

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: 5CF2271 | Parcel Number: 368132402045 |
| 2. Temporary Resource Number: 10 | SHF/CLG Grant Number: CO-06-017 |
| 3. County: Chaffee | |
| 4. City: Salida | |
| 5. Historic Building Name: Warnick House | |
| 6. Current Building Name: N/A | |
| 7. Building Address: 313 E. Sackett Avenue | |
| 8. Owner Name and Address: Archuleta, Jose B. and Gloria M., P.O. Box 582, Poncha Springs, CO 81242 | |

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E
 NW 1/4 SE 1/4 SE 1/4 SE 1/4 of Section 32
10. UTM Reference Zone 13 Easting 413880 Northing 4265495
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): Part Lots 10 and 11 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 44 X Width 26
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):
 Stucco
18. Roof Configuration (enter no more than one):
 Gabled/Front Gabled
19. Primary External Roof Material (enter no more than one): Asphalt/Composition
20. Special Features (enter all that apply):
 Porch, Chimney
21. General Architectural Description:

One-story dwelling with original front gable roof component and shed roof addition on the west. Composition roofing, overhanging eaves, and a multicolor brick chimney with metal cap on the roof ridge. Walls are clad with smooth stucco. Front (north) gable face is clad with horizontal lap siding and has a triangular louvered vent. Projecting, hipped roof porch with wrought iron supports and a concrete deck extends the width of the original portion of the façade. Facing the porch are an off-center entrance with wood door with three square lights and a tall 2/2-light double-hung sash window. The shed roof addition has a wide plate glass picture window on the north wall. The west wall of the addition has a picture window, a two-light sliding window, and a four-light window. The east wall has a narrow shed roof walkway enclosure composed of 2 X 4 posts and fiberglass panels.

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

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

Level site with porch of house extending to concrete sidewalk in front. Gravel in parking lawn. Small planting bed in front of addition on west.

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1882-1886 Actual

Source of Information: Bird's-eye-view Map, 1882 and 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):**

Current Assessor data reported a 1908 year of construction, and the old appraisal card showed 1910; however, the house actually dates to between 1882 and 1886. The house is not shown on the 1882 bird's-eye-view map of Salida but appeared on the 1886 Sanborn as a one-story rectangular dwelling with a one-story rear addition (1904 through 1945 maps identify the addition as iron clad); a further rear addition appeared on the 1898 map but was gone by the next map in 1904. The house was addressed as number 315 on 1904 through 1929 Sanborn maps. The old appraisal card for this property described the house as frame with a wood shingle roof and without a foundation. The house was stuccoed after February 1937, based on the photograph on the old Assessor appraisal card; the west addition was constructed after 1945. After 1945, the parcel was shortened, with the southern two-thirds becoming part of 133 N. D Street. The 1929 and 1945 maps showed three outbuildings on the parcel, two small ones near the house and a long rectangular garage on the alley; none of these outbuildings are extant.

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 1882 and 1886. William B. Warnick, a brakeman for Denver & Rio Grande Railroad, lived at this house in 1911-12. He was born in Pennsylvania in 1881. His wife Elizabeth was born in Colorado in 1884. They were married in 1901 and had four children together: Ethel V., Charles R., Albert J., and Themia N. Warnick. The 1920 US Census indicated that this was the rented residence of Myrtle Williams, who was thirty-four years old and had been born in Ohio. Her parents were from Scotland. Her sister, Edna Huron, lived here also. Both women indicated that they did not work. By 1922 Manuel and Leonarda Mestas lived here. Angelo and Irene Angelopoulos resided at this address in 1931, Angelo working as a laborer for D&RGW. Angelo and his wife were both born in Greece in 1891. Angelo came to the U.S. in 1911 and Reana in 1913. They were married in 1915. As of 1930 they were both alien residents of the U.S. They had several children together: Annie, Jim, Tom, Pete, Rena, and Billie. In 1951 Fred Ciancio, a mechanic at Y&R Auto, lived here. Lugarda and Anna A. Gonzales also lived at this house. Lugarda worked as a mine helper at Fluorspar Mining Company. M.J. Archuletta and his wife Gloria and three children lived here in 1965. Mr. Archuletta worked for the railroad. A Chaffee County Assessor appraisal card indicated that Anna E. Mantz once owned this house at one time.

36. **Sources of Information:**

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 is notable for its early date of construction (circa 1882-1886), representing the first decade of Salida's growth. Architectural elements that reflect that era are the front gabled roof, lap siding on the gable face, projecting porch, and 2/2-light double-hung sash window. The dwelling historically housed several railroading families. The house has undergone alterations that diminish its historic physical integrity, including stucco applied to the walls, a large addition on the west, porch alterations, a replacement door, and an enclosed walkway added on the east.

