

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: 5CF2278 Parcel Number: 380705123003  
 2. Temporary Resource Number: 39 SHF/CLG Grant Number: CO-06-017  
 3. County: Chaffee  
 4. City:  
 5. Historic Building Name: Haskins House  
 6. Current Building Name: N/A  
 7. Building Address: 226 E. Second Street  
 8. Owner Name and Address: Schubert, Fred William and Lucille M., 927 Valley Rd., Evergreen, CO 80439

## II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E  
 NW 1/4 NE 1/4 NW 1/4 NE 1/4 of Section 5  
 10. UTM Reference Zone 13 Easting 413676 Northing 4265397  
 11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'  
 12. Lot (s): 19 Block(s): 23  
 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): Irregular  
 15. Dimensions in Feet: Length 63 X Width 25  
 16. Stories: 1  
 17. Primary External Wall Material(s) (enter no more than two):  
 Stucco  
 18. Roof Configuration (enter no more than one):  
 Other  
 19. Primary External Roof Material (enter no more than one): Metal  
 20. Special Features (enter all that apply):  
 Porch, Chimney, Fence  
 21. General Architectural Description:

One-story dwelling with steeply pitched front gabled roof component at front (south), hipped roof component in middle, and one-story bay at rear. Standing seam metal roofing, overhanging eaves, and full-height chimney on west with lower half stuccoed and upper part brick. Also short stucco chimney on one-story bay. Walls clad with textured stucco. Front has full-width, projecting, hipped roof porch with round arched openings and stucco piers and balustrade. Off-center entrance at west end has security screen. Also facing porch is a very large two-light window. East wall is very close to adjacent house to east. On west, the hipped roof component steps out and has a plate glass window on its south wall and a plate glass window on its west wall. Flat roof bay has a plate glass window on the west wall.

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

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

Level site with concrete sidewalks. House is very close to another house on the east. Alley on west leading to rear. Cinderblock fence on west end of front yard. Evergreen hedge in front of porch.

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

Large, rectangular garage with textured stucco walls and sectional overhead garage door on north and pedestrian door on south. The building is post-1945 according to Sanborn fire insurance maps.

#### IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1898-1904 **Actual**

**Source of Information:** Sanborn Maps, 1898 and 1904

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 was erected between 1898 and 1904; the 1951 year of construction reported by the Assessor is incorrect. The 1898 Sanborn shows a "shanty" on the rear of this parcel. The present house appears on the 1904 Sanborn map, depicted as a one-story dwelling with a roughly L-shaped main component and a projecting one-story rear addition; there is a full-width open front porch and a smaller porch on the west wall of the L. Between 1914 and 1929, an addition was made on the east side of the rear projection (extended it to the east wall line of the main part of the house). The old Assessor appraisal card and attached 1937 photograph shows that this house had red brick walls and a shingled gable face and an open porch with arched openings with decorative brickwork and a brick balustrade with stone trim on the north wall. There were two tall double-hung sash windows facing the porch. The house was stuccoed after 1937. No outbuildings are shown on the parcel on any of the Sanborn maps. The property was addressed as 222 E. Second Street on 1904 through 1929 Sanborn maps.

According to the Assessor the garage was built in 1973.

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 between 1898 and 1904. In 1920 the US Census indicated that this was the residence of the Haskins family. Charles Haskins, age 42, was born in Colorado and worked as a car repairer for the Denver & Rio Grande Western. He lived here with his wife, May (39, born in California), son Darwin (11, born in California), and son Harold (4, born in Colorado). The Haskins were also listed at this address (then 222) in the 1922 city directory. George DeVerne Hallock and Dorothy A. Gibson Hallock lived here by 1930, according to the U.S. Census. Mr. Hallock was born in 1901 in Salida and Mrs. Hallock in 1906, also in Colorado. The Hallocks had two children in 1930: Marian E. (7) and Virginia B. (4). In 1920, George Hallcok had been listed as single and living with his parents, Mr. and Mrs. Willis Hallock. He was employed as a mail carrier with the post office in 1920 and 1930. He was later transferred to Albuquerque, New Mexico, and then West Palm Beach, Florida, where he passed away in May 1951. Mrs. Hallock was still alive at the time of his death, as were both of his daughters. Mr. Hallock was buried in Fairview Cemetery beside his father and mother. By 1951, Harold F. and Josephine Dwyer lived here. Mr. Dwyer was retired.

