

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: 5CF2314 | Parcel Number: 380705128059 |
| 2. Temporary Resource Number: 81 | SHF/CLG Grant Number: CO-06-017 |
| 3. County: Chaffee | |
| 4. City: Salida | |
| 5. Historic Building Name: Frein House | |
| 6. Current Building Name: N/A | |
| 7. Building Address: 436 E. Third Street | |
| 8. Owner Name and Address: Blackburn Trust, John H. and Corinn K., c/o Bank One Trust Co NA, Trustee, c/o Industry Consulting Group Inc., P.O. Box 810490, Dallas, TX 75381 | |

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 413813 | Northing 4265140 |
| 11. USGS Quad Name: Salida East, Colo. | Year: 1983 | Map Scale: 7.5' |
| 12. Lot (s): 23 | 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): T-Shaped
15. Dimensions in Feet: Length 56 X Width 25
16. Stories: 1
17. Primary External Wall Material(s) (enter no more than two):
Stucco
18. Roof Configuration (enter no more than one):
Gabled/Front Gabled
19. Primary External Roof Material (enter no more than one): Asphalt/Composition
20. Special Features (enter all that apply):
Porch, Fence
21. General Architectural Description:
One-story front gable roof dwelling with overhanging eaves and composition roofing. Metal pipe chimney on east roof slope. Gable ornament at apex of front gable. Walls clad with textured stucco. Front (south) has full-width porch with shed roof, turned spindle supports, and spindled balustrade. Off-center entrance at west end of porch. Plate glass picture window at east end. East wall has shed roof open porch with spindle support, followed by a one-story, flat roof, stucco projection. West wall has a shed roof bay window with picture window, second plate glass window, and projecting one-story, flat roof, stucco bay with double-hung sash window on west.
22. Architectural Style/Building Type: Late Victorian

23. Landscaping or Special Setting Features:

Level site with concrete sidewalks. Yard enclosed with wrought iron fence. Glass lawn and planting areas; brick pavers; small evergreen tree on west.

24. Associated Buildings, Features, or Objects:

One-story, rectangular, front gable roof garage with concrete block walls, shingles on gable face, and sectional overhead garage door on north.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1900

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):

Based on photographs of Salida taken from Tenderfoot Hill, this small house appears to have been built between 1895 and 1902 (NOTE: This site is somewhat obscured on the 1895 photograph.) The 1900 year of construction provided by the Assessor could be correct. The house is depicted on the 1904 Sanborn fire insurance map (the first edition to cover this location) as a one-story dwelling with a rectangular front part, a rectangular rear part (set perpendicular to the front) which projects on the east and west, and an open porch on the east wall (at the intersection of the front and rear sections). While the 1904 through 1945 Sanborn maps do not show a change in the footprint of the building, the old Assessor appraisal card shows the house with a front porch in the attached 1937 photograph. The house was described as brick on a stone foundation with a wood shingle roof; the photograph shows a tall, narrow two-over-two-light window on the front, a shed roof front porch with square wood supports and no balustrade, and an open porch on the east projection with brackets and a sawtooth frieze.

The 1904 Sanborn map shows an L-shaped outbuilding on the alley. Between 1914 and 1929, this outbuilding was removed and replaced with a garage at the northeast corner with a smaller attached outbuilding to the west.

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:

James O. Lasswell, a railroad engineer, lived at this address in 1903-04. He was born in 1862 in Illinois. His wife Olive ("Ollie"), who he married in 1888, was born in Kansas in 1872. They had two children by 1910: Irving H. (b.1905) and Lulu (b.1897) and they were living at a different house in Salida. James died in February 1939.

In 1905-06 Daniel Wells, a carpenter, lived at this house. He was born in Orange County, New York. He moved to Salida from North Yakima, Washington, following the building contracting business. He died at the age of 81 in March 1910. His obituary described him as "a highly respected and honored citizen of Salida for the past 13 years." By 1910 and until at least 1911-12, the widow of Daniel Wells, Mary E. Wells, lived here. She was also a native New Yorker, born there in 1837.

By 1922 Albert F. and Dora F. Frein lived at this house. Albert was a baggageman for D&RGW. A naturalized citizen, he came to the U.S. from Berne, Switzerland in 1885, when he was only one-year-old. A year later he came

to Salida with his parents. Dora was born in Colorado in 1893. By 1920 they had three children: Walter (b.1911), Harry (b.1915), and Grace (b.1916).

Alva and Ruth Rachel Etter lived here by 1930. Alva was a car repairman with D&RGW. He had also been a cook in the U.S. Army. He was born in Colorado in 1897. Ruth was born in Rena, Pennsylvania on October 28, 1897. She came to Colorado in 1906 and to Salida in 1918, at which point she attended the Red Cross Hospital School of Nursing. In 1930 she worked as a nurse at the Denver and Rio Grande railroad hospital. The couple had two children by 1930: Marjorie R. (b.1923) and Dorothy M. (b.1925). Alva died in November 1974. Ruth died in November 1975, at the home of her daughter Marjorie. Her obituary described her as "a well-known Salida nurse."

