

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: 5CF2246
2. Temporary Resource Number: 119
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Redfern House
6. Current Building Name: N/A
7. Building Address: 217 E Street
8. Owner Name and Address: Egan, Sandra S., 13540 County Road 261B, Nathrop, CO 81236
- Parcel Number: 380705130089
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
NE 1/4 NW 1/4 NW 1/4 NE 1/4 of Section 5
10. UTM Reference Zone 13 Easting 413613 Northing 4265363
1. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): 22 Block(s): 30
Addition: Blake's Resurvey of Block 30 Year of Addition: 1898-1904
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 39 X Width 23
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):
Asbestos
18. Roof Configuration (enter no more than one):
Gabled/Cross Gabled
19. Primary External Roof Material (enter no more than one): Asphalt/Composition
20. Special Features (enter all that apply):
Porch
21. General Architectural Description:
One-story frame dwelling with roof of intersecting gables, slightly overhanging eaves, and asphalt composition roofing. Walls clad with asbestos shingles. Shed roof porch at angle of intersection of gables on front (west) has single full-height classical column support, concrete deck and steps, and wrought iron railing. An off-center door faces the porch and a 2/2-light double-hung sash window is north of the door. The projecting front gable end features a large, newer, sliding window. The house abuts the adjoining brick building on the south. The north wall has two small windows on the gable end and an eight-light window further east.
22. Architectural Style/Building Type: No Style

23. Landscaping or Special Setting Features:

Level site with grass yard, concrete sidewalk, wood privacy fence enclosing backyard. Plantings in front of front gable end. House abuts building on south.

24. Associated Buildings, Features, or Objects:

One-story shed roof garage has two plywood doors on alley. Walls are clad with coursed synthetic shingles.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate Pre-1886 Actual

Source of Information: Sanborn Map, 1886

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 house appears on the 1886 Sanborn map, the earliest for Salida. A small outbuilding was associated with the dwelling. Between 1888 and 1890 a small open outbuilding was added. Between 1893 and 1904 the house was expanded at the rear and a small rear porch was added. Between 1914 and 1929 a garage was built at the rear. According to the Assessor, the garage was built in 1950.

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

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Single Dwelling

32. Intermediate Use(s): Domestic/Single Dwelling

33. Current Use(s): Domestic/Single Dwelling

34. Site Type(s): House, Single Family Dwelling

35. Historical Background:

This house was built before 1886 based on Sanborn insurance maps. In 1903-4 Salida pioneer John Redfern lived at this house. Mr. Redfern was an inspector for Denver & Rio Grande in 1903 and a janitor at Crews-Beggs Mercantile Company in 1911-12. He was born in England, coming to Salida in 1880. His wife, Katherine Drum Redfern (born in 1854 in Nebraska), and daughter, Geneva Redfern (born in Nebraska in 1874), also lived at this address. John Redfern died in September 1914, at the age of 67. He had lived in Salida for 34 years at the time of his death. Mrs. Redfern and her daughter moved to Salt Lake City following John Redfern's death. She died in that city in 1934.

The 1920 U.S. Census indicated that the Charles Graham family lived here. Charles Graham was born about 1880 in Missouri and worked as a machinist with the railroad. His wife, Bessie, was born about 1882 in Kansas. The Grahams had two children: Berniece and Frank. Mrs. Leoma Burton lived at this address in 1922. No occupation was listed for Mrs. Burton.

By 1930 Harry R. and Ethel Malaby lived at this home, with Harry working as an accountant for D&RGW. Harry was born in Colorado in 1902 and Ethel in New York in 1901. The Malabys were married in 1923. Their two daughters also lived here: Nancy J. (b.1925) and Joan A. (b.1930), both of whom were born in Colorado.

Arthur and JoAnn Dakin lived at this address in 1951. Arthur Dakin was a manager at Safeway and JoAnn worked as a clerk at the Court House. The 1965 city directory indicated that Martha A. Wilkerson owned and lived in this house. No occupation was listed for her.

36. Sources of Information:

Salida Mail, 18 September 1914, 1 and 20 April 1934, 1; 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:

This house was erected during the first decade of Salida's development. During the early 1900s the Redfern family lived here; John Redfern was at one time an employee of the Denver & Rio Grande Railroad. A variety of alterations have affected the historic physical integrity of the house, although it retains its small scale and original configuration of intersecting gables and front porch.

