

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: 5CF2310
 - 2. Temporary Resource Number: 77
 - 3. County: Chaffee
 - 4. City: Salida
 - 5. Historic Building Name: Mann House
 - 6. Current Building Name: N/A
 - 7. Building Address: 402 E. Third Street
 - 8. Owner Name and Address: Lambrecht, Barbara J., 403 E. 3rd St., Salida, CO 81201
- Parcel Number: 380705128055
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

- 9. P.M. N.M. Township 49N Range 9E
NW 1/4 NW 1/4 SE 1/4 NE 1/4 of Section 5
- 10. UTM Reference Zone 13 Easting 413764 Northing 4265179
- 11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
- 12. Lot (s): Front 94 ft. 2 in. Lots 14, 15, and 16 Block(s): 28
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): Irregular
- 15. Dimensions in Feet: Length 63 X Width 31
- 16. Stories: 1
- 17. Primary External Wall Material(s) (enter no more than two):
Brick
- 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, Chimney, Segmental Arch Window, Decorative Shingles, Decorative Cornice
- 21. General Architectural Description:

One-story painted brick dwelling with painted stone foundation. Mansard roof central component, projecting clipped gable component on front, projecting one-story entrance bay on west, flat roof bay on north, and shed roof projection on rear. Mansard roof clad with standing seam metal roofing has overhanging eaves and center deck with stucco chimney. Projecting clipped front gable has eave returns and variegated decorative shingles on the gable face terminated by molding. Wide segmental arch double-hung sash window on gable end, and decorative courses of brick above lintel level and at sill level. Hipped roof porch at angle of intersection of gabled and mansard roof bays has brick piers with corbelling supporting round arched opening with arch elaborated with bands of decorative brickwork; solid brick balustrade. Facing porch are tall, narrow, double-hung sash window and central entrance with

transom. Concrete porch deck and steps.

West wall has two tall, narrow, double-hung sash, segmental arch windows with gauged brick lintels, and toward the rear is a one-story, flat roof, projecting brick bay with shed roof porch with round arched opening on west wall (like front porch), porch entrance facing south with concrete steps, and door facing west. Brick bay has flat roof, decorative cornice, and paired flat arch double-hung sash windows on west wall. East wall has two, tall, segmental arch, double-hung sash windows toward front and one filled in window toward rear. Slightly inset, one-story, flat roof brick bay at northeast corner has two small double-hung sash windows facing east. Shed roof frame projection on rear with drop siding and two-part metal frame window.

22. Architectural Style/Building Type: Late Victorian

23. Landscaping or Special Setting Features:

Level corner lot with gravel in yard. Four very large evergreen trees. Large stump in yard with planter on top. Large rock borders.

24. Associated Buildings, Features, or Objects:

Small gabled roof metal shed with drop siding and double hinged doors facing south. Shed roof vertical board outbuilding.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1895-1902 Actual

Source of Information: Salida Photographs, 1895 and 1902

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 residence was constructed between 1895 and 1902, based on photographs of Salida taken from Tenderfoot Hill in those years. The 1955 year built provided by the Assessor is not correct. The 1904 Sanborn fire insurance map (the first edition to cover this location) shows the house as an irregularly-shaped one-story dwelling with an open porch at the southwest corner and another open porch on the west wall toward the rear. The old Assessor appraisal card stated that this house had brick walls on a stone foundation and a tin roof. Between 1914 and 1929, a rear porch was added at the northeast corner.

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 residence was constructed between 1895 and 1902. The 1903-04 city directory indicated that Warren P. Mann, a driver for the Tomlin and Meacham grocery store, was living in the house, which was then addressed as 406 E. Third Street. William H. Mann, a clerk for the Denver and Rio Grande Railroad, resided here in 1905-06.

In 1911-12 Evelyn Foster, a teacher at Central School, lived at this house. She was born in New Hampshire in 1882. Another teacher, Laura R. Hungerford, also lived at this address; she was born in Illinois in 1881. The two were living at a different location at the time of the 1910 census (403 E. 3rd Street). Well-known businessman Elmer E. Hutchinson, also lived here in 1911-12. He was born in Missouri in 1873. His wife Ethel was born in Ohio in

1880. They had a son together, Carter E. (b.1909). The 1910 census listed Elmer operating a billiards hall. By 1911-12 Elmer was the co-owner of Phibbs & Hutchinson, a cigar and pool establishment. Mr. Hutchinson died in November 1953. His obituary noted that he had operated the Best Laundry for many years before retiring in 1945.

By 1920 Eugene E. and Gladys M. Albright lived at this home. Eugene, the son of David and Mary Albright, was born in Colorado in 1889 and Gladys was born in Kansas in 1893. They had four children together: Lois (b.1915), Carol (b.1917), Eugene Jr. (b.1918), and Wayne (b.1919). Eugene worked as a retail merchant at a grocery store in 1920 and as a butcher by 1922.

Mrs. Blanche D. Marshall, a widow, lived here in 1930. She was born in Ohio in 1886. Her husband, Arthur S. Marshall (b.1875), had died in January 1929. Mr. Marshall had been a popular railroad engineer and long time resident of Salida. The Marshalls had two children together: Arthur S. Jr. (b.1916) and Robert D. (b.1918). Blanche also had a daughter from a previous marriage, Stella I. Mayo (b.1904). Arthur Jr. and Robert lived with their mother in 1930, at which time she worked at a laundry as a shirt finisher. They had several lodgers living with them in 1930 as well.

