

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: 5CF2256
2. Temporary Resource Number: 19
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Hanks Terrace
6. Current Building Name: First Street Condo/Knott House
7. Building Address: 332-34 E. First Street
8. Owner Name and Address: Knott, Cindy A., 332 E. 1st St., Salida, CO 81201 (Unit 1 only)

Parcel Number: 368132402413
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
NW 1/4 NE 1/4 NE 1/4 NE 1/4 of Section 5
10. UTM Reference Zone 13 Easting 413856 Northing 4265395
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): Unit 1 Block(s): 2
Addition: First Street Condo Year of Addition: N/A
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 48 X Width 29
16. Stories: 2
17. Primary External Wall Material(s) (enter no more than two):
Brick
18. Roof Configuration (enter no more than one):
Flat
19. Primary External Roof Material (enter no more than one): Asphalt
20. Special Features (enter all that apply):
Decorative Cornice, Chimney, Porch
21. General Architectural Description:

Two-story, rectangular, brick building with flat roof, stepped down toward rear. Walls composed of red/orange brick with decorative courses of brick and lintel and sill levels of each story. Front has a corbelled cornice flanking a center parapet and a frieze with bands of molded brick. Four widely spaced windows on second story have low (depressed three-centered arch) arches, gauged brick lintels, and one-over-one-light double-hung sash. First story has center, projecting, hipped roof porch with slender classical columns atop a solid brick balustrade. The porch deck is concrete. There are two paneled and glazed doors facing the porch. There are two chimneys at the top of the west wall, as well as a louvered vent toward the front near the top of the wall. There are no windows or doors on the west. The house on the east abuts the first story of the building; there are two chimneys at the top of the wall and

no windows on the upper story.

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

23. Landscaping or Special Setting Features:

There is white gravel in the front yard, as well as several large rocks. There are plantings of roses and small newer plants in the front. Two sidewalks lead to the entrances on the porch.

24. Associated Buildings, Features, or Objects:

Two outbuildings indicated on GIS map are not visible from street.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate **Actual** 1903-04

Source of Information: City Directory, 1903-04 and Sanborn Map, 1904

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Hanks (?)

Source of Information: City Directories, 1905-06 and 1922.

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

The building did not appear on a March 1903 photograph, but did appear on the 1904 Sanborn map of the area and it was listed in a 1903-04 city directory. The building was shown with a front porch. Between 1914 and 1929 it received a central rear porch. The 1904-14 Sanborn maps show one small outbuilding at the northeast corner of the property; between 1914 and 1929 a second outbuilding was added near the center of the parcel. The 1904-29 Sanborn maps show the building addressed as 330-34 E. 1st Street.

This building is divided into two ownership parcels: 0368132402413 for 332 and 0368132402414 for 334.

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

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Multiple Dwelling

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

33. Current Use(s): Domestic/Multiple Dwelling

34. Site Type(s): Terrace, Apartment Building, Double House

35. Historical Background:

This building was erected in 1903-04. The building is notable for being associated with Salida's African-American history during the early twentieth century. The building was referred to as the Hanks Terrace by the 1920s, although the connection to the Hanks family existed from at least 1905-06. Raymond Hanks lived in the building in 1905-06. At that time he was a bookkeeper with the Salida Lumber Company, and by 1908 he was secretary-treasurer of the business. V.C. Davenport was president and manager. The company, one of the oldest of its kind in the region, advertised lumber, lath, shingles, sash, doors, Canon coal, corrugated iron, building paper, oils, glass, paints, cement, lime, varnishes, brushes, plaster, and builders' hardware. The company began as the R.W. English Lumber Co. and incorporated as the Salida Lumber Company in 1895. Ray Hanks worked his whole life in the lumber business. He was born in New York about 1879, and came to Salida with his parents when he was eight-years-old. His wife, Beatrice Hanks, was born about 1882 in Colorado. The Hanks had two children, Beatrice (b.1907), born in Colorado and Mona (b.1909), who was born in California. By the time of the 1927-28 city directory Raymond Hanks was president of the Jackson Lumber Company and part owner of the Hanks-Snell Lumber Yard, which provided buildings materials of all kinds, paints, oils and glass. The office and yard of the lumber company were located at 248 G St. Mr. Hanks committed suicide on 13 June 1935 at the age of 56. Mr. Hanks had been ill since earlier in the year, when he suffered a breakdown, according to his obituary. He had been undergoing treatment in a Denver sanitarium for a few months before his death. His obituary referred to him as "prominent Salida businessman" and

recalled that he had been in the lumber business his entire business life.

The obituary also recalled that Mr. Hanks' father, the late A.E. Hanks, had been a lumber dealer at Villa Grove and opened the first lumberyard in Salida. He was born in 1847 in Mansfield, Connecticut, and married Mary E. Harvey, a childhood friend. The couple had seven children. The family moved to Colorado due to Mr. Hanks's ill health and camped for much of two years in different parts of the state. In 1885 they settled in Salida. The family had a home at 324 E. 2nd Street.