43. Assessment of Historic Physical Integrity Related to Significance:

Although this house dates to the first decade of the city's growth, it has undergone a variety of alterations and no longer reflects its original materials. Alterations include nonoriginal siding, window modifications, porch alterations, and an addition at the rear.

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): 18: 12-15; 20: 7

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

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

Resource Number: 5CF2246

Temporary Resource Number: 119

Architectural Inventory Form

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Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395



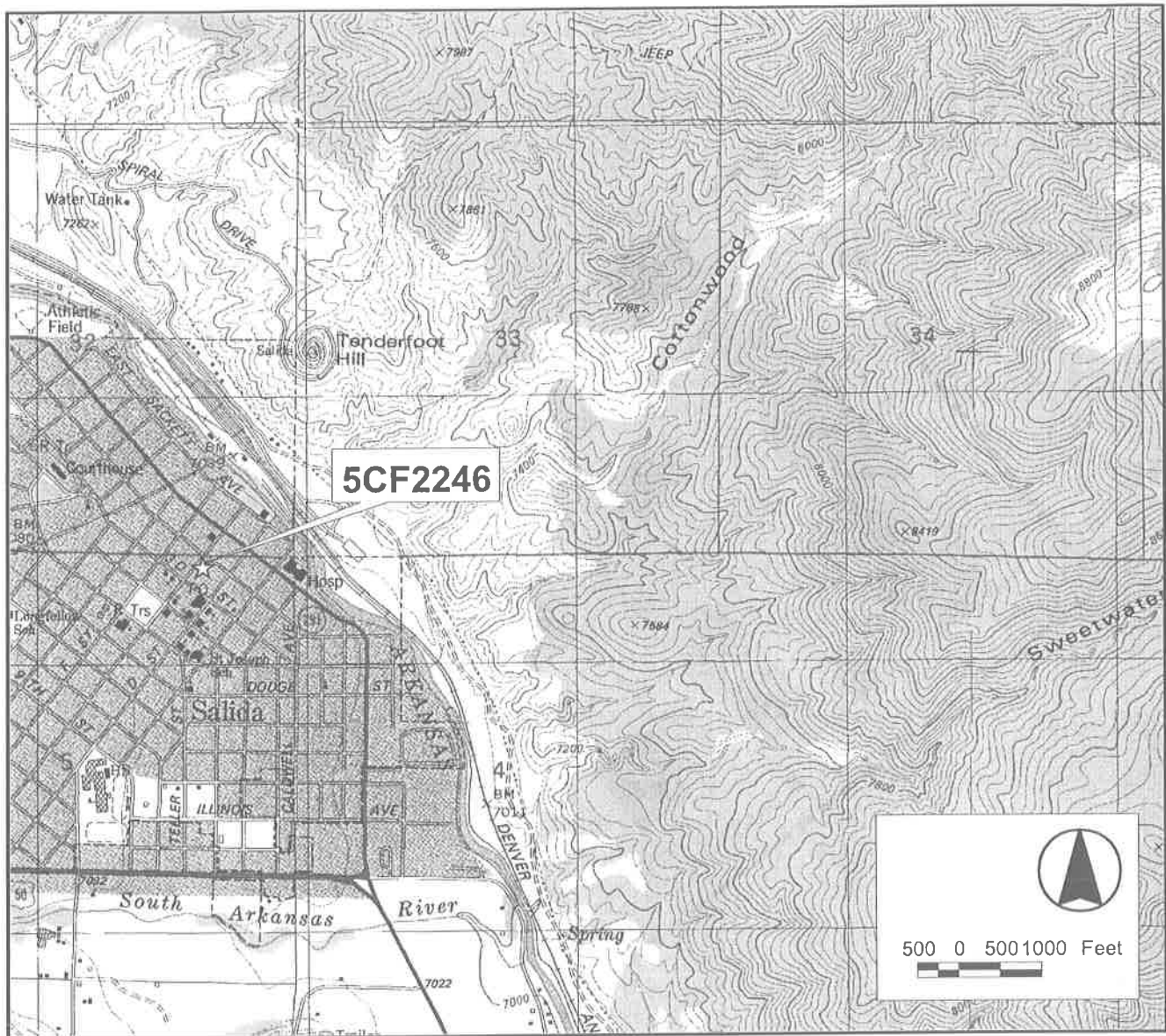
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



217 E Street

30 0 30 60 Feet

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).

217 E Street

