

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHP Use Only)

- | | |
|------------|---|
| 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: 5CF2040
 2. Temporary Resource Number: 9
 3. County: Chaffee
 4. City: Salida
 5. Historic Building Name: Comstock/Young Boardinghouse
 6. Current Building Name: N/A
 7. Building Address: 327 F St.
 8. Owner Name and Address: BORBAS STEVE P, BORBAS GENEVIEVE M, 903 W FIRST ST, SALIDA, CO 81201

Parcel Number: 380705150125
SHF/CLG Grant Number: CO-05-018

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 413437 Northing 4265328
 11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
 12. Lot (s): 19-20 Block(s): 50
 Addition: Haskell's Addition Year of Addition: 1881
 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 32
 16. Stories: 2
 17. Primary External Wall Material(s) (enter no more than two):
 Brick
 18. Roof Configuration (enter no more than one):
 Hipped
 19. Primary External Roof Material (enter no more than one): Wood/Plywood/Particle Board
 20. Special Features (enter all that apply):
 Segmental Arch Windows
 21. General Architectural Description:

Two-story painted brick house with hipped roof and overhanging eaves. House was being rehabilitated at time of survey and roofing material was missing. Wide wood trim boards at top of walls. Front has three tall, narrow, 2/2-light double-hung sash segmental arch windows with wood sills. First story has central segmental arch entrance with transom with decoratively-shaped light and paneled and glazed door with two round arched lights. Flanking entrance are wide segmental arch four-light windows with wood sills. North wall is very close to adjacent house and has segmental arch windows on each story (some boarded up). South wall has two segmental arch windows on each story (first story windows boarded up). One-and-a-half-story gabled roof brick projection on rear with segmental arch

window on gable face, two paneled doors and two segmental arch windows.

22. **Architectural Style/Building Type:** Late Victorian

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

Level site with concrete sidewalk to entrance.

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1882-1885 Actual

Source of Information: Bird's-Eye-View Map, 1882 and Photograph, 1885

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 is not shown on the 1882 bird's-eye-view map of Salida but it does appear on an 1885 panoramic photograph of the town, suggesting it was built between those two years. This house appeared on the 1890 Sanborn fire insurance map (the first to cover this area) as a two-story dwelling with a center one-story rear section, stairs to the second story on the rear, and a one-story rectangular outbuilding on the alley. Between 1893 and 1898, the exterior stairs were removed and the previously noted outbuilding was no longer shown. Instead, a "wood house" was pictured on the alley extending partially onto the parcel to the north. By the time of the 1904 map, the wood house was smaller and no longer encroached onto the adjoining lot. Between 1904 and 1909, a center front porch was added. Between 1914 and 1929, an open U-shaped porch was built onto the one-story rear section, the wood house was removed, and a small garage with a narrow one-story extension to the north was added. The 1945 map showed the same configuration as that of 1929. The house was addressed as 329 F Street on 1904 through 1945 Sanborn maps. The house apparently was being rehabilitated at the time of survey. The center porch had been removed and its ghost outline was visible.

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

V. HISTORICAL ASSOCIATIONS

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

32. **Intermediate Use(s):** Domestic/Hotel

33. **Current Use(s):** Vacant/Not in Use

34. **Site Type(s):** House, Boardinghouse, Apartments

35. **Historical Background:**

This home was built between 1882 and 1885. It was addressed 329 F St. in 1903-04, during which time Mrs. Emma Comstock, widow of S.H. Comstock, was listed as head of the household. Mrs. Comstock was a partner in the confectionary company, Comstock & Kendall, located at 120 E. 1st St. Emmet Kendall was her partner in the company. Mrs. Comstock also had several boarders living with her during 1903-04, all of whom worked for the Denver & Rio Grande Railroad. These boarders were Berlin Harder, a boiler washer; Edward C. Houghton, a clerk; and George A. Houghton, a machinist.

