

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: 5CF2313 | Parcel Number: 380705128058 |
| 2. Temporary Resource Number: 80 | SHF/CLG Grant Number: CO-06-017 |
| 3. County: Chaffee | |
| 4. City: Salida | |
| 5. Historic Building Name: Ryan House | |
| 6. Current Building Name: N/A | |
| 7. Building Address: 432 E. Third Street | |
| 8. Owner Name and Address: McCoy, Donald C., Jr., and Charles, Jennifer J., 39300 Contreras, Anza, CA 92539 | |

II. GEOGRAPHIC INFORMATION

- | | | |
|--|----------------|-----------------------------|
| 9. P.M. N.M. | Township 49N | Range 9E |
| SE 1/4 NW 1/4 | SE 1/4 NE 1/4 | of Section 5 |
| 10. UTM Reference Zone 13 | Easting 413804 | Northing 4265146 |
| 11. USGS Quad Name: Salida East, Colo. | Year: 1983 | Map Scale: 7.5' |
| 12. Lot (s): 21 and 22 | Block(s): 28 | Year of Addition: 1898-1904 |
| Addition: Sackett's Addition | | |
| 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): | Rectangular |
| 15. Dimensions in Feet: Length | 55 X Width 33 |
| 16. Stories: | 2 |
| 17. Primary External Wall Material(s) (enter no more than two): | Brick |
| 18. Roof Configuration (enter no more than one): | Flat |
| 19. Primary External Roof Material (enter no more than one): | Asphalt/Composition |
| 20. Special Features (enter all that apply): | Chimney, Decorative Cornice, Segmental Arch Window, Porch, Fence |
| 21. General Architectural Description: | |

Two-story orange brick residence with flat roof, stepped down toward rear. Front (south) has a decorative cornice with corbelled brickwork forming sawtooth pattern. Originally a double house, the dwelling is divided into two bays by projecting brick pilasters on the façade. West bay has a tall, narrow, flat arch, double-hung sash window with gauged brick hood mold on upper story and a segmental arch window and second flat arch window on the first story. Brick hood molds have tinted mortar. East bay has a flat arch window on the second story, a segmental arch window, and an entrance with door with transom and decoratively ornamented screen. Center, one-story, projecting, flat roof porch has turned spindled supports, decorative brackets, spandrel ornaments, and concrete deck and steps. East wall has two flat arch double-hung sash windows with brick hood molds on the upper story. The first story has

three such windows. One-story flat roof brick component with molded brick cornice extends across rear and has a double-hung sash window and a small two-part window on east. Shed roof frame projection on rear. West wall has flat arch double-hung sash windows with hood molds flanking a projecting, full-height, stucco chimney. Stone foundation.

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

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

Level site with concrete sidewalks and front yard enclosed by historic wrought iron fence. Iris planted in parking lawn.

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

Long, rectangular, side gable roof frame outbuilding with side gabled roof with overhanging eaves, wide lap siding, metal pipe chimney, and off-center entrance on north wall. A rectangular outbuilding is shown on the 1904 Sanborn map on the alley.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1888-95

Actual

Source of Information: Salida Photographs, 1888-95

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):**

Based on photographs of Salida taken from Tenderfoot Hill, this house was constructed between 1888 and 1895. The 1950 year of construction provided by the Assessor is incorrect. The 1904 Sanborn fire insurance map (the first edition to cover this location) shows a two-story double house with one-story section at the rear of each unit, an open one-story center front porch, and open center porches on the rear of each unit. The footprint of the building remains unchanged on 1904 through 1945 Sanborn maps. The old Assessor appraisal card with attached 1937 photograph shows a brick two-story building, a front porch with spindled supports, brackets, and sawtooth frieze, two doors with transoms opening onto the porch, and a wrought iron fence at the sidewalk.

30. **Original Location:** Yes

Date of Moves: N/A

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Domestic/Multiple Dwelling

32. **Intermediate Use(s):** Domestic/Multiple Dwelling

33. **Current Use(s):** Domestic/Multiple Dwelling

34. **Site Type(s):** Double House

35. **Historical Background:**

This house was built between 1888 and 1895. In 1903-04 and 1905-6 Stephen J. and Patrick H. Ryan lived at this house. Patrick was the proprietor of Ryan's Arcade Bar, which offered wines, liquors, and cigars. Stephen also worked at Ryan's Arcade Bar.

The Dolan family was living here by 1911-12. Thomas C. Dolan worked as a blacksmith. Based on 1910 Census data (when the Dolans lived elsewhere in Salida), the family included Thomas Dolan (born 1860 in England), his wife Ellen (born 1860 in Ireland), and several children: Nellie (b.1889), Thomas J. (b.1890), William (b.1896), Mary (b.1899), and Anna (b.1898). Their niece, Lillie Flaherty (b.1897) also lived with them in 1910. Thomas and Ellen immigrated to the U.S. in 1872 and they were married in 1882. In 1910, daughter Nellie was working as a clerk and son Thomas J. was employed as an apprentice with D&RG. By 1920 Thomas C. and Ellen were living at a different address in Salida with their son Thomas J. Dolan, who was then working as a machinist with the railroad.

