

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

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: 5CF2250
2. Temporary Resource Number: 33
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Miller House
6. Current Building Name: N/A
7. Building Address: 246 1/2-248 E. First Street
8. Owner Name and Address: Snyder, Ione Payne and Rima D., 1409 Guadalajara Pl., Claremont, CA 91711 (248 only)
- Parcel Number: 368132403356
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E
SW 1/4 SW 1/4 SE 1/4 SE 1/4 of Section 32
10. UTM Reference Zone 13 Easting 413778 Northing 4265451
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): SWly 37 1/2 ft. Lots 24, 25, and 26 Block(s): 3
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 55 X Width 30
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):
Brick
18. Roof Configuration (enter no more than one):
Mansard
19. Primary External Roof Material (enter no more than one): Metal
20. Special Features (enter all that apply):
Segmental Arch Window
21. General Architectural Description:

One-story dwelling with two components. Section on east is stepped forward and section on west is stepped back. East component has mansard roof with center deck, metal roofing, and flared overhanging eaves. Walls are painted brick; wide, plain cornice at top of wall. Foundation covered with stucco. Symmetrical façade has center flat arch entrance with bricked up segmental arch above. Entrance is flanked by large, flat arch, two-light picture windows with brick sills. East wall has tall, narrow segmental arch windows.

West component has metal "mansard" that overhangs wall painted brick wall below. The stepped back component

adjoins 246 E 1st to the west. There are two paneled and glazed doors and two windows (a two-light window east of the east door and a segmental arch double-hung sash window west of the west door.

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

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

Level corner lot with grass lawn; concrete sidewalk and parking lawn, with curving sidewalk to entrance of east component, and large vine at southeast corner of building. Small tree in front parking lawn and in front of west component and other trees east of house.

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1888-90 Actual

Source of Information: Sanborn Maps, 1888 and 1890

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 building is divided into two ownership parcels: 368132403398 for 246 1/2 and 368132403356 for 248. The Assessor indicated that the western section was erected in 1900, while the eastern section was built in 1904.

This house was built between 1888, when the parcel was vacant, and 1890 when the house is shown on a Sanborn map. The house appears to be present on an 1891 photograph of the city. The footprint of the building shows both components of the house, although the west component was not attached to the adjacent building. Between 1898 and 1904 the west component was enlarged and attached to the adjacent building and a small projection was shown on the east (no longer present).

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

V. HISTORICAL ASSOCIATIONS

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

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

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

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

35. **Historical Background:**

This property was built between 1888 and 1890 and was originally addressed as 102 N. D Street. Between 1898 and 1904, the rear component of the house was enlarged and attached to the building to the west (246 E. 1st Street, 5CF406.82). A post-1898 historic photograph by Meigs shows 246 E. 1st Street (a rooming house) and this building, with a sign over its rear part reading "Board by Day or Week." This house may have been operated as part of the rooming house headquartered at 246 E. 1st St., which may explain why the address was not listed in the 1903-04 and 1905-06 Salida city directories. Mary Foss was the proprietor of the rooming house in 1903-04. The address of this appeared in the 1911-12 city directory, when Herman A. Miller, a fireman for the Denver and Rio Grande Railroad, lived here. The 1922-23 city directory reported that Robert A. and Phyllis D. Cochran resided here; Mr. Cochran was a clerk with the Golden Rule Mercantile Company. Ralph Henderson, a miner, lived at this address in 1931.

By 1951, the building was addressed as 248 E. 1st Street, when the Atom Grocery & Market was housed here. C.C. Bense, manager of the grocery store lived here, as did M.E. Bense, who was retired at this point. In 1965, Mrs. Vera

Everett (the widow of George) lived at 248 E. 1st Street. Harold R. Koster, Inc., was a later owner of this house.

36. Sources of Information:

Sanborn fire insurance maps; Salida city directories, 1903-04, 1905-06, 1911-12, 1922-23, 1931, 1951, 1965; Denver Public Library, photographic collection, Meigs, image number X-13411, Denver, Colorado.

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 building was erected during the first year of Salida's development. The house has been extensively remodeled and no longer reflects its historic character. The house may have historically been associated with a boarding house operation.

