

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: 5CF2056
 2. Temporary Resource Number: 27
 3. County: Chaffee
 4. City: Salida
 5. Historic Building Name: Hanks House
 6. Current Building Name: McAninch House
 7. Building Address: 108 Park Pl.
 8. Owner Name and Address: MCANINCH WILLIAM D, MCANINCH NANCY C, 108 PARK PL, SALIDA, CO 81201
- Parcel Number: 368132307124
 SHF/CLG Grant Number: CO-05-018

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E
 NW 1/4 NE 1/4 SE 1/4 SW 1/4 of Section 32
10. UTM Reference Zone 13 Easting 412976 Northing 4265736
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot(s): 12 Block(s): 201
 Addition: Eddy Bros Addition Year of Addition: 1887
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 67 X Width 41
 16. Stories: 1 1/2
 17. Primary External Wall Material(s) (enter no more than two):
 Wood/Shingle
 18. Roof Configuration (enter no more than one):
 Gabled/Side Gabled
 19. Primary External Roof Material (enter no more than one): Metal
 20. Special Features (enter all that apply):
 Dormer, Porch, Chimney
 21. General Architectural Description:

One-and-a-half-story dwelling with side gable roof with standing seam metal roofing, widely overhanging eaves, exposed rafters, and triangular knee braces. Shed roof front dormer with overhanging eaves, exposed rafters, knee braces, and shingled walls has narrow horizontal window flanked by short rectangular windows. Walls are clad with coursed square shingles and the raised foundation is rock-faced ornamental concrete block. First story of facade (southeast) has full-width shed roof porch with massive rock-faced concrete block piers and wood slat balustrades, concrete porch deck and steps and side walls. Porch has arched wood spandrel and decorative beams atop piers. Center entrance with paneled and glazed door with three beveled glass lights. At either end of facade are very wide

sash and transom windows with divided transoms with leaded glass.

Northeast. Porch wraps around to northeast, where its roof is gabled and has knee braces, shingled face, and arched wood spandrel, as well as concrete block piers and a wood slat balustrade. A band of three multi-light leaded glass windows faces the porch on the east. The porch projects outward from the main east wall of the house on the east. The main east wall is shingled, and there are paired double-hung sash windows with a shared wood surround at the center of the upper story. The first story has a large plate glass picture window and flanking small multi-light leaded glass windows below the paired windows. Further to the rear are two double-hung sash windows.

The rear wall has a widely overhanging eave sheltering a stoop.

Southwest. The southwest wall is shingled, and has paired double-hung sash windows at the center of the upper story. The porch does not project outward like it does on the east and it is enclosed with glazing. There is a massive ornamental concrete block chimney flanked by two-light windows. There is a rectangular shed roof projecting bay with exposed rafters, shingled walls, and a concrete block base. The bay has a tiny double-hung sash window and two regular-sized windows. Further toward the rear are two double-hung sash windows of two sizes.

The interior retains its original design and architectural features on the first story living room and dining room areas, including a landscape painting by traveling artist J.A. Speer.

22. Architectural Style/Building Type: Late 19th and Early 20th Century American Movements/Craftsman

23. Landscaping or Special Setting Features:

Large corner lot with mature trees along the two streets (elms and cottonwoods). No sidewalks along streets. Concrete sidewalk from street to porch. Two concrete planting urns. The house faces Thonoff Park.

24. Associated Buildings, Features, or Objects:

One-story front gabled roof garage with overhanging eaves and exposed rafters, metal roofing, walls clad with metal stamped to resemble brick, two overhead sectional metal doors on east. One-story front gable roofed shed with paneled and glazed center door with transom facing east, lower walls shingled and upper are stucco, asphalt roofing and two skylights on south; north and south walls have multi-light windows.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate

Actual 1907

Source of Information: William D. McAninch

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Raymond Hanks

Source of Information: William D. McAninch

29. Construction History (include description and dates of major additions, alterations, or demolitions):

There is no Sanborn fire insurance map for this section of Salida. The current owner notes the following alterations to the exterior since 1991: addition of metal roofing and replacement of vents on dormer with two small windows. The current owners also finished the attic space. The previous owners (before 1991) put in double glazed windows.

