

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: 5CF2273
  - 2. Temporary Resource Number: 8
  - 3. County: Chaffee
  - 4. City: Salida
  - 5. Historic Building Name: Hartbaner/Luna House
  - 6. Current Building Name: N/A
  - 7. Building Address: 325 E. Sackett Avenue
  - 8. Owner Name and Address: Archuleta, Jose B. and Gloria M., P.O. Box 582, Poncha Springs, CO 81242
- Parcel Number: 368132402043  
SHF/CLG Grant Number: CO-06-017

## 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 413899 Northing 4265478
- 11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
- 12. Lot (s): NWly 19 ft. Lot 7 and SEly 16 ft. Lot 8 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): L-Shaped
- 15. Dimensions in Feet: Length 51 X Width 24
- 16. Stories: 1
- 17. Primary External Wall Material(s) (enter no more than two):  
Stucco
- 18. Roof Configuration (enter no more than one):  
Hipped
- 19. Primary External Roof Material (enter no more than one): Asphalt/Composition
- 20. Special Features (enter all that apply):  
Porch, Fence, Flared Eaves
- 21. General Architectural Description:

One-story hipped roof house with center deck, flared overhanging eaves, and composition roofing. Metal pipe chimney on west roof slope. Walls clad with smooth stucco. Façade (north) has projecting shed roof porch with stucco piers atop solid stucco balustrade. Central entrance of porch is arched. Center door is wood with three stepped lights. Flanking entrance are double-hung sash windows. West wall has two tall double-hung sash windows. One-story shed roof projection on rear has sliding window. East wall has double-hung sash and sliding window toward rear. One-story shed roof section at rear on southeast is covered with rolled asphalt.

- 22. Architectural Style/Building Type: No Style

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

Level site with front yard enclosed by chainlink fence. Concrete sidewalks and dirt lawn.

**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):**

The 1899 year of construction reported by the Assessor is not correct; the house was built between 1888 and 1890. It was not shown on the 1888 Sanborn fire insurance map, but did appear on the 1890 map as a one-story, roughly square dwelling with an addition on the east section of the rear. The house received an open front porch between 1893 and 1898, and the rear addition was extended between 1898 and 1904. The old assessor appraisal card for this property described this dwelling as brick on a stone foundation with a wood shingle roof. The house was stuccoed after February 1937, and the front porch was replaced after 1945. There was a small outbuilding on the alley near the southeast corner between 1890 and 1914; between 1914 and 1929, that outbuilding was replaced with an L-shaped outbuilding in the southeast corner (which was removed after 1945).

**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 dwelling, facing the Arkansas River and the railroad yard, was constructed between 1888 and 1890. Henry C. Dunham, a canvasser, was listed at this address in the 1903-04 city directory. According to 1910 manuscript Census returns Charles H. and Dora E. Hartbaner and their two children lived here. The Hartbaners operated a laundry in the house. Also living in the house then were John E. and Leona B. Stone and their two children. Mr. Stone was a ditch digger. The Hartbaners and Mrs. Sadie B. Finley (no occupation) were shown here in the 1911-12 city directory.

The association of the house with Salida's Hispanic community began by 1920, when two families and boarders lived here. The 1920 Census listed Thomas and Claudia Rendon and their four children at this address. Mr. Rendon, a 31-year-old New Mexico native worked as a hotel janitor; his wife was born in Colorado and was 28 years old. Edward and Rupatia Montoya also lived here, with their daughter, a granddaughter, and four boarders. Mr. Montoya, a railroad laborer, was from Colorado, while the remainder of his household were New Mexico natives. A total of thirteen persons lived in the house in 1920.

The Luna family was listed at this address in the 1922-23 through 1951 city directories. Julian and Frances Luna resided here for many years. Julian Luna was born in Walsenburg, Colorado, in 1872 and married Frances Maestas (who was born in 1877 in Vallecitos, New Mexico) in 1895. The couple came to Salida in 1916, where Mr. Luna worked for the Rio Grande Railroad until his retirement in 1923. The Lunas were still living here when Mr. Luna died in 1951. Mrs. Luna continued to live here with her son, Jose J. Luna. Mrs. Luna died in February 1961 after "she was allegedly struck with the blunt end of an ax by her son Joe Luna at their Salida home" in January. In early

February charges were pending against Joe Luna, who was undergoing examination at the State Hospital in Pueblo. The house was shown as vacant in the 1965 city directory.

**36. Sources of Information:**

Chaffee County Assessor records; Sanborn Fire Insurance Maps; U.S. Census, Population Census, manuscript returns, Chaffee County, 1910 and 1910; Salida Daily Mail-Record, 15 October 1951, 1; Mountain Mail, 1 February 1961, 1.