332 E. 1st

The 1903-04 city directory listed the following people here: Gabriel Hill, a cook; Pearle Mason, a widow; and William Boyer, a teamster, and his wife, Mrs. Boyer. The city directory indicated that everyone living at 332 E. 1st was African-American. The 1910 US Census listed Mrs. Mason, then age 26, working as a laundress and living at a different address in Salida. She was born in Missouri in about 1884 and her parents were born in Tennessee and Kentucky. The Census listed her race as "mulatto."

In 1906, Raymond M. Hanks and Warren P. Mann lived here. Mr. Hanks (see above) worked as a bookkeeper for the Salida Lumber Co. Mr. Mann owned Tomlin & Co. By 1910, Mr. Hanks lived at a different house in Salida, with his wife Beatrice (26); two daughters, Beatrice (3) and Mona (1); and his father-in-law, Thomas H. Brown (70), who was born in Tennessee. George H. Losee, a real estate man, lived here in 1911-12. By 1922, 332-34 E. 1st was listed in the city directory as Hanks Terrace. Living at 332 in 1922 was George M. and Lyda A. Lillis. George Lillis was employed as a traveling engineer. Also living here was Frieda M. Lillis, a student. By 1931, Clifton L. and Mae Fagan Kerrick lived here, with Helen F. Kerrick, a waiter at Bueno Café. Mr. Kerrick worked as a fireman at National Lumber Aerosoting Co. Logan and Dawn Brookshire lived here in 1951. Mr. Brookshire worked as a brakeman with D&RGW. In 1965 this was the residence of Logan J. and Dawn E. Brookshire. Mr. Brookshire was a brakeman with the Denver & Rio Grande Western Railroad.

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Mrs. Ella Carter lived here in 1903. No occupation was listed for Mrs. Carter. In 1906, John Morrison Foss, a Salida pioneer employed as a yardman, lived here. Born in Kennebec county, Maine on 20 January 1854, he married his wife Mary in Dennison, Iowa in 1891. Mary W. Foss was born in Canada in 1866, emigrating to the U.S. in 1872. Her father was born in Ireland and her mother was born in New York. The Fosses had one daughter, Evelyn, in 1893. The family came to Colorado in 1901, because of Mr. Foss's ill health. By 1910, the Foss family lived on H Street. By this time, Mr. Foss was manager of the Jackson Lumber Co. Mrs. Foss worked as a teacher at the Central School. Mr. Foss died in October 1913, following a stomach illness of 13 months. By this time the family lived on D Street. Mrs. Foss was listed in the 1920 Census living with Clarence and Ethel Gloyd, at 324 E. 3rd St.

In 1911-12, John T. Parlin, a pioneer in the state, lived here with his wife Nancy C. Parlin. Mr. Parlin was born in about 1832 and Mrs. Parlin was born in 1846. Both of the Parlins were born in Maine, as were both of their parents. Mr. Parlin decided to go west in search of gold in 1849 and was one of the first white emigrants to California, where he undertook mining and cattle raising. The Parlins, who were childhood sweethearts, married in San Francisco in July 1866. They went to Kansas in 1871, and Mr. Parlin engaged in a stock business before moving to La Veta in 1874 and then to Gunnison county in 1881. Mr. Parlin served as postmaster of the town of Parlin (which was named after him) for 25 years. The couple came to Salida in 1907, after Mr. Parlin had retired. Mr. Parlin's occupation was listed as "own income" during the 1910 census. The Parlins also had a boarder who worked for the railroad. Mr. Parlin, who suffered of asthma for many years, died of dropsy in November 1915. His obituary described him as well-known and respected. Nancy Parlin had moved to 122 C St. by 1922, and died in April 1930.

In 1922, Robert E. and Catherine G. Chapman lived here. Mr. Chapman, a machinist for D&RGW, was born in North Carolina in 1894. Mrs. Chapman was born in New York in 1897. L.H. and Abbie F. McCaulery lived here in 1951. Mr. McCaulery worked as manager of the D&RGW telegraph office. In 1965 this half of the building was vacant.

16. Sources of Information:

Salida Mail: 16 August 1898, 3; 24 October 1913, 1; 16 November 1915, 1; 7 May 1937, 1; 11 May 1937, 1; Salida Record: 24 October 1913, 3; 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: Yes

Local Landmark Criteria: X 1 - Exemplary Property X 3 - Architectural Signif. 5 - Archeological Imp.
2 - Historic Signif. 4 - Noted Designer: 6 - Contributing Bldg.

38. Applicable National Register Criteria:

- X 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;
 - X 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).
Does not meet any of the above National Register criteria.

39. Area(s) of Significance: Architecture
Ethnic Heritage/Black

40. Period of Significance: c. 1903-06

41. Level of Significance: Local

42. Statement of Significance:

This is a well preserved example of a multiple dwelling designed as a Terrace Type building in Salida. Multi-family residences were very popular in Salida during the early twentieth century. The building was associated historically with the Hanks family, who were pioneers in the lumber yard industry in Salida. The house is also associated with the city's African-American heritage. Further research should be completed regarding this connection. The house reflects architectural features common in Salida multi-unit houses of the early twentieth century, including the brick construction, decorative cornice, decorative courses, low arch windows with gauged brick lintels, and projecting porch with column supports. This building is potentially eligible to the National and State registers.

