

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

- 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:** 5CF2287 **Parcel Number:** 380705124020  
 2. **Temporary Resource Number:** 54 **SHF/CLG Grant Number:** CO-06-017  
 3. **County:** Chaffee  
 4. **City:** Salida  
 5. **Historic Building Name:** Helen Hanks House  
 6. **Current Building Name:** N/A  
 7. **Building Address:** 324 E. Second Street  
 8. **Owner Name and Address:** Rennecker, Kim A. and Brenda L., 3001 Cherry Plum Place Wy., Castle Rock, CO 80104

## II. GEOGRAPHIC INFORMATION

9. **P.M.** N.M. **Township** 49N **Range** 9E  
 SW 1/4 NW 1/4 NE 1/4 NE 1/4 **of Section** 5  
 10. **UTM Reference Zone** 13 **Easting** 413774 **Northing** 4265316  
 11. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'  
 12. **Lot (s):** 20 and 21 **Block(s):** 24  
**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):** L-Shaped  
 15. **Dimensions in Feet: Length** 44 **X Width** 38  
 16. **Stories:** 1 1/2  
 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, Chimney  
 21. **General Architectural Description:**

One-and-a-half story frame dwelling with side gable roof and intersecting one-story gabled component on rear. Roof has short center chimney, overhanging eaves, and composition roofing. Walls are clad with wavy asbestos siding atop a concrete foundation etched and textured to resemble stone. Façade (south) has off-center inset entrance with paneled and glazed door. Entrance area elaborated with fluted columns supporting a triangular pediment; concrete steps and deck. East of entrance is a tripartite window with plate glass flanked by divided sidelights and with shutters. West wall has two double-hung sash windows (one with shutters). East wall has large two-part window on the gable face, and a double-hung sash window with shutters and a tripartite horizontal window further north. There

is a one-story shed roof projection on the east toward the rear that has stucco and asbestos siding and French doors facing a patio.

22. **Architectural Style/Building Type:** Modern Movements/Minimal Traditional

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

Level site with grass yard, bushes adjacent porch steps, and large maple tree in tree lawn and tree adjacent patio.

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

Rectangular garage with gabled roof with overhanging eaves, textured stucco walls, and an off-center overhead garage door facing the alley.

#### IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate Post-1945 Actual

**Source of Information:** Sanborn Map, 1945

26. **Architect:** Unknown

**Source of Information:**

27. **Builder/Contractor:** Unknown

**Source of Information:**

28. **Original Owner:** Helen Hanks

**Source of Information:** Chaffee County Appraisal Card and City Directory, 1965

29. **Construction History (include description and dates of major additions, alterations, or demolitions):**

This house is not shown on the 1945 Sanborn map, although the Assessor provided a 1904 year of construction. Sanborn fire insurance maps indicate that the previous house on this parcel was constructed between 1888 and 1890, and a full two-story building is shown in this location on a 1902 photograph of Salida taken from Tenderfoot Hill. The old (undated) Assessor appraisal card indicates that the house looking much as it does today, with the exception of the garage, which is now used as living space.

The existing garage at the northwest corner of the property may have been associated with the previous house on the parcel and may date to before 1890, although the Assessor provides a date of 1950. A one-story stable was shown on 1890 through 1898 Sanborn maps in the northwest corner of the parcel; by 1904, this building is the same shape and size but is no longer identified as a stable. A smaller outbuilding is shown attached to the east wall of the existing one on the 1904 map. The 1929 Sanborn map shows the larger outbuilding labeled as a garage. The smaller outbuilding is not present on the 1945 map.

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:**

In 1888 Albert Edmund Hanks erected what was described as "a commodious two-story eight room frame residence" on this site at a cost of \$1,500. Mr. Hanks, born in 1847 in Connecticut, married Mary E. Harvey, a childhood friend. The couple had seven children. The family moved to Colorado due a decline in Albert's health, and after spending much of two years "in camp," they settled in Salida in 1885. Here Mr. Hanks engaged in a lumber business located at the northeast corner of E. First and D streets, and served as secretary of the school board. Albert E. Hanks died in 1898. Mary E. Hanks died at this address in 1940, two days short of her 92nd birthday. Miss Helen Hanks was one of her surviving children.

The first Hanks house was demolished after 1945, based on Sanborn maps and the current size and footprint of the house. An old Assessor's appraisal card indicates that Helen Hanks was a previous owner of the current house and

was listed here in the city directory of 1965. According to Kay Marnon Danielson's book, "Images of America: Salida, Colorado," Albert Hanks bought a photographer's studio and Helen learned the trade there, "recording family, friends, and clients with skill and sensitivity." She owned and operated the Hayes Studio for many years. Several of Helen Hanks's photographs are included in the book. She was a life-long resident of Salida, born in 1889. She graduated from Salida High School in 1907. Helen Hanks passed away in 1973.

