

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: 5CF2043 Parcel Number: 380705160531
 2. Temporary Resource Number: 12 SHF/CLG Grant Number: CO-05-018
 3. County: Chaffee
 4. City: Salida
 5. Historic Building Name: Ryan/Ahern House
 6. Current Building Name: Jacobson House
 7. Building Address: 420 F St.
 8. Owner Name and Address: JACOBSON THOMAS A, , 420 F ST, SALIDA, CO 81201

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
 NE 1/4 SW 1/4 NW 1/4 NE 1/4 of Section 5
 10. UTM Reference Zone 13 Easting 413339 Northing 4265278
 11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
 12. Lot (s): 4-6 (parts of) Block(s): 60
 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): Irregular
 15. Dimensions in Feet: Length 66 X Width 26
 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):
 Segmental Arch Windows, Porch, Chimney, Fence
 21. General Architectural Description:
 One-story dwelling with mansard roof clad with standing seam metal roofing. Walls clad with stucco. Overhanging eaves. Stucco center chimney. Facade has full-width hipped roof porch with square pier supports and solid balustrade (stucco) with flower boxes. Concrete porch floor and steps. Center entrance. Flanking entrance are large, flat arch, multi-light double-hung sash windows. North wall has two tall, narrow, segmental arch double-hung sash windows. Toward rear is flat roof bay that steps out toward north and has paneled and glazed door surmounted by segmental arch transom. South wall has two tall, narrow, segmental arch double-hung sash windows. Flat roof projection on rear is stepped down toward rear and has stucco walls and flat arch windows.
 22. Architectural Style/Building Type: Late Victorian/Second Empire

23. Landscaping or Special Setting Features:

Level site with grass, flowers, and rocks; driveway to south; concrete sidewalk. House faces Alpine Park.

24. Associated Buildings, Features, or Objects:

Two-car garage with hipped roof with paneled and glazed doors on east, stucco walls, overhanging eaves with exposed rafters; garage door on alley side.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1882-1890 Actual

Source of Information: Bird's-Eye-View Map, 1882 and Sanborn Map, 1890

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):

The 1890 Sanborn fire insurance map (the first to cover this site) showed a one-story dwelling with a small front projection, a one-story rear section that steps out to the north, and a small outbuilding on the alley. This house does not appear to be shown on the 1882 bird's-eye-view map. Between 1890 and 1893, the small outbuilding was replaced by a one-and-a-half story barn with a one-story projection on the north. The 1898 map showed the house as two stories (apparently in error) with a small open one-story front porch. Between 1898 and 1904 an off-center open porch was added to the rear of the house (which is labeled as being one-story in height). The configuration of the house and outbuildings did not change on 1909 and 1914 Sanborn maps. The 1929 map showed the barn labeled as a garage but occupying the same footprint; a small one-story section was attached to the south wall of the garage. The 1945 map showed the same situation as that shown on the 1929 map.

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:

The Chaffee County Assessor's 1950 year of construction for this house is incorrect. This house was built in the 1880s and appears on the 1890 Sanborn map. The address is listed in the 1903-04 Salida City Directory, at which point Thomas and Mary Ryan lived here. The Ryans were living on F Street at the time of the 1900 Census, probably in this house. He was involved in real estate and was the President of the Salida Building & Loan Association. The directory indicates two sons lived with him: Thomas J. Ryan, who worked as a clerk and Stephen H. Ryan, a student. In 1905-06, the city directory lists Thomas Ryan and Thomas J. Ryan at this location, but not Stephen H. Ryan. Thomas Ryan is listed as head of household at this address again in the 1910 Census, living with his wife Mary and son Thomas J. Thomas Ryan still worked in real estate, Thomas J. Ryan worked as a stenographer at a real estate office. Thomas Ryan was born in Ireland, becoming a naturalized American citizen in 1872. Mary Ryan was born in Wisconsin about 1858. The Ryans were living here in 1912, when Thomas Ryan was identified as head of Ryan Real Estate, Loans, Insurance, and Rentals with offices in the Commercial National Bank Building. At that date, Thomas J. Ryan was identified as a brakeman. In the 1913-14 city directory, Thomas Ryan was president of Salida Building & Loan Association.

The 1922 city directory listed Dennis D. and Katherine A. Boham as the occupants of the house. Mr. Boham was affiliated with Lorton-Wenz & Boham, a furniture and undertaking firm. The Bohams were shown elsewhere on F Street in the 1920 U.S. Census. Mr. Boham was born in Ohio about 1867, while Mrs. Boham was born in Missouri

about 1886. The couple had a daughter named Margaret.

The 1930 Census shows the Timothy J. and Alice Ahern family living here, as does the 1927-28 city directory. The Aherns owned the home and valued it at \$3,500. The Aherns had the following children: Margaret (22), Timothy (21), Hugh (18), and Agitha (13). The entire family, including the parents, had been born in Kansas. According to the 1930 Census, Mr. Ahern worked as a salesman at a garage, but the Salida City Directory of 1930-31 shows that he worked as a truck driver for Motorway. Three of the children were also employed. Margaret worked for a newspaper, Timothy worked as a machinist for the steam railroad and Hugh worked as a telegraph operator. The 1935-36 Chaffee County Directory lists Margaret Ahern, the daughter of Timothy J. and Alice Ahern, as the head of household. Margaret Ahern was a teacher who had taught in Chaffee County's School District 26 in 1913. Also living here in 1935-36 were members of the Davie family: Alice Davie (a bookkeeper), Richard Davie (the father), Robert L. Davie (a station attendant), and Muriel Davie (a stenographer).

