

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 4

- | | |
|------------|---|
| 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: 5CF2057
 2. Temporary Resource Number: 28
 3. County: Chaffee
 4. City: Salida
 5. Historic Building Name: Graf/McNamara House
 6. Current Building Name: Krivanek House
 7. Building Address: 415 E. Second St.
 8. Owner Name and Address: KRIVANEK J MARK, KRIVANEK HEIDI R, 415 E SECOND ST, SALIDA, CO 81201
- Parcel Number: 380705128052
SHF/CLG Grant Number: CO-05-018

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
 SW 1/4 NE 1/4 NE 1/4 NE 1/4 of Section 5
10. UTM Reference Zone 13 Easting 413819 Northing 4265223
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): 9-10 Block(s): 28
 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): Irregular
15. Dimensions in Feet: Length 50 X Width 26
16. Stories: 2
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):
 Segmental Arch Windows, Dormer, Decorative Cornice, Porch, Fence
21. General Architectural Description:

Two-story red brick house with straight-sided mansard roof clad with standing seam metal roofing and curbs at the top and bottom. Foundation is covered with stucco or concrete. Overhanging eaves, wide trim board, and paired brackets at corners. Flat roof through-the-cornice wall dormers with double-hung sash windows are sheltered by projecting hoods with small brackets and have large brackets at sides. Front has projecting bay with two wall dormers aligned above two tall, narrow, segmental arch, double-hung sash windows. Set back bay on facade has one wall dormer centered above a flat roof one-story porch with turned spindle supports atop a spindled balustrade, brackets, pendants, and sawtooth molding along the bottom of the frieze. Facing the porch is a cottage style paneled and glazed door surmounted by an arched transom.

East. The east wall has one dormer like those on the front. There is a short segmental arch window near the top of the wall with stained glass. A band of three flat arch multi-light windows is toward the rear (replacing a segmental arch window). A one-story painted concrete block addition with two horizontal multi-light windows on the east wall projects out slightly from the house at the rear.

West. The west side has two dormers like those on the front. The first story has a segmental arch double-hung sash window and a segmental arch aperture with paired double-hung sash windows.

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

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

Level site with grass lawn; evergreen shrubs near porch; grass parking lawn; concrete sidewalk.

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

Garage is modern building with side gable roof, paneled door facing north and vertical panel siding.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1888-1895 Actual

Source of Information: Panoramic Photographs, 1888 and 1895

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 brick house is shown on the 1904 Sanborn fire insurance map, the first edition to cover this area. It is not shown on the 1882 bird's-eye-view map of Salida, nor does it appear in an 1888 panoramic photograph of the town. It does appear on a c. 1895 photograph. While earlier Sanborns did not map this block, the maps noted that there were seven brick dwellings present here in 1898 and 1893, and three brick dwellings in 1890. The 1904 map shows a two-story mansard roof masonry dwelling with an open one-story porch at the northeast corner, a one-story rear section with an open porch on the east, and one-story outbuildings on the alley. The house appeared with the same configuration on 1909 through 1945 Sanborn maps; between 1914 and 1929, the outbuildings on the alley were replaced with a one-story L-shaped garage on the alley.

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

35. **Historical Background:**

This house was built between 1888 and about 1895. The 1903-04 City Directory listed Bernard "Ben" Graf, a conductor, living here with his family. At the time of the 1905-06 City Directory the Grafts were living on F Street, and a barber, M. Lawrence Mueller, had moved in to this house. Ada Daniels, an operator at Colorado Telephone Co., and Lillian Daniels were listed as boarders during 1905-06. The Graf family again was listed at this address in the 1911-12 city directory, including Bernard "Ben" Graf, his wife J. Maud, and their three daughters and four sons. By that date, Ben Graf was affiliated with the Dismar Clothing Company. Graf was called a pioneer of Salida, having moved to the town in 1891. The Salida Mail judged in 1921: "He is rated among those early pioneers who helped to build the prosperous country of today." He was initially associated with the Denver & Rio Grande Western railroad. In 1908 he purchased the historic Dismar Clothing Company with Sam Murdock. The partners installed the first

electric lights in the store, which had been founded in the 1880s. This enabled railroad workers to be able to shop at night. By the 1920s the enterprise was known as Ben Graf's and was located at 1st and F streets. The Salida Mail stated it was "a real credit to the section . . . one of the best stocked of its kind in the west today." By the 1920s the Grafts were living on F Street.

The 1920 U.S. Census indicated that this was the residence of the Graham family. L. Graham, a conductor for the Denver & Rio Grande railroad, lived here with his family. Mr. Graham, age 32, was born in Nebraska. His wife, Minnie, age 27, was born in Missouri. The couple had four children, two girls and two boys, all born in Colorado. In 1922-23 this was the residence of salesman George W. Cantwell and his wife, Alice. By 1927-28, the Nixon family occupied the house. This included Alonzo M. Nixon, an engineer, and his wife Maymie B. Also living here were Elsie Nixon, a clerk at Mrs. R.A. Spino dry goods and J.W. Nixon, a brakeman at Denver & Rio Grande RR.

The house had changed occupants again by 1930, when William J. and Eleanor McNamara took ownership of the house. William was an engineer with the Denver & Rio Grande railroad. Mr. McNamara was retired by the time of the 1935-36 City Directory. Born in 1886, he died in May 1951 after spending several weeks at the Rio Grande hospital. Eleanor McNamara continued living in the house after William's death, until at least 1965, according to the city directory of that year. She passed away on 14 November 1973. Her obituary noted that she had been a member of St. Joseph Catholic Church, the MSSA Club and a past president of the American Legion Auxiliary. She also taught piano and was the organist at St. Joseph's Church.