43. Assessment of Historic Physical Integrity Related to Significance:

This building retains historic physical integrity and has few modifications. The porch deck is concrete. The lower part of the west wall at the foundation is covered with stucco or concrete.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: 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: Contributing

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 5: 4-9

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: 5CF2256

Architectural Inventory Form

Temporary Resource Number: 19

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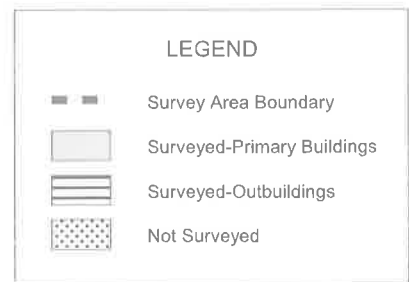
Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395

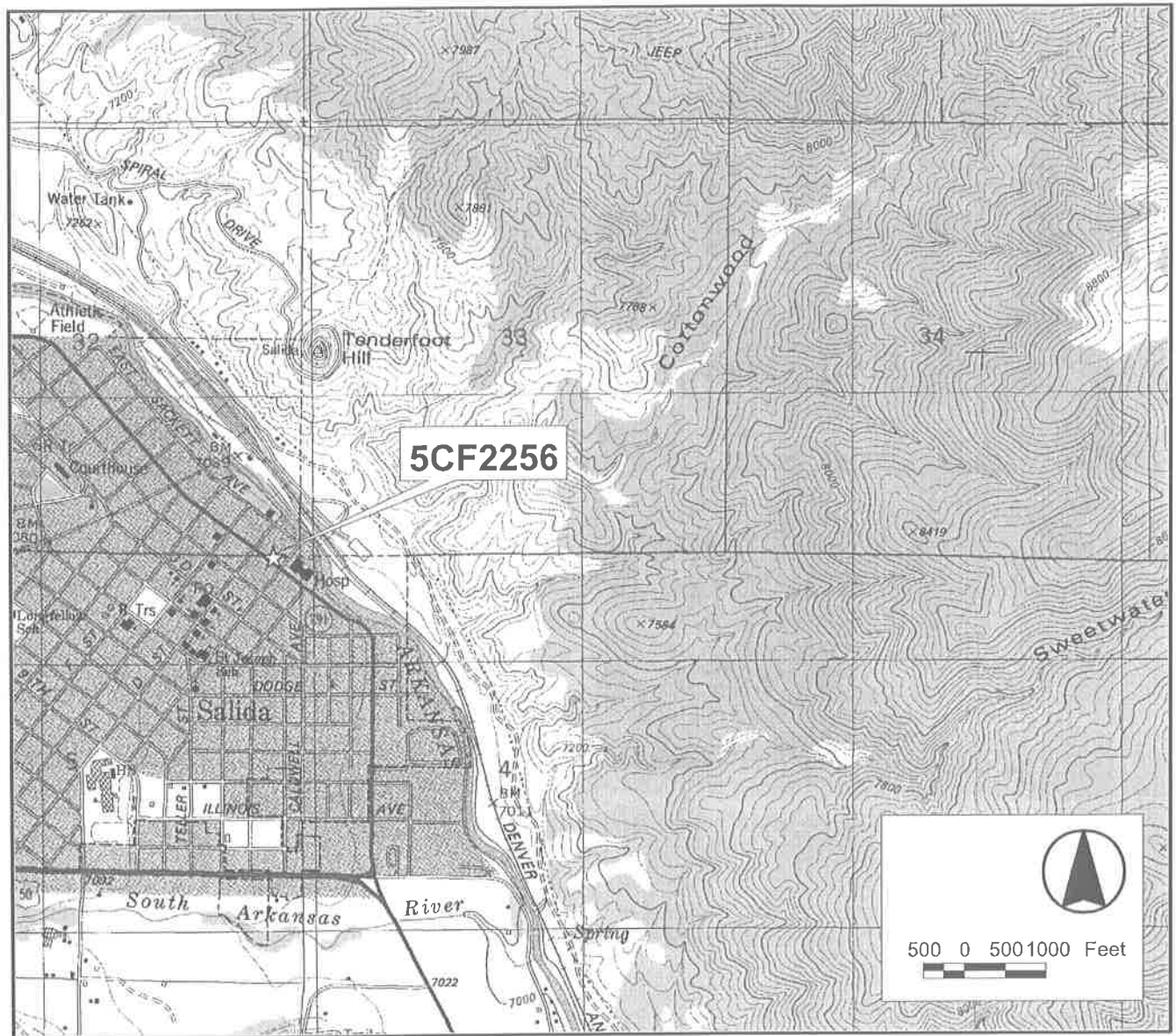


SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



332-34 E. First Street





SOURCE: Extract of U.S. Geological Survey, "Salida East, Colo.," 7.5 minute quadrangle map (Denver: U.S. Geological Survey, 1994).

332-34 E. First Street

