

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:** 5CF2262
2. **Temporary Resource Number:** 69
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Hamm House
6. **Current Building Name:** Winters House
7. **Building Address:** 431 E. First Street
8. **Owner Name and Address:** Sterrett, Linda L. and Dickey, Robert Alexander, c/o Mary L. Winters, 431 E. 1st St.,
Salida, CO 81201

Parcel Number: 380705125520
SHF/CLG Grant Number: CO-06-017

II. GEOGRAPHIC INFORMATION

9. **P.M.** N.M. **Township** 49N **Range** 9E
NE 1/4 SE 1/4 NE 1/4 NE 1/4 **of Section** 5
10. **UTM Reference Zone** 13 **Easting** 413928 **Northing** 4265285
11. **USGS Quad Name:** Salida East, Colo. **Year:** 1983 **Map Scale:** 7.5'
12. **Lot (s):** Part Lots 4, 5, and 6 **Block(s):** 25
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** 56 **X Width** 24
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, Flared Eave
21. **General Architectural Description:**

One-story mansard roof dwelling with historic standing seam metal roofing and flared, overhanging eaves. Walls are clad with smooth stucco. Projecting central bay on façade is flanked by stepped back bays. Set back bay at west end has entrance with paneled and glazed door and metal storm door facing a mansard roof porch with slender square column support and concrete deck and step. The projecting bay has a tripartite window with casements and divided transom and a projecting stucco sill. There is also a tripartite window on the west wall, with a wide center light of plate glass flanked by casements. It is difficult to see the rest of the wall from the public sidewalk, but Sanborn maps indicate there was an open porch at the southwest corner in 1945.

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

23. Landscaping or Special Setting Features:

Level site with grass, large evergreen tree and evergreen bushes, concrete sidewalk, and two flower planting areas bordered by landscape timbers.

24. Associated Buildings, Features, or Objects:

Assessor records indicate a brick garage erected between 1914 and 1929 associated with this house; the garage now has stucco walls, corrugated metal roofing, and a garage door and boarded up window facing the alley.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1904

Source of Information: Chaffee County Assessor

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 house was erected between 1903 and 1904, based on a historic photograph of Salida taken from Tenderfoot Hill and the 1904 Sanborn fire insurance map. The Assessor reports a 1904 year of construction. The 1904 Sanborn map (the first to cover this location) shows a one-story dwelling with a projecting central section on the front bordered by a U-shaped open front porch. An off-center open porch was built on the rear between 1914 and 1929. A small shed in the southwest corner of the parcel was replaced by a garage between 1914 and 1929. The old Assessor appraisal card and attached 1937 photograph shows a Second Empire style dwelling with a tin roof, brick walls, a stone foundation, and a U-shaped open front porch with spindled porch supports, decorative frieze, balustrade, and doors on the north and south.

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 house was built in 1904. In 1905-06 the city directory listed the Hamm family at this address. Mrs. Elizabeth W. "Binnie" Hamm (b.1845), a widow from Kentucky, lived here with her daughters Elsie E., Margaret M., and Annie R. Hamm. Annie was a cashier at the Golden Rule department store in 1906. The Hamms were still living here in 1910, although Elsie E. had moved out. In 1910, Annie was a bookkeeper for a department store and Margaret was a private nurse. Elizabeth's occupation was listed as "own income." Annie (b.1885) and Margaret (b.1861) were both born in Kansas. By 1920, only Margaret, then 57 years old, was still living with her 75-year-old mother Elizabeth, although at a different address. Margaret, who was still working as a nurse, was listed as the head of household.

In 1911-12, the Honan family lived here. Michael J. Honan (b.1866), the head of household, immigrated to the United States from Ireland in 1886. He was the owner of Stanley and Honan. His wife Emma (b.1864) was from Indiana. This was the second marriage for both Michael and Emma, and they had only been married since 1910. Michael's first wife, Margaret, who he was married to until at least 1900, was from Ireland as he was. Several of Michael's children from his first marriage lived here with him: Stephen T. Honan, employed as a laborer; Edna Honan, a student; and Thomas and Mary.

Esther J. and Harry Bergman, a sister and brother, lived here in 1922. They were both born in Colorado, although their parents were born in Russia and were of Jewish ancestry. Harry (b.1899) worked as a chainman for Denver & Rio Grande Railroad. By 1930, he was a boarder at 307 E. 1st St. Esther was born June 2, 1896 in Leadville, Colorado. She lived in Salida for many years before moving to New York and California. She died in July 1976, in Grand Junction, Colorado, after living there for fifteen years.

By 1930, Clarence P. and Florence J. Watson lived here. Mr. Watson (b.1900) worked as a brakeman for the railroad. Florence was born in 1904 in Montana. The Watsons had one son, Warren E. Also living with them was Clarence's father, John Watson, who had immigrated to the U.S. from Scotland in 1879. John (b.1867) worked as a yardman for the railroad.

Henry H. (b.1887) and Pearl P. (b.1888) Kincaid lived here in 1951. Mr. Kincaid started as a brakeman but worked his way up to becoming an engineer for D&RGW. The Kincaids, both of whom were born in Colorado, had a son, Lewis J. who no longer lived with them by 1951. In 1965 this was the residence of Arthur J. and Frankie R. Waldero. Mr. Waldero was a brakeman with the railroad. The couple had one child. Henry H. and Pearl P. Kincaid were later owners of this house.