43. Assessment of Historic Physical Integrity Related to Significance:

This house no longer displays historic physical integrity due to alterations, which include stucco on the walls, a large addition on the west, an enclosed walkway added on the east, and alterations to the front porch.

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): 3: 16-21

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: 5CF2271

Architectural Inventory Form

Temporary Resource Number: 10

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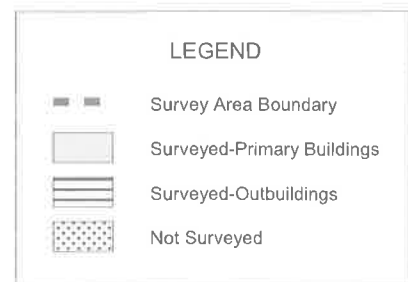
Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395

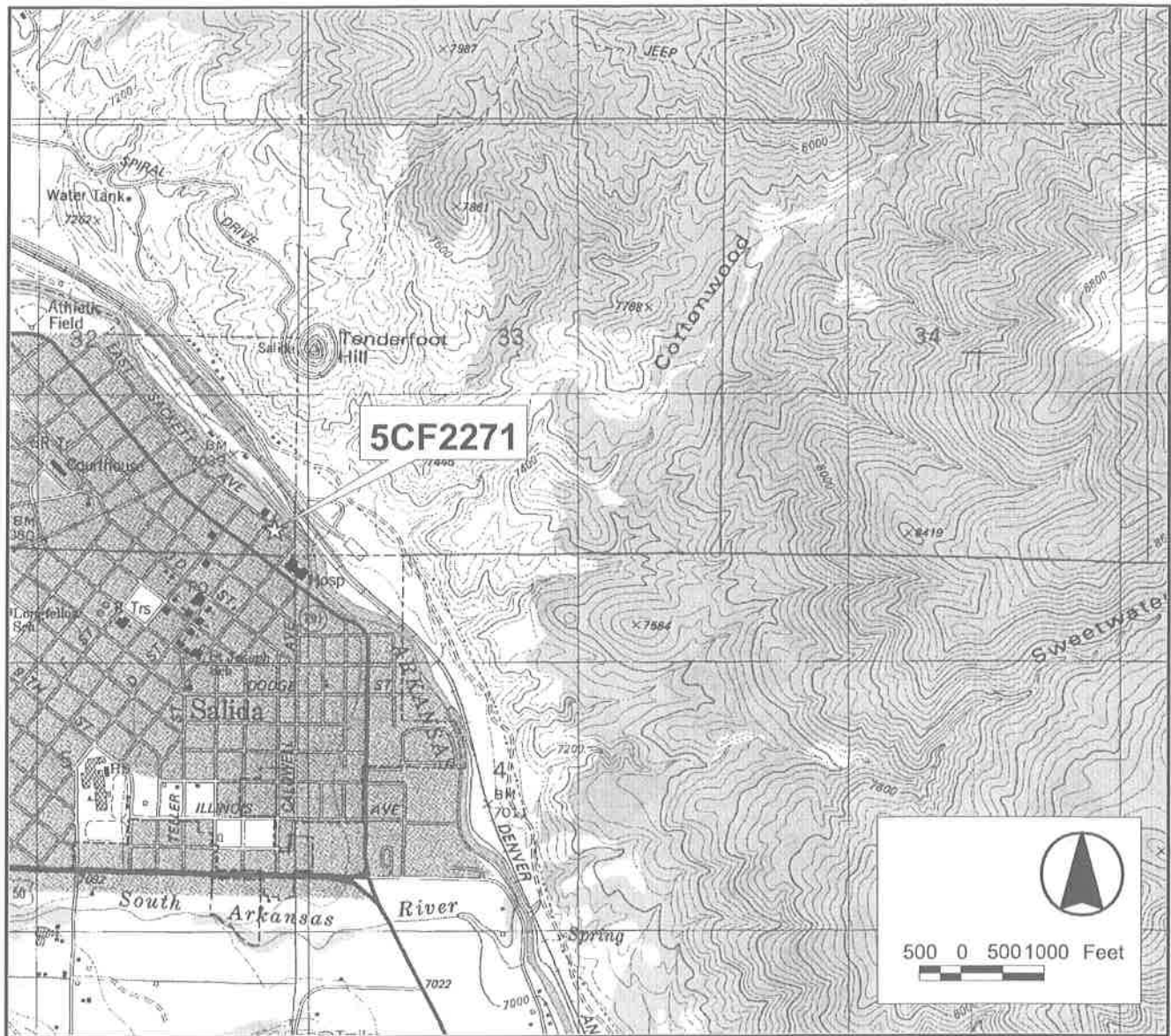


SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



313 E. Sackett Avenue





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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