36. Sources of Information:

William Henry Jackson, panoramic photograph, 1885, C.H. Clark panoramic photograph, 10 March 1888, and Erdlen, panoramic photograph, 1892, in Russ Collman, ed., Trails Among the Columbine (Denver: Sundance Publications, Ltd., 1992), 40, 58-59, and 83; Salida City Directories: 1903-04, 1905-06, 1911-12, 1922-23, 1927-28, 1930-31, 1935-36, 1965; Salida Mail, 28 May 1951, 15 Nov. 1973; U.S. Census, 1910, 1920, 1930; Sanborn Maps, 1890, 1893, 1898, 1904, 1909, 1914, 1929, 1945; Bird's-Eye-View Map of Salida, 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;
 - 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

40. Period of Significance: c. 1888-1895

41. Level of Significance: Local

42. Statement of Significance:

Several Salida railroad employees lived in this house during the early twentieth century, including Bernard Graf, who later became a successful clothing merchant in town. This house is representative of the Second Empire style, known principally by its distinctive mansard roof (in this case a straight-sided roof with curbs at the top and bottom). Other representative features of the style include the brackets and wide trim board under the eaves, one-story porch with brackets, dormers, and arched windows. The house is potentially eligible to the National and State Registers.

43. Assessment of Historic Physical Integrity Related to Significance:

This house maintains historic physical integrity. The Construction History above provides details about its historic development. Alterations after 1945 include a small concrete block addition and a group of three windows on the east. 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 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): 6: 17, 19, 21

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

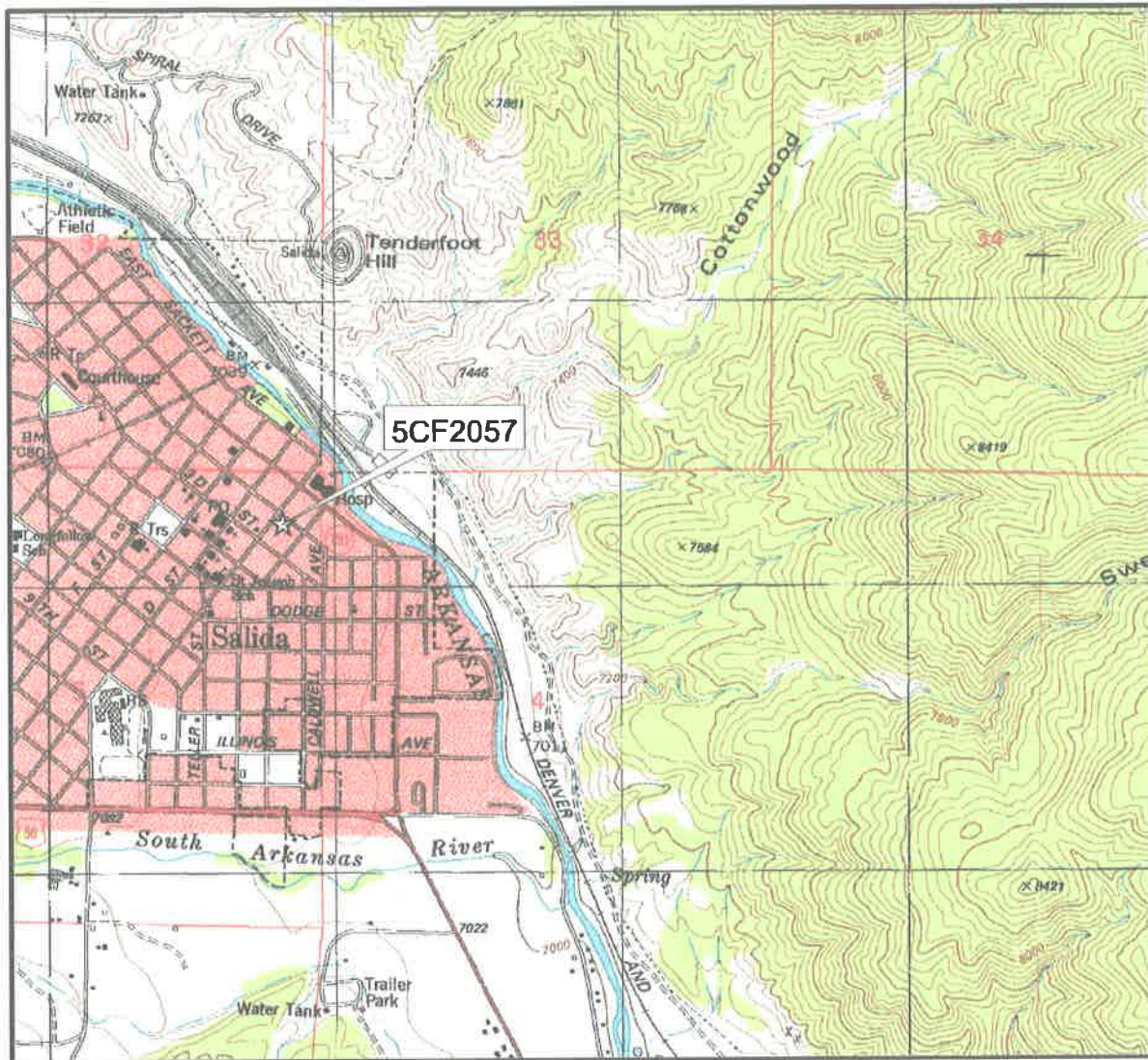


415 E. 2nd Street

20 0 20 40 Feet



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.



415 E. 2nd 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.