36. Sources of Information:

Salida Mail: 20 February 1900, 3; 6 July 1976, 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:

Among the first residents of this house were four female members of the Hamm family. This house is one of the many one-story dwellings erected in the Second Empire style during the late nineteenth and early twentieth centuries in Salida. The house has undergone several changes that diminish its historic physical integrity, but it still retains its mansard roof with metal roofing.

43. Assessment of Historic Physical Integrity Related to Significance:

Alterations, including window replacements, stuccoing of the red brick walls, and removal of the original U-shaped front porch, have diminished the historic integrity of this dwelling.

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): 10: 6-9; 20: 24

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.

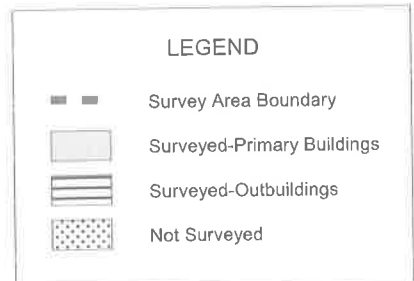
**Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395**

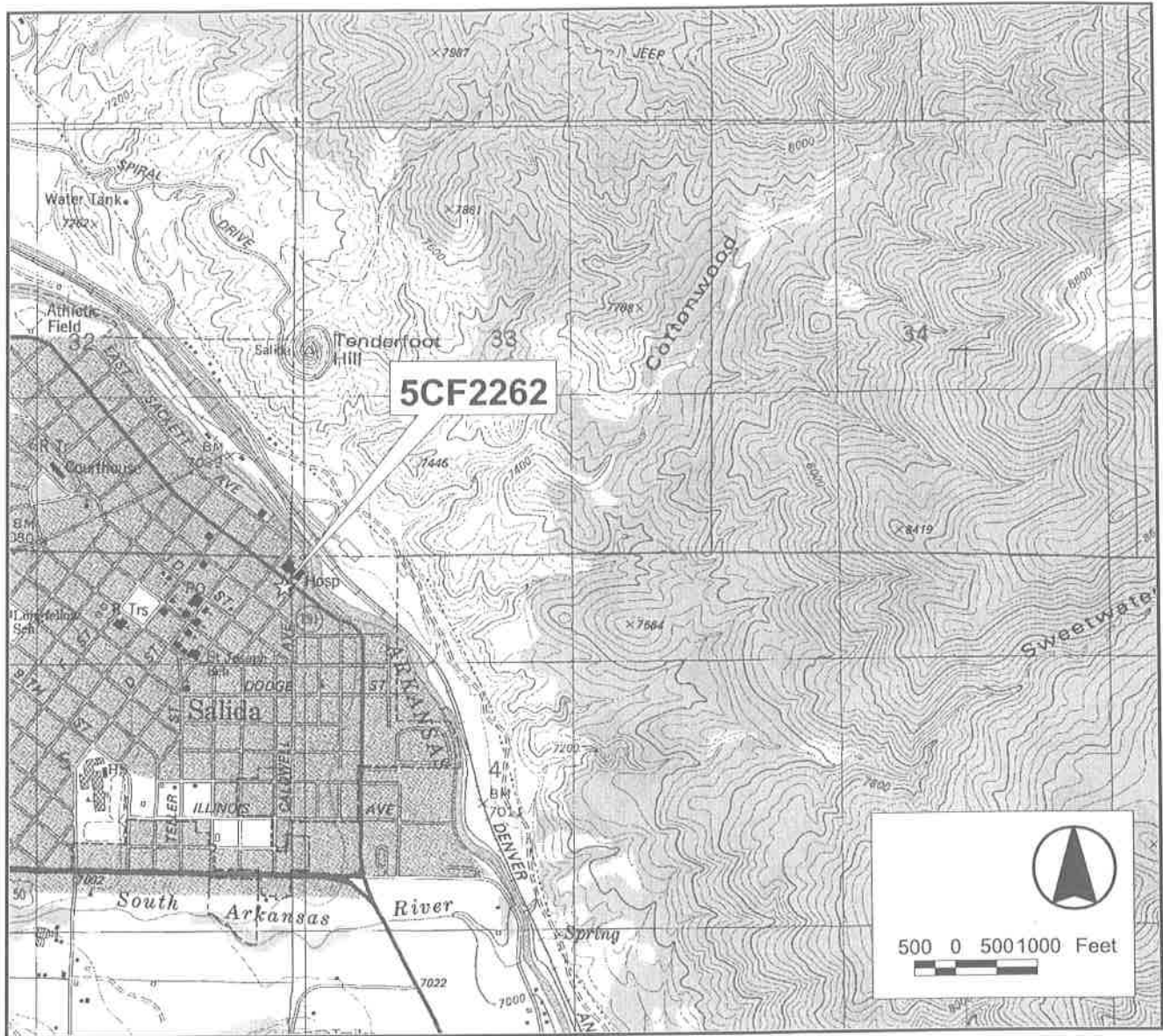


SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



431 E. First Street





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

431 E. First Street