By 1951, Earle E. and Ruth Wilson lived at this address. In 1965, the Wilsons were still the owners of this home. Mr. Wilson was retired at this point. Born in 1896, Ruth Wilson passed away in January 1975 while still living with her husband at this address. The Wilsons had settled in Villa Grove prior to World War I, following a move from Iowa. They managed a cattle ranch until moving to Salida in the 1940s. Earle E. Wilson was born in Madison County, Iowa, in 1887 and died in 1981 in Creston, Iowa, where he moved after the death of his wife.

36. Sources of Information:

Salida City Directories: 1903-04, 1905-06, 1922, 1927-28, 1930-31, 1951, 1965; Chaffee County Directory: 1935-36; Census: 1910, 1920, 1930; Mountain Mail, 30 January 1975, 7 November 1977, and 12 February 1981; Sanborn Maps, 1890, 1893, 1898, 1904, 1914, 1929, 1945; Chaffee County Assessor Records; Bird's-Eye-View Map, 1882; Shaputis and Kelly, A History of Chaffee County, 73.

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, erected in the 1880s, is an example of a one-story mansard roof dwelling that has undergone several changes. Early Salida real estate and insurance agent and Salida Building and Loan Association president, Thomas Ryan, lived here with his family. This house is not eligible to the National or State Registers.

43. Assessment of Historic Physical Integrity Related to Significance:

Alterations have diminished the historic integrity of this house. Historic alterations are noted above under construction history. Nonhistoric alterations include the stucco on the walls, metal roofing, window alterations, and porch alterations.

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: Noncontributing

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 3: 10, 12, 14

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**

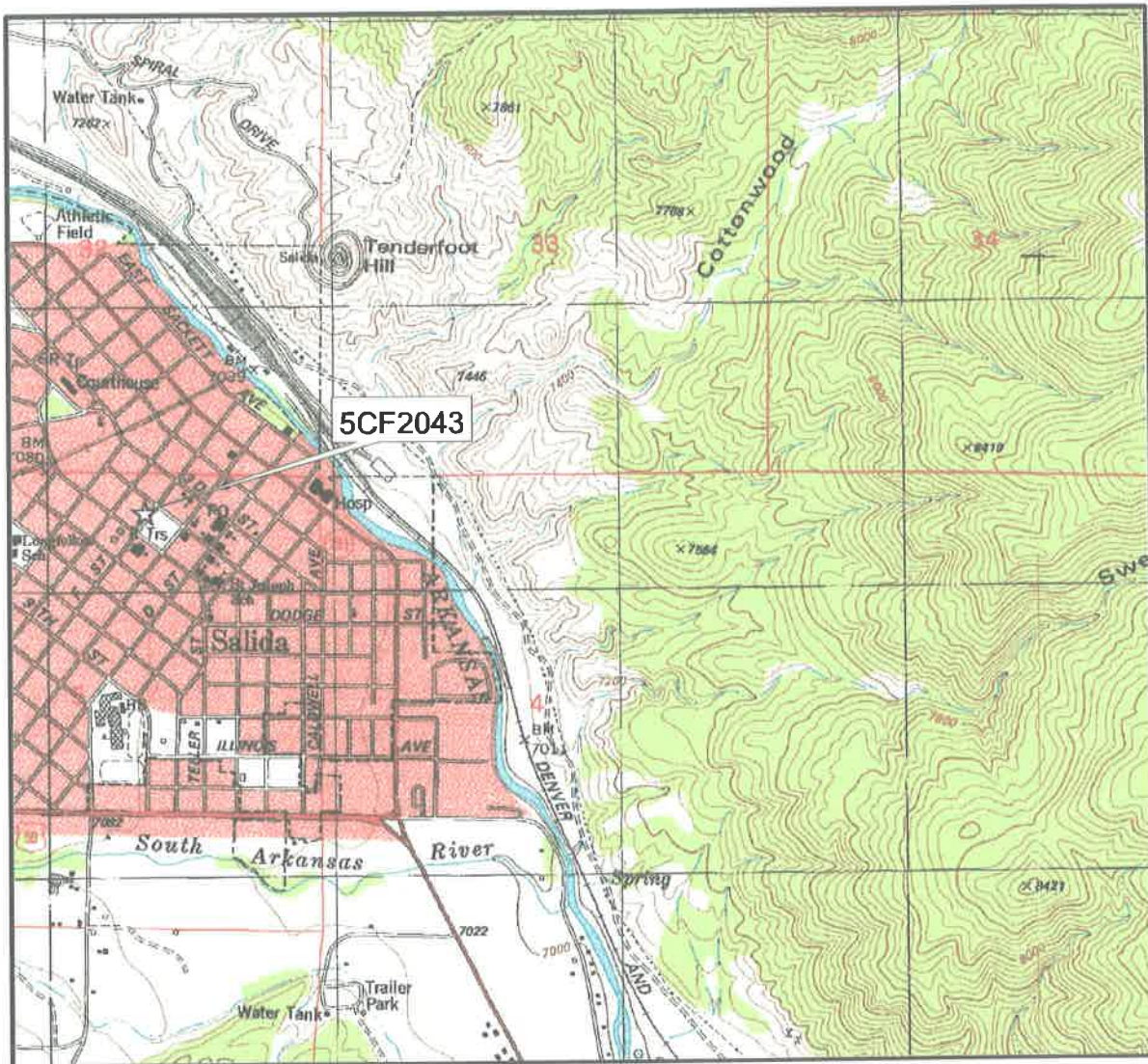


420 F Street

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.



420 F Street



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.

