

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: 5CF2258  
2. Temporary Resource Number: 44  
3. County: Chaffee  
4. City: Salida  
5. Historic Building Name: J.B. Bowne House  
6. Current Building Name: Waggoner House  
7. Building Address: 345 E. First Street  
8. Owner Name and Address: Waggoner, Rebecca J., 345 E. 1st St., Salida, CO 81201
- Parcel Number: 380705124010  
SHF/CLG Grant Number: CO-06-017

## II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E  
SE 1/4 NW 1/4 NE 1/4 NE 1/4 of Section 5
10. UTM Reference Zone 13 Easting 413851 Northing 4265352
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): Front 100 ft. Lots 1, 2, and 3 Block(s): 24  
Addition: Sackett's Addition Year of Addition: 1898-1904
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 37
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):  
Stucco
18. Roof Configuration (enter no more than one):  
Mansard
19. Primary External Roof Material (enter no more than one): Metal
20. Special Features (enter all that apply):  
Porch, Decorative Cornice
21. General Architectural Description:

One-story stucco dwelling with simple mansard roof terminated by bracketed cornices. Mansard is clad with metal roofing stamped with diamond-shaped pattern. The house has a set back mansard roof projection on the west, and in front of the projection at the northwest corner is a low hipped roof addition. The front (north) has a small, projecting, hipped roof porch with square wood supports and angled brackets. The porch has a large wood deck with board skirting, wood steps, and a wood stick balustrade. Facing the porch is an entrance flanked by flat arch double-hung sash windows. The low addition at the northwest corner has a sliding window on the front wall. The west projecting bay has a low arched double-hung sash window. The east wall has a three-part flat arch window toward the north, a full-height stucco chimney, and a three-part narrow horizontal window to the south. The rear has

a lower one-story projection with a flat roof and stucco walls.

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

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

Level site with grass lawn bordered with landscape timbers, flowerbed at southeast corner, split-rail fence at northeast corner. Gravel parking lawn. Wood sculpture near northeast corner of house. Large bush adjacent to the sidewalk in front. Trees and bushes east and west of house. Driveway to secondary building on south.

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

At rear (south of house) is a building used by "Bear Essentials Massage Therapy." The building is one-story, with a low front gabled roof and overhanging eaves. The walls are clad with vertical panel siding. A garage door opening on the south is filled with drop siding and has a door and a single-light window. There is also a wide sliding window. The north wall has an entrance.

#### IV. ARCHITECTURAL HISTORY

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

**Source of Information:** Salida Mail, 1 January 1885, 6.

26. **Architect:** Unknown

**Source of Information:**

27. **Builder/Contractor:** Unknown

**Source of Information:**

28. **Original Owner:** J.B. Bowne

**Source of Information:** Salida Mail, 1 January 1885, 6.

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

A house on this site was shown on an 1882 bird's eye-view map of Salida. However, the roof of the house does not seem to conform to that of this dwelling. A drawing of this house appeared in a 1 January 1885 newspaper article that showed brick walls and a stone foundation. The house had a shed roof central porch with slender supports and porches on the east and west. The house appeared on the 1904-45 Sanborn maps of the city. A 1937 Assessor photograph showed the house with its original low arch windows, porches, and stepped out section fronted by a porch on the west. It appears that after 1937 the house received stucco, a new front porch, new windows, removal of porches on the east and west, and construction of a small addition on the west, front.

According to the Assessor the retail building to the south was built in 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:**

A 1 January 1885 edition of the Salida Mail includes a drawing of this house and identifies it as the residence of Judge Bowne. John Berdette Bowne, a real estate man and one of Salida's pioneers, lived here until his death in February 1924. When he was six, his parents moved to Barry County, Michigan, where he grew up and eventually ran a country store. John Bowne moved to Colorado in the 1870s, for the benefit of his health and that of his first wife. He moved from Cleora, Colorado, after losing all his possessions in a fire, to Salida when Salida was founded. Judge Bowne was born in Cortland County, New York on 28 March 1831. He had colonial ancestors and was the son of John and Sarah Owen Bowne. Nancy Jane Bush, John Bowne's first wife, died at the age of 56, in 1892. They had married on 15 June 1856, and had one child, Lillian B. Stringfellow. Mrs. Bowne was reported to be the third person to be buried at Fairview Cemetery.

John Bowne married his second wife, Emily E. Kenyon, on 1 March 1893. Emily Bowne was another pioneer of the Salida area, following a brother and sister to Colorado in 1890, and settling in Salida in 1891. Mrs. Bowne was born in Warren County, New York on 13 June 1850. Her parents were Randall James and Sarah Burdick Kenyon. Like Judge Bowne, she had colonial ancestry, including one relative who was part of the Mayflower Colony. Two of her great grandfathers were killed in the American Revolution. Her family went west when she was a young child, settling in Iowa, where she spent her formative years. She attended Iowa Wesleyan College, later moving with her family to Kansas for a few years before coming to Colorado.

Judge and Mrs. Bowne had two boarders living with them in 1906: Roy R. Bowne, a blacksmith with GT&FD Granger, and Lyle Bowman, a high school student. The 1910 census indicated Judge Bowne's occupation as "own income." He was already retired at this point. When he died in this house in 1924, John Bowne's obituary described him as "public spirited" and said that he "aided in every enterprise for the benefit of the town." He served as justice of the peace under Governor Eaton and was vice president of Salida 1st National Bank in the 1890s. He also was one of the most active people involved in procuring a smelter for Salida and was one of the original organizers of the Fairview Cemetery Association. After John Bowne's death, Mrs. Emily Bowne continued to live at 345 E. 1st; she died in the house of heart trouble in April 1929. Notably, she wrote her own obituary.