The home was addressed as 329 again in the 1905-06 City Directory, when the only one still living here from the previous year was George A. Houghton, who was then listed as a resident, not a boarder. Also living here during this year was the head of household, Mrs. Annie L. Young, widow of William W. She had the following people living with her: Benjamin M. Young, a helper with the Denver & Rio Grande Railroad; Earl W. Young, a caller for the Denver & Rio Grande Railroad; and Mrs. Lulu Beatty.

The 1910 Census listed the address as 327 F St. Living here in that year were John and Mary Elizabeth Adlock. Mr. Adlock came to Salida in 1910 in order to work for the Denver and Rio Grande Railroad. He started out as a brakeman and eventually became a conductor. He was born in Hungary in 1879, immigrating to the U.S. in 1893. John Adlock was a member of St. Joseph Catholic Church. Mrs. Adlock, known as "May," was born 12 February 1889, in Shenandoah, Pennsylvania. She passed away 13 August 1924, after a two-week struggle with the flu. At the time of her death, Mrs. Adlock had been an invalid in a wheelchair for nine years. The Adlocks had two children: Frank and Frances. John Adlock passed away on 22 March 1944, after a long heart-related illness. By the time of the 1922-23 city directory the Adlocks were living elsewhere.

The 1927-28 City Directory again listed the address as 329 F. Mrs. Elsie E. Erickson, widow of Guy W., lived here at that time. She was employed as a stenographer at Denver & Rio Grande Western Railroad. By the time of the 1930 U.S. Census, the house was divided into apartments that rented for about \$25 each. Renters included practical nurse Mary A. Murray (age 60) and her daughter Hazel Mouplin (age 30), who worked as a freight clerk for the railroad; Public Service lineman Charles Grimes and his wife Georgie; barbershop proprietor George R. Driggers and his wife, Jessie, a school teacher; and railroad fireman Bonnie Campbell and his wife Pauline, a candy store saleswoman.

36. Sources of Information:

Salida City Directory, 1903-04, 1905-06, 1922-23, 1927-28, U.S. Census, 1910, 1920, 1930; Chaffee County Directory, 1935-36; Salida Mail, 14 August 1924, 1; Sanborn Maps, 1890, 1893, 1898, 1904, 1914, 1929, 1945; Chaffee County Assessor Records; Bird's-Eye-View Map, 1882.

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 X 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 large dwelling, erected about 1882-1885 and representative of the city's earliest period of construction, was used as a boardinghouse/apartments during the early twentieth century and attracted persons from a variety of occupations, among them railroad employees. The two-story house represents late Victorian construction in Salida through its brick walls, hipped roof, symmetrical facade, and 2/2-light double-hung sash windows. This house is currently being rehabilitated. It is not eligible to the National or State Register.

43. Assessment of Historic Physical Integrity Related to Significance:

This house maintains historic physical integrity. At the time of the survey it was being rehabilitated and had no roof covering and no porch. In addition, several windows were boarded up. Historic changes to the building are detailed above in the Construction History section.

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 survey of scattered resources in Salida. A previous reconnaissance of this neighborhood found that this area has high potential for containing a historic district. The boundaries of such a district have not yet been identified since only a small number of resources have been surveyed. 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: Contributing