36. **Sources of Information:**

Salida Mail: 10 May 1951, 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:**

Alterations to this house have diminished its historic physical integrity.

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

Alterations, including stuccoing of the walls, changes to the fenestration and replacement windows, and removal of porch on the north side, have diminished the historic physical integrity of this dwelling.

## 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):** 11: 34-37; 12: 2-3; 20: 20

**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.

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



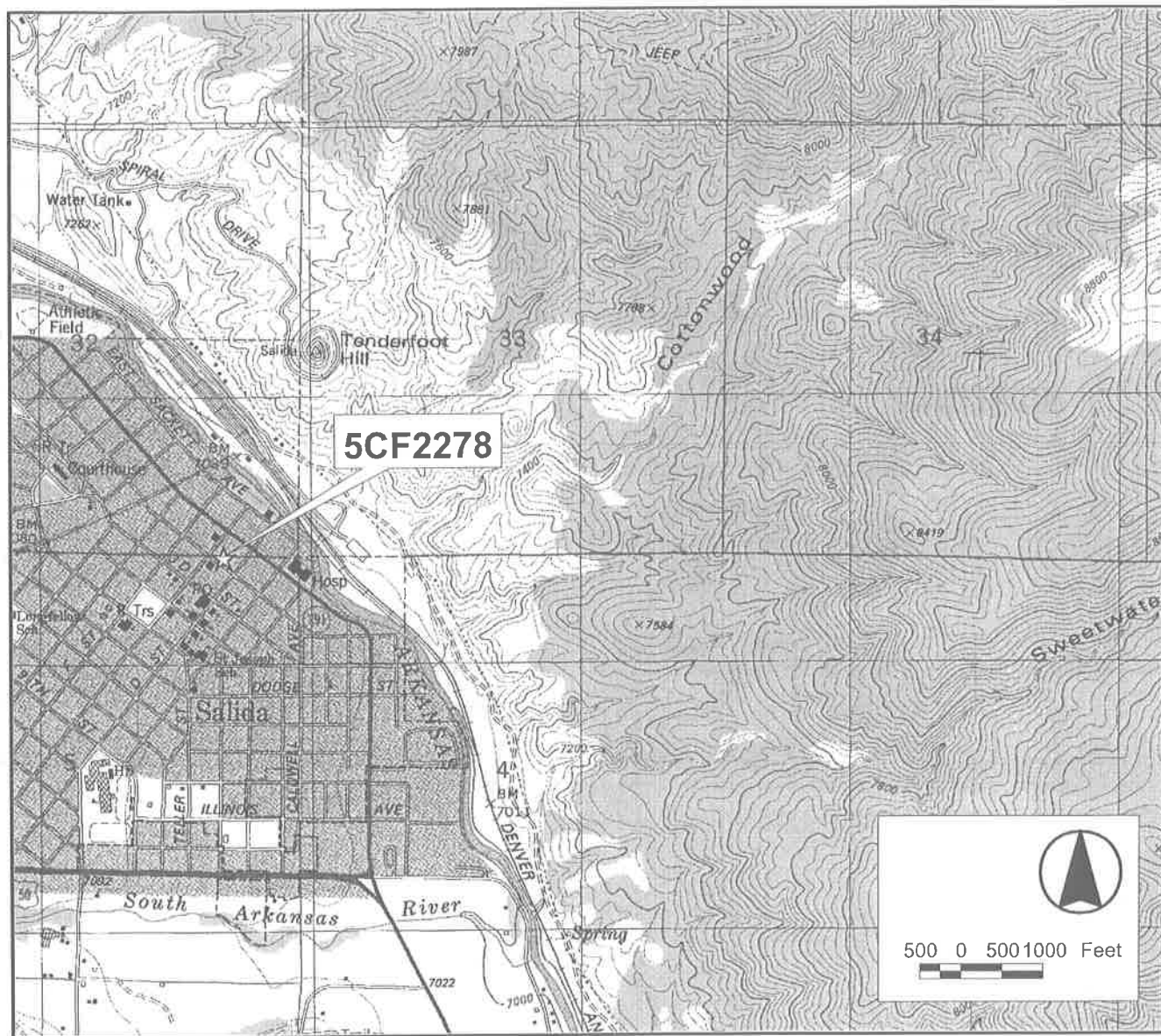
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



226 E. Second 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).

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