**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 late 1880s house has provided shelter for members of Salida's working class since its construction, including railroad workers and launderers. For more than forty years, the house was occupied by members of the Salida's Hispanic community, principally the Luna family. This house has undergone alterations that have diminished its historic physical integrity.

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

This house no longer retains historic physical integrity due to alterations, which include stucco on the walls, window alterations, a rebuilt porch, and a missing brick chimney.

**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: 27-32

**Negatives Filed At:** City of Salida

**Photographer:** T.H. Simmons

**48. Report Title:** Salida, Colorado, Historic Buildings Survey, 2006-07

Resource Number: 5CF2273  
Temporary Resource Number: 8

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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**



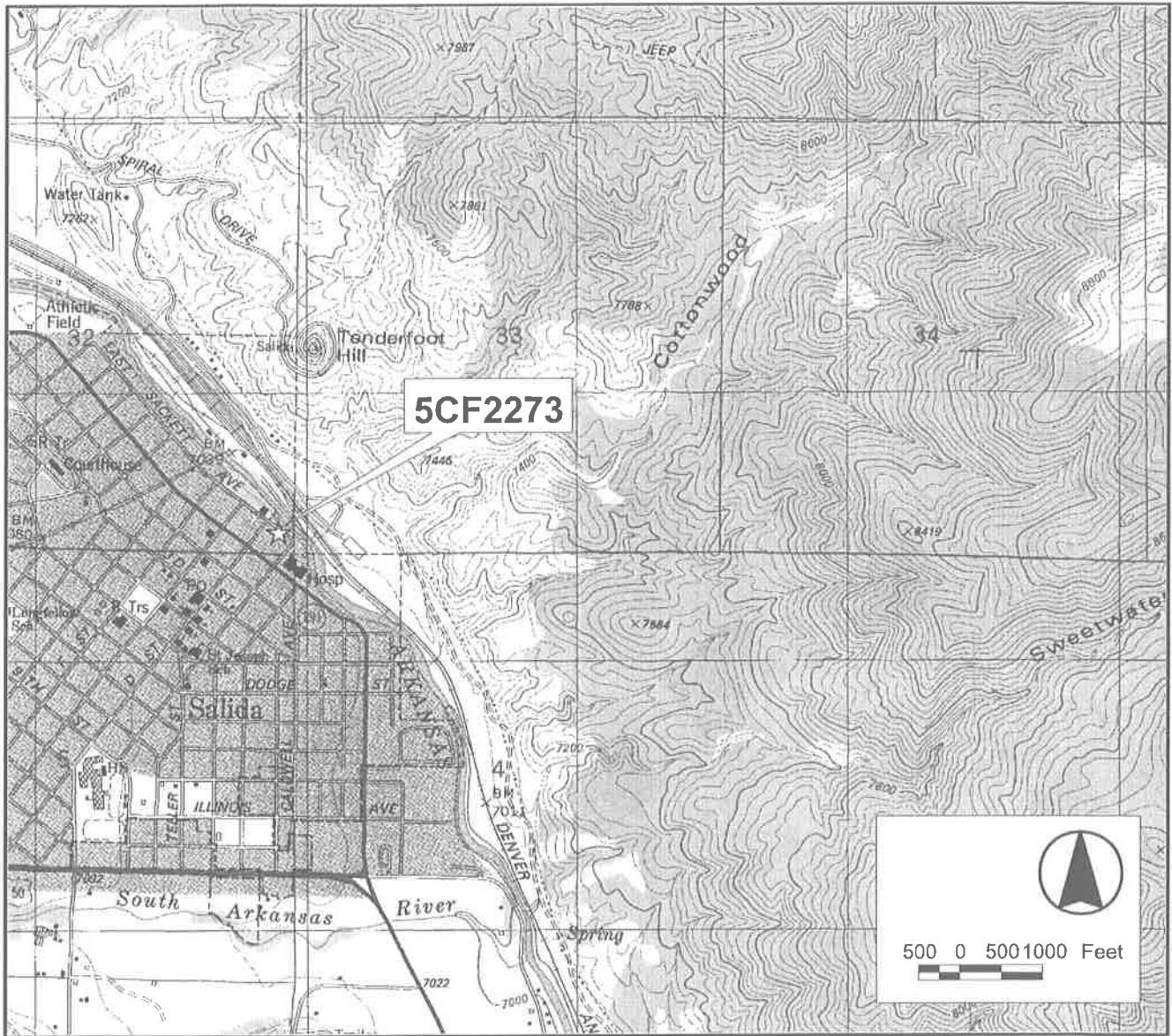
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



325 E. Sackett Avenue



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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