**36. Sources of Information:**

Salida Mail, 1 January 1889, 4, and 16 August 1898, 3; Kay Marnon Danielson, Images of America: Salida, Colorado (Chicago: Tempus Publishing, Inc.: 2002), 105-07.

**VI. SIGNIFICANCE**

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

**Designating Authority:** N/A

**Local Landmark Eligibility:** Yes

**Local Landmark Criteria:** 1 - Exemplary Property 3 - Architectural Signif. 5 - Archeological Imp.  
X 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 representative of the Minimal Traditional variant of the Modern style houses erected in Salida after World War II. Notable features include the gabled roof, tripartite front window, and the elaborated entrance. The house is associated with Helen Hanks, whose family had an earlier dwelling on this site. Miss Hanks was a longtime photographer in Salida.

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

This house appears to date to the post-World War II era and possesses good historic physical integrity. The original attached garage to the east has been converted to living space.

**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):** 7: 4-9; 21: 16

**Negatives Filed At:** City of Salida

**Photographer:** T.H. Simmons

Resource Number: 5CF2287

Temporary Resource Number: 54

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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**



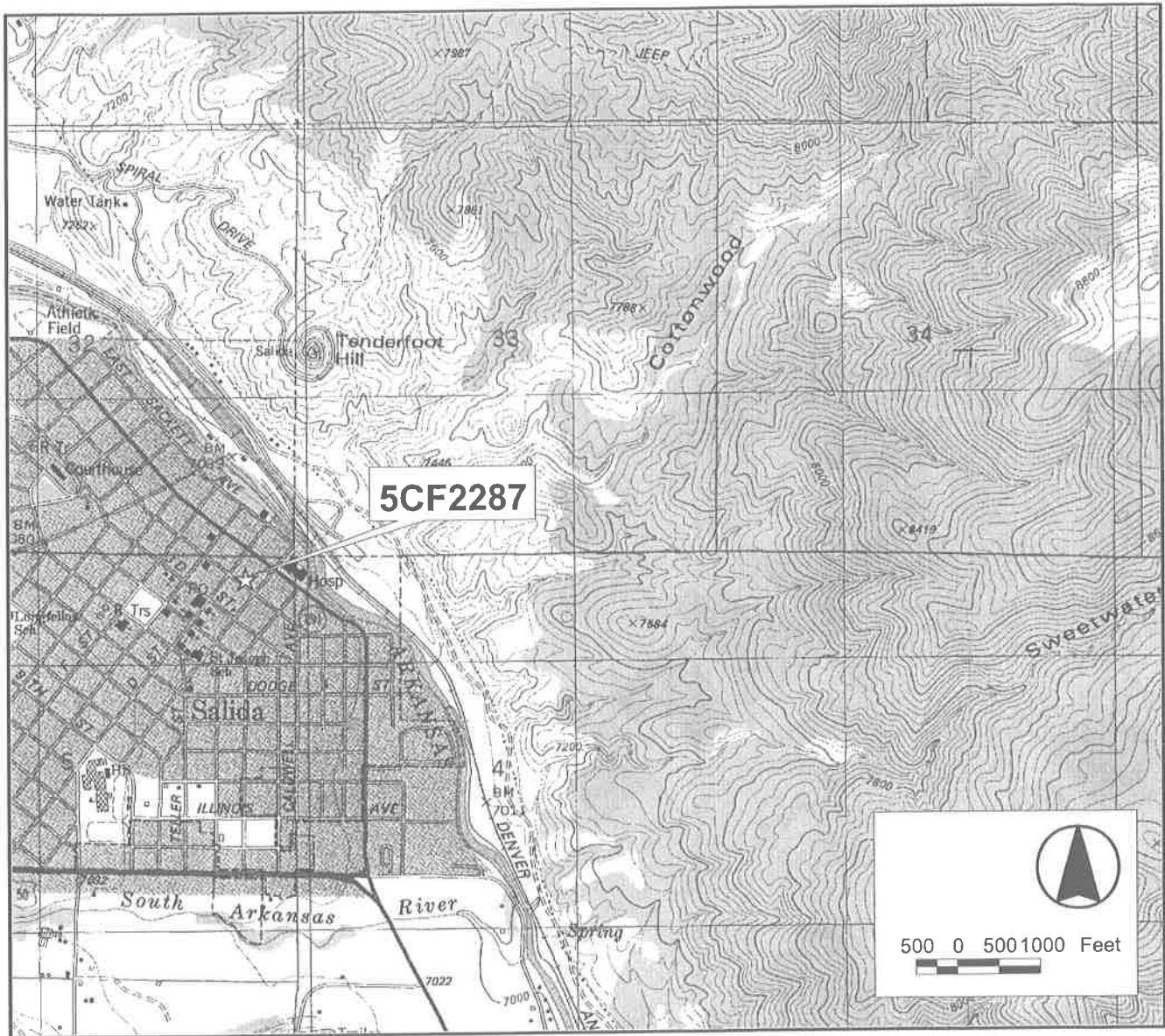
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



324 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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