43. Assessment of Historic Physical Integrity Related to Significance:

This house no longer retains historic physical integrity due to alterations to the windows and doors, painting of the brick, and stucco on the foundation.

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): 2: 24-27

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.

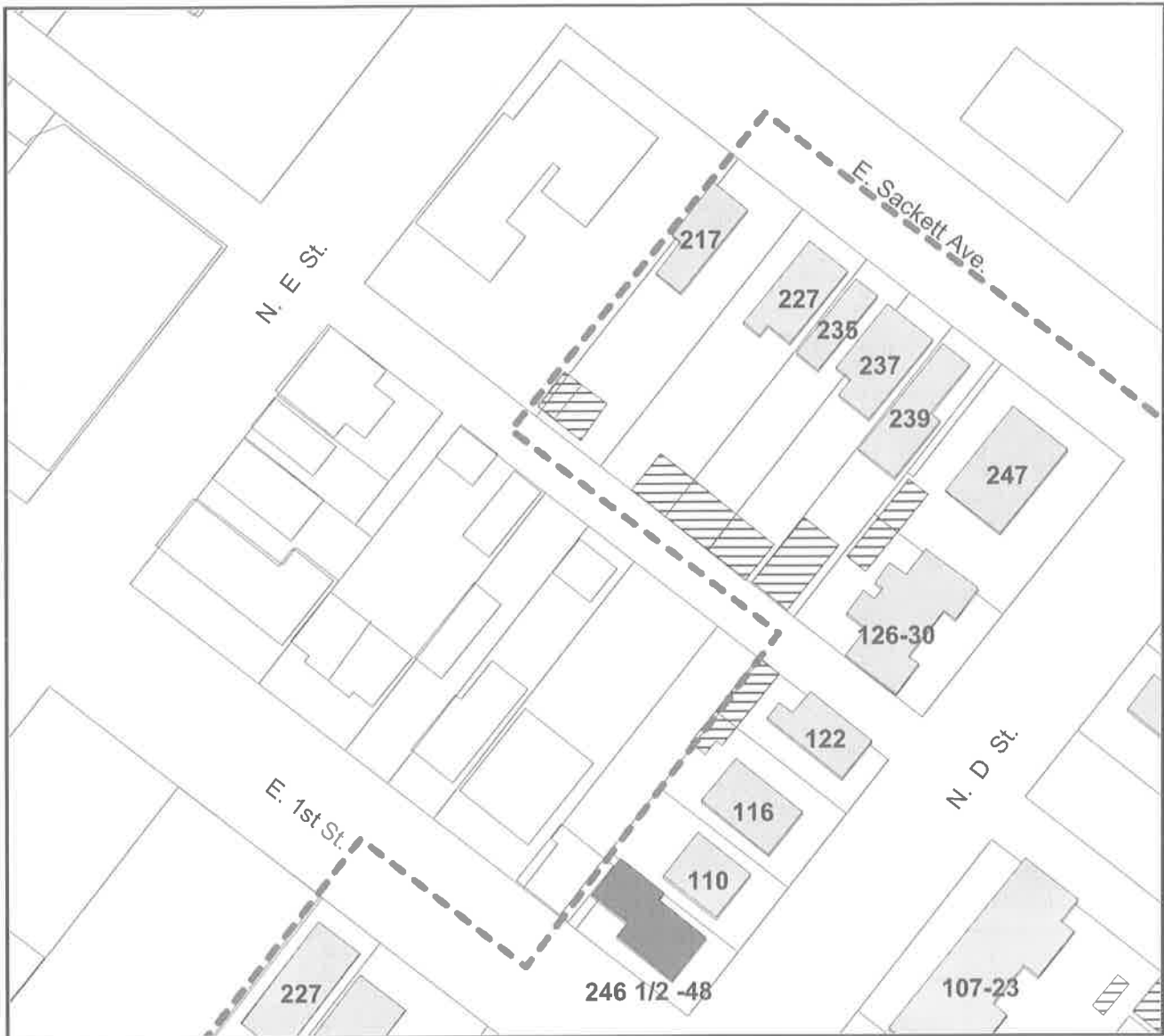
52. Address: 3635 W. 46th Ave., Denver, CO 80211