By 1930, Bernard B. and Genevieve Belwood lived here. Mr. Belwood was born in 1893 in Kansas and Mrs. Belwood was born in 1898 in Nebraska. They had four sons and two daughters, all of whom were born in Oklahoma. The 1930 Census listed the following children here: Larry (17), Laree (15), Bernice (12), Bennett (11), Kenneth (9), and H.G. (7). Mr. Belwood worked at the Singer Sewing Machine Store. In 1931, C. Leroy and Kate Belwood also lived here. No occupation was listed for either of them. Porter and Hattie Whitcomb lived here in 1951. Mr. Whitcomb was a switchman for D&RGW. By 1965 James R. and Betty M. Gaalaas were owners and residents of the house. He was employed with the US Post Office and she worked at Salida Drug. The couple had two children. A Chaffee County Assessor appraisal card indicates that Alfreda Keyon and Helen E. Yingling were once owners of the house.

**16. Sources of Information:**

Salida Mail: 4 February 1924, 1; 26 April 1929, 1; 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 was erected during the first decade of Salida's growth, and was representative of the Second Empire style with mansard roof and bracketed cornices that was extremely popular in the city during the late nineteenth and beginning of the twentieth centuries. The house was associated with Judge J.B. Bowne, a Salida pioneer who served as justice of the peace and was involved in real estate. Alterations to the house, (including the walls, porches, and windows) and an addition, 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 a variety of alterations, including stucco on the walls and foundation, porches removed or rebuilt, an addition at the west end of the façade, and altered/replaced windows.

**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):** 6: 10-17; 21: 5

**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.

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



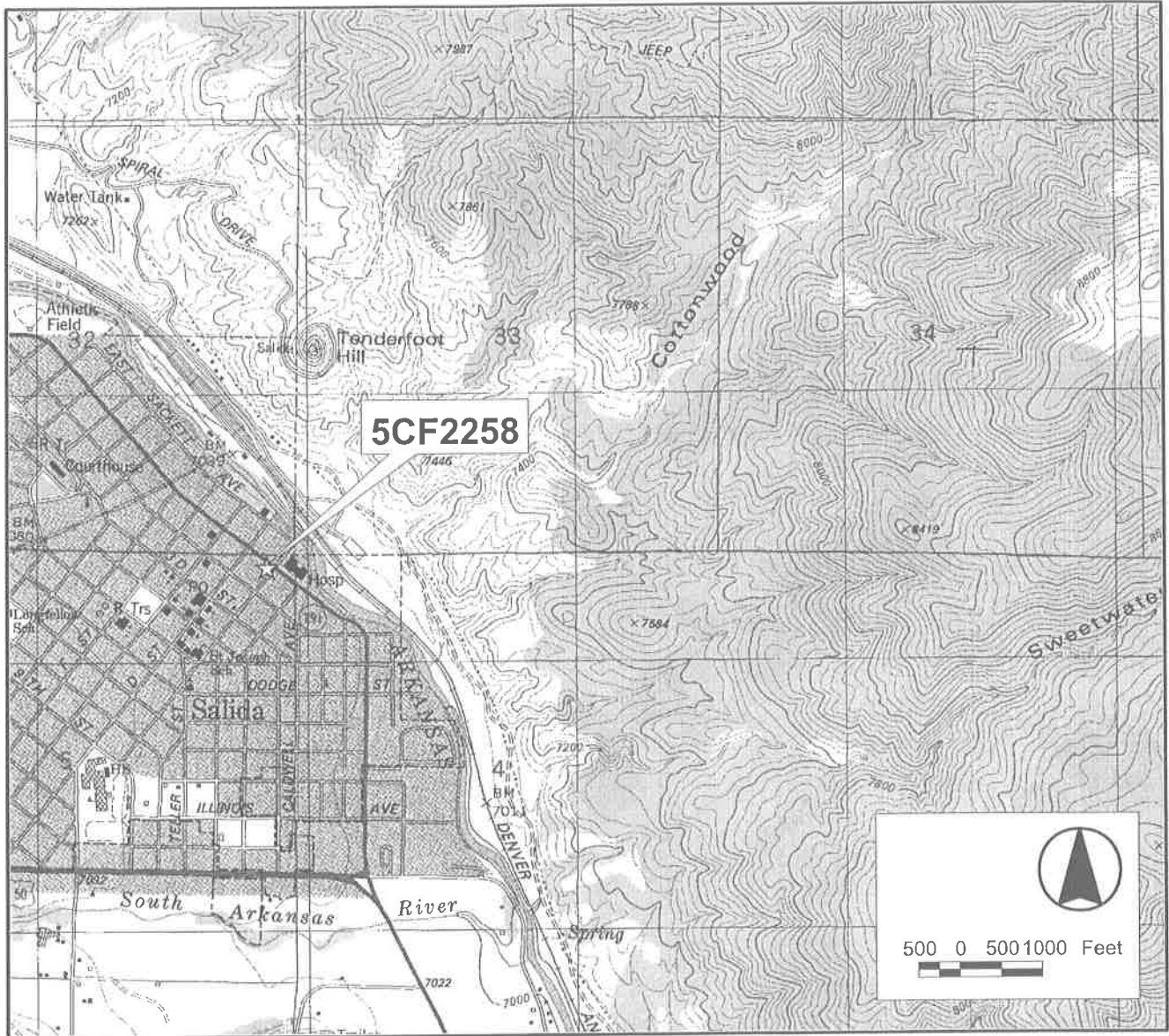
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



345 E. First 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).

345 E. First Street