In 1951 Albert Frein was again listed living at this address, at which point he was retired. Throughout his life, he was very active in church affairs and had gained a passion for photography. Albert died at the age of 76 in June 1961. The 1965 Salida city directory lists J.B. and Ida M. Harber at this address. Mr. Harber was an agent for State Farm Insurance.

36. Sources of Information:

Salida city directories; U.S. Census: 1910, 1920, 1930; Salida Mail, 13 March 1910, 4; 10 November 1975, 1; Mountain Mail, 15 June 1961, 1; Sanborn Fire 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: 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 small one-story front gable roof house was erected at the turn of the century in Salida. In addition to various Denver and Rio Grande Railroad workers who lived here over the years, residents of this dwelling also included a carpenter, a nurse, and an insurance agent. The house was associated with the Frein family for at least thirty years.

43. Assessment of Historic Physical Integrity Related to Significance:

Alterations, including stuccoed walls, replacement of windows, replacement of front porch supports and addition of a balustrade, reconstruction of the east porch, removal of the corbelled brick chimney, and addition of a nonhistoric gable ornament, have diminished the historic physical 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): 13: 8-11, 14-15; 19: 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.

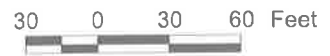
Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395



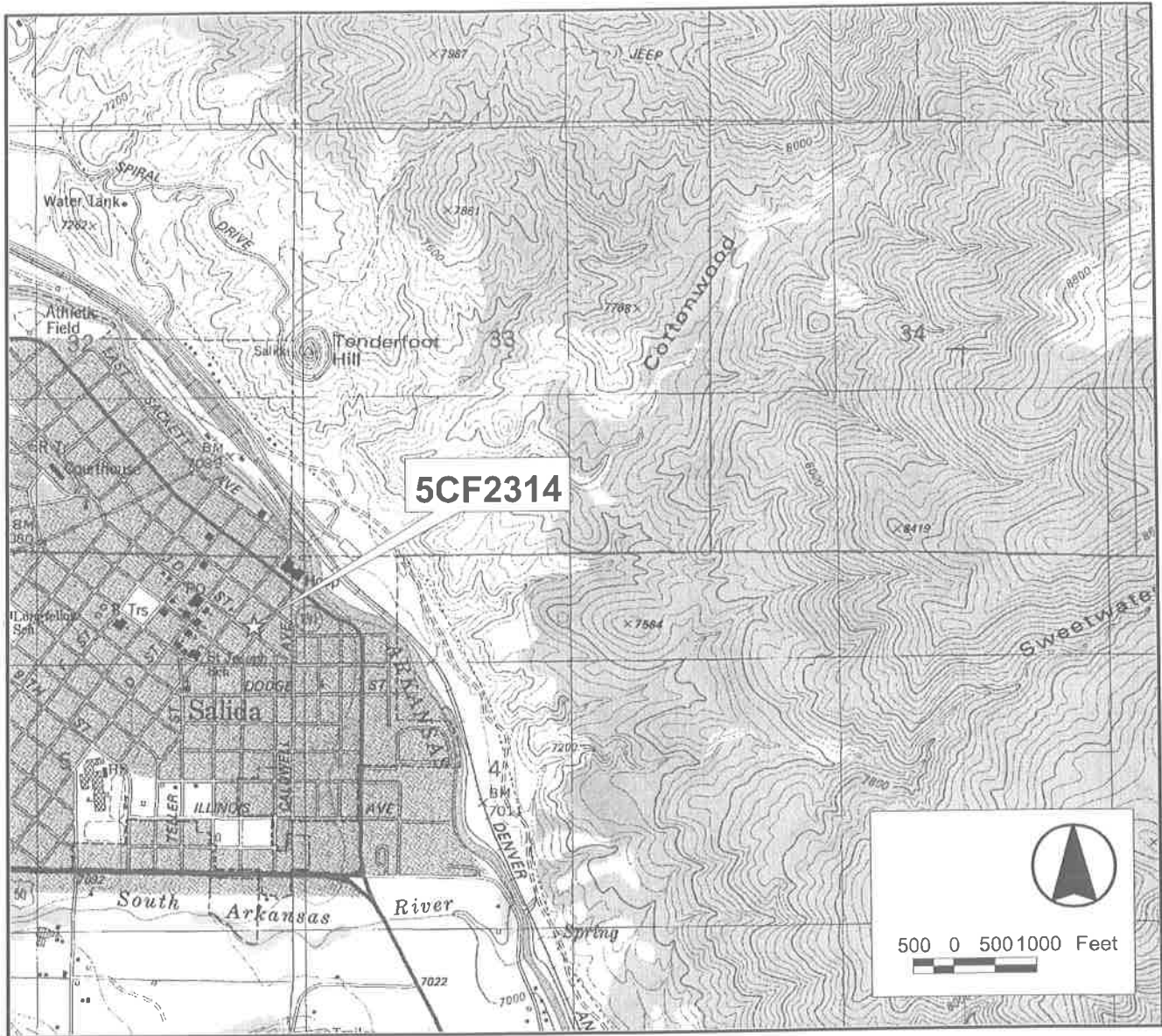
SOURCE: Building outlines from CAD file provided by City of Salida (and supplemented by fieldwork) and overlaid on parcels produced by Chaffee County. The resource described by this survey form is darkly shaded.



436 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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