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

Resource Number: 5CF2250
Temporary Resource Number: 33

Architectural Inventory Form
Page 4 of 4

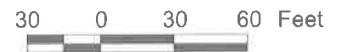
Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395



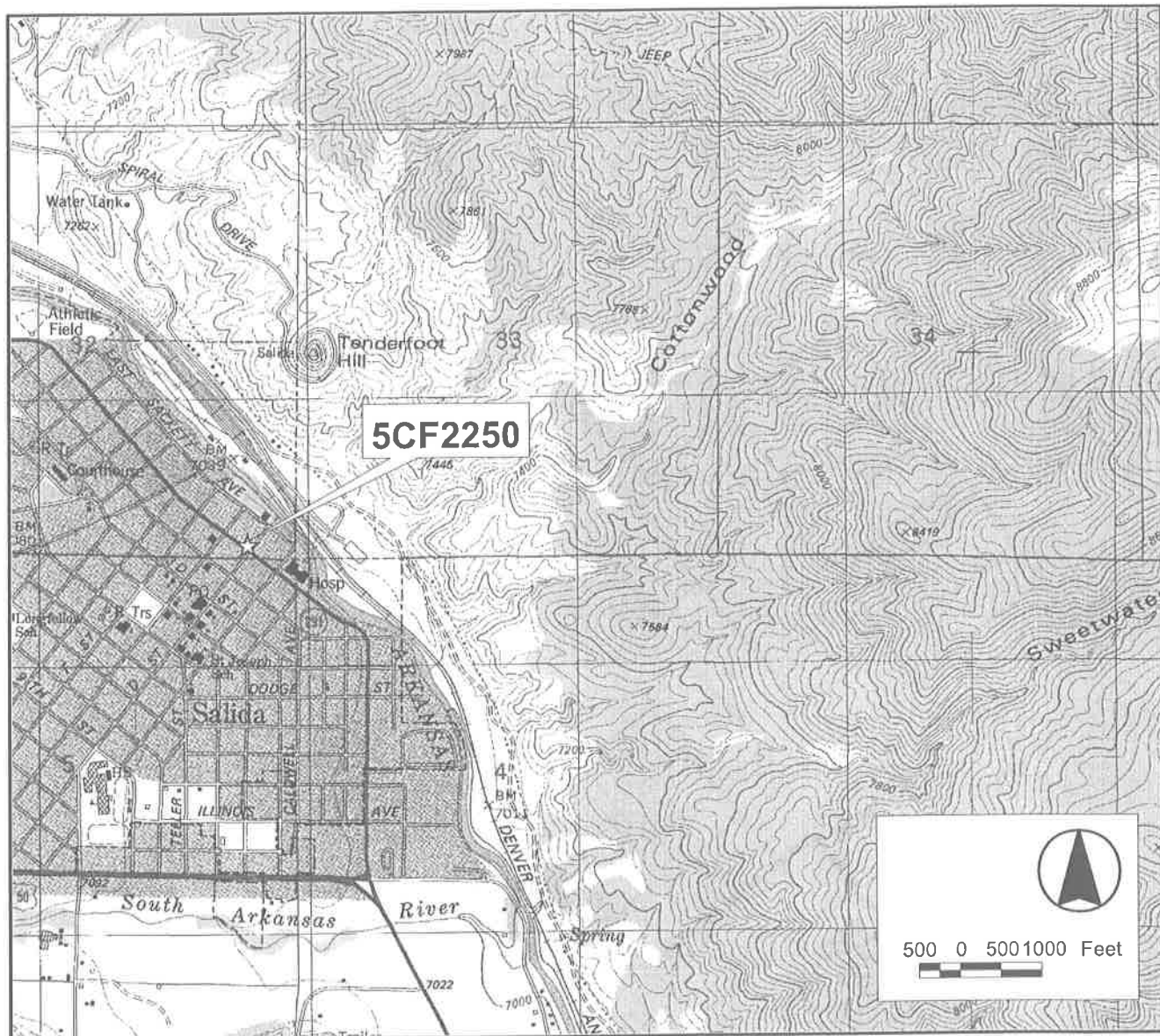
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



246 1/2 - 248 E. First 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).

246 1/2 -248 E. First Street