46. If the building is in an existing NRHP district, indicate contributing status: N/A

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 5: 31, 33, 35; 6: 13

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

48. Report Title: Salida, Colorado, Historic Buildings Survey, 2005-06

49. Date(s): October 2005

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**

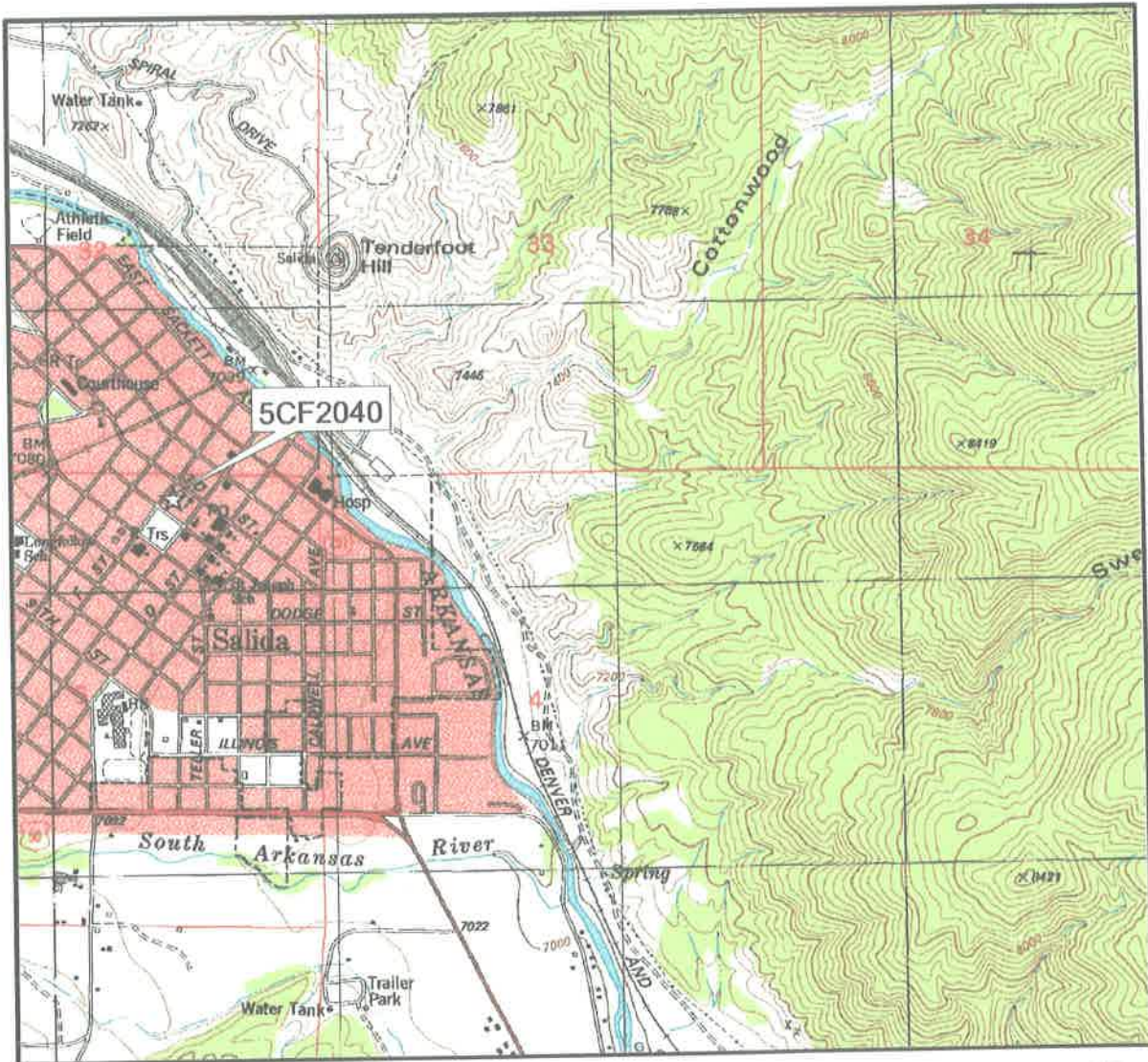


Alpine
Park

327 F Street



SOURCE/NOTE: Based on CAD file supplied by the Town of Salida. The darker-shaded resource is described by this survey form. Other resources surveyed in this project are shaded gray. Associated outbuildings (if any) are crosshatched. Resources not included in this project are not shaded. Dashed line is boundary of Salida Downtown Historic District.



327 F Street

1000 0 1000 2000 Feet



SOURCES/NOTES: Extract of U.S. Geological Survey 7.5 minute quadrangle map, "Salida East, Colo." (1983). A star with a label indicates the location of the surveyed resource.