The 1920 U.S. Census showed Leonard and Jennie Anderson at this address, as well as their son, George J., and a grandson. The Andersons were natives of England who immigrated to the United States in 1879 and later became naturalized citizens. Leonard and his son were employed as machinists in the railroad shops. By 1922 Bernard J. and Pearl V. Steinken lived at this house. Bernard, born in Ohio in 1891, was a machinist with D&RGW. Pearl was born in Pennsylvania in 1889. Alexander "Alex" and Rebecca Reid lived at this address in 1931. They were married in 1918. Rebecca (b.1889) came from Northern Ireland to the U.S. in 1905 and became a naturalized citizen. Alex was born in Scotland in 1889, coming to the U.S. in 1910. Alex worked for the Salida Granite Corporation as a stonecutter.

In 1951 Jacob B. and Ida Harber lived here, with Jacob working as a clerk at the Public Service Co. Mrs. Elizabeth Thompson and one child lived here in 1965. She was the widow of James Thompson.

36. Sources of Information:

Salida city directories; U.S. Census: 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: X 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 two-story double house is significant for its well preserved and somewhat unusual Late Victorian elements, including a decorative cornice, brick pilasters, segmental and flat arch double-hung sash windows with gauged brick hood molds, and a porch with turned spindle supports, brackets, and ornamented spandrels. The historic wrought iron fence is also notable. This house had no long term residents during the historic period. A number of railroad workers and their families lived here over the years, as well as a stonecutter, clerks, and a liquor store proprietor.

43. Assessment of Historic Physical Integrity Related to Significance:

This building maintains historic physical integrity. Originally a double house, the building now appears to be a single family residence, with one of the front doors replaced with a window.

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: 12-19; 19: 9

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**



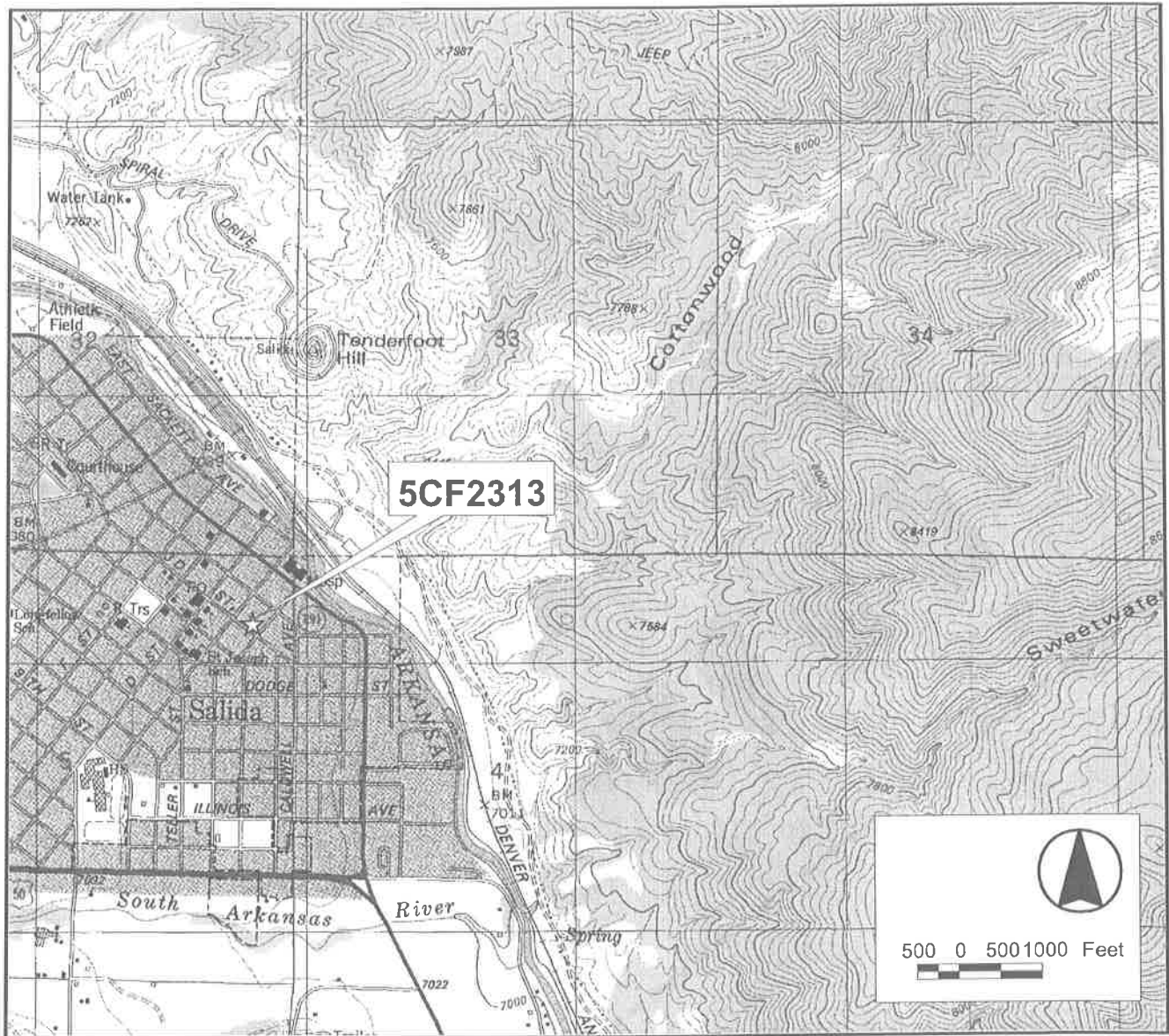
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



432 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).

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