By 1951 Willard W. Ronald lived here and worked as a switchman for D&RGW. His wife, Evelyn Ronald, lived here too, and worked as a saleswoman at Watkins Produce Company. The 1965 city directory listed Willard L. and Margaret F. Reynolds at this address. They owned the house and were retired at that time.

36. Sources of Information:

Salida city directories; Salida Mail, 4 January 1929, 1; 24 November 1953, 1; U.S. Census, 1900, 1910, 1920, 1930; Sanborn Insurance Maps; Chaffee County Assessor records.

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.
	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 one-story brick houses erected in Salida during the late nineteenth and early twentieth centuries. The house is notable for its mansard roof, decorative shingles, brick walls with decorative courses, segmental arch windows, and porches with arched openings. This house had no long term occupants over the years. Occupations represented by residents included railroad employees, teachers, businessmen, salespeople, and retirees.

43. Assessment of Historic Physical Integrity Related to Significance:

This corner house retains historic physical integrity, with its original brick walls (although painted) and original windows. Changes to the dwelling include a missing spindled porch support, filling in a window on the east, a shed roof frame addition on the rear, and replacement of the wood porch deck with concrete. The brick and stone have been painted.

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: Contributing

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 13: 32-37; 21: 8

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**



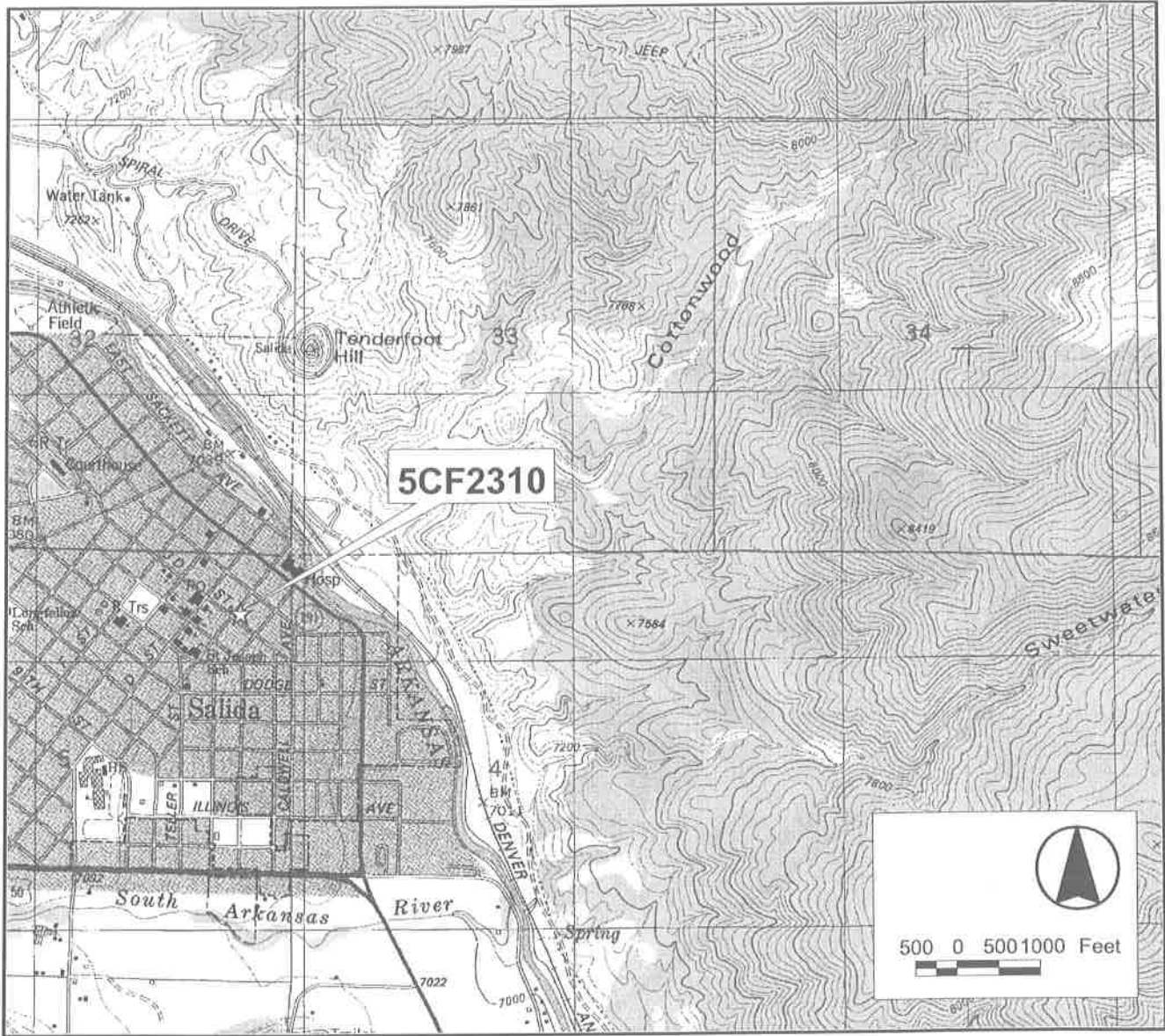
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



402 E. Third 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).

402 E. Third Street

