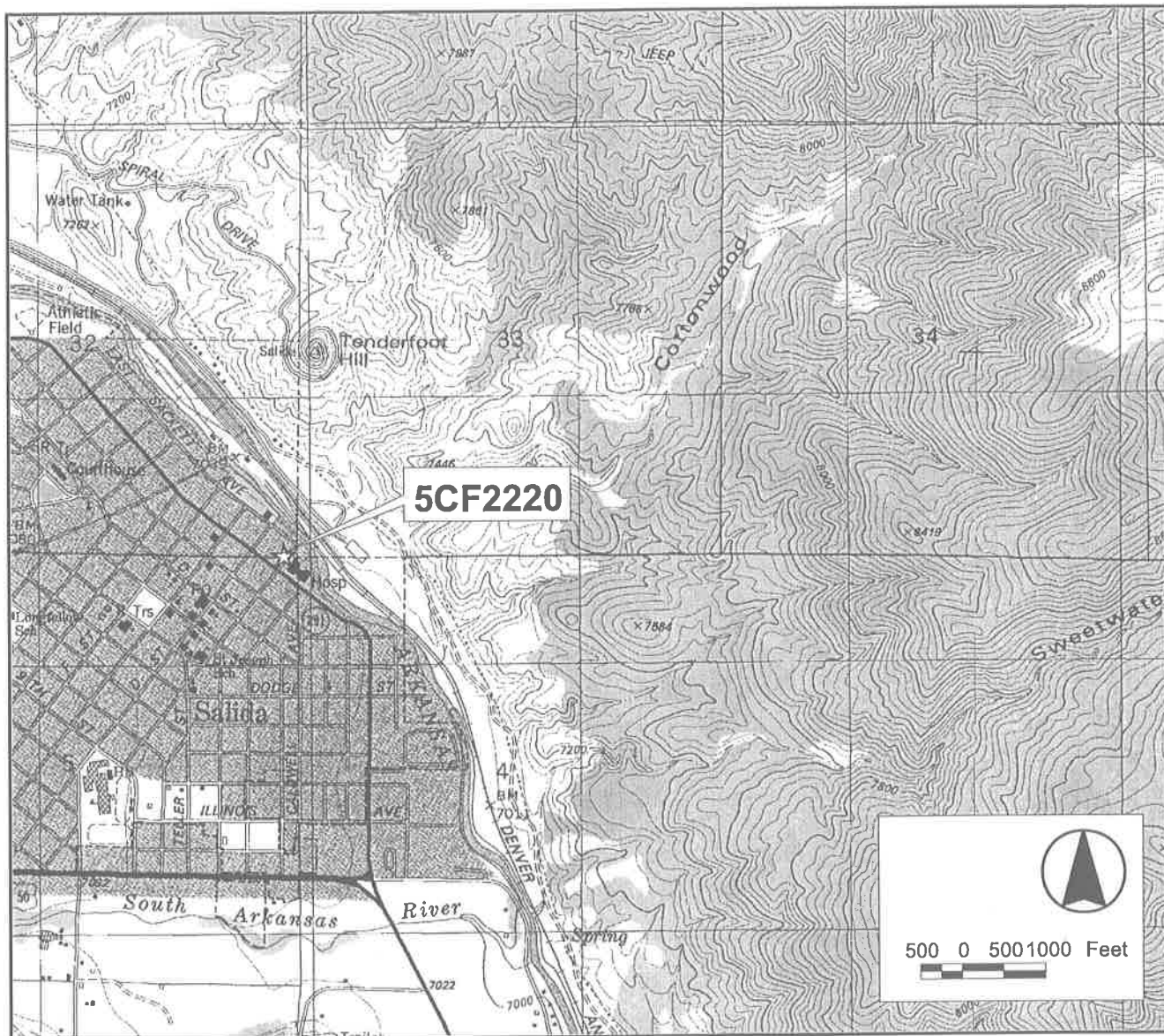
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



124-26 N. C Street



LEGEND	
	Survey Area Boundary
	Surveyed-Primary Buildings
	Surveyed-Outbuildings
	Not Surveyed



SOURCE: Extract of U.S. Geological Survey, "Salida East, Colo.," 7.5 minute quadrangle map (Denver: U.S. Geological Survey, 1994).

124-26 N. C Street