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 County Assessor reports a 1905 date of construction, but the current owner indicates that it was built in 1907 by Raymond "Ray" M. and Beatrice Hanks. The 1911-12 city directory indicates that Ray Hanks was living on Park Place and was secretary of the Salida Lumber Company. The company advertised lumber, lath, shingles, sash, doors, Canon coal, corrugated iron, building paper, oils, glass, paints, cement, lime, varnishes, brushes, plaster, and builders' hardware. The lumber company began as the R.W. English Lumber Co. and incorporated as the Salida Lumber Company in 1895. Ray Hanks worked his whole life in the lumber business. He was born in New York about 1879, and came to Salida with his parents when he was eight-years-old. Beatrice Hanks was born about 1882 in Colorado. The Hanks had two children, Beatrice (b.1907), born in Colorado and Mona (b.1909), who was born in California. By the time of the 1927-28 city directory Raymond Hanks was president of the Jackson Lumber Company and part owner of the Hanks-Snell Lumber Yard, which provided buildings materials of all kinds, paints, oils and glass. The office and yard of the lumber company were located at 248 G St. Until he began working with the Jackson Lumber Company, Ray Hanks had been with the Salida Lumber Company for a number of years.

The 1930 Census again listed the Hanks living in this house, which they owned and valued at \$10,000. Their daughters Beatrice and Mona were still living with them in 1930. Beatrice was a stenographer for a doctor's office. Mr. Hanks committed suicide on 13 June 1935 at the age of 56. Mr. Hanks had been ill since earlier in the year, when he suffered a breakdown, according to his obituary. He had been undergoing treatment in a Denver sanitarium for a few months before his death. His obituary referred to him as a "prominent Salida businessman" and recalled that he had been in the lumber business his entire business life. The obituary also recalled that Mr. Hanks' father, the late Edmund Hanks, had been a lumber dealer at Villa Grove and opened the first lumberyard in Salida. Mrs. Hanks continued living at this address after Mr. Hanks' death, as head of the family.

The current owner, William McAninch reports during World War II the house was rented by someone who worked at Climax molybdenum mine. Dr. Howard D. and Mrs. Frances R. Smith bought the house after World War II. Dr. Smith was born in 1903 and served as a U.S. Army Captain during World War II. The Smiths lived here until the 1970s. Dr. Smith died in December 1980. There were several owners after the Smiths and before the current owners, William and Nancy McAninch bought it in 1991. Mrs. McAninch serves on the Salida City Council.

36. Sources of Information:

Sources: Salida City Directory, 1927-28, 1930-31, 1951, 1965; Chaffee County Directory, 1935-36; Census 1920, 1930; Salida Mail, 14 June 1935, 1; Interview with current owner, by T.H. Simmons and R.L. Simmons, 25 October 2005.

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;
- 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 is associated with Raymond Hanks, prominent Salida businessman who headed the Jackson Lumber Company and was part-owner of another lumber company. Hanks built the house in 1907 and lived here until his death in 1935. The house is a well-preserved example of the Craftsman style popular during the early twentieth century. Representative features include the gabled roof with widely overhanging eaves, exposed rafters, and knee

braces; the combination of wood shingles and rock-faced concrete block; the front dormer; the broad porch with massive piers and a wood slat balustrade; and the large chimney flanked by small windows. Although the consultants believe that the house potentially meets the criteria for significance for listing in the State Register, staff of the Colorado Historical Society feel that the metal roof of the house makes it unlikely that the State Review Board would approve the listing of the house in the National Register or State Register. CHS staff believe that the metal roofing makes local listing more appropriate. If the metal roofing were removed they believe the house would be eligible to the State Register and the National Register.

43. Assessment of Historic Physical Integrity Related to Significance:

The house maintains substantial historic physical integrity. The current owner notes the following alterations to the exterior since 1991: addition of metal roofing and replacement of vents on dormer with two small windows. The current owners also finished the attic space. The previous owners (before 1991) put in double glazed windows.

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. This was the only property in this area to be intensively surveyed. 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: 23, 25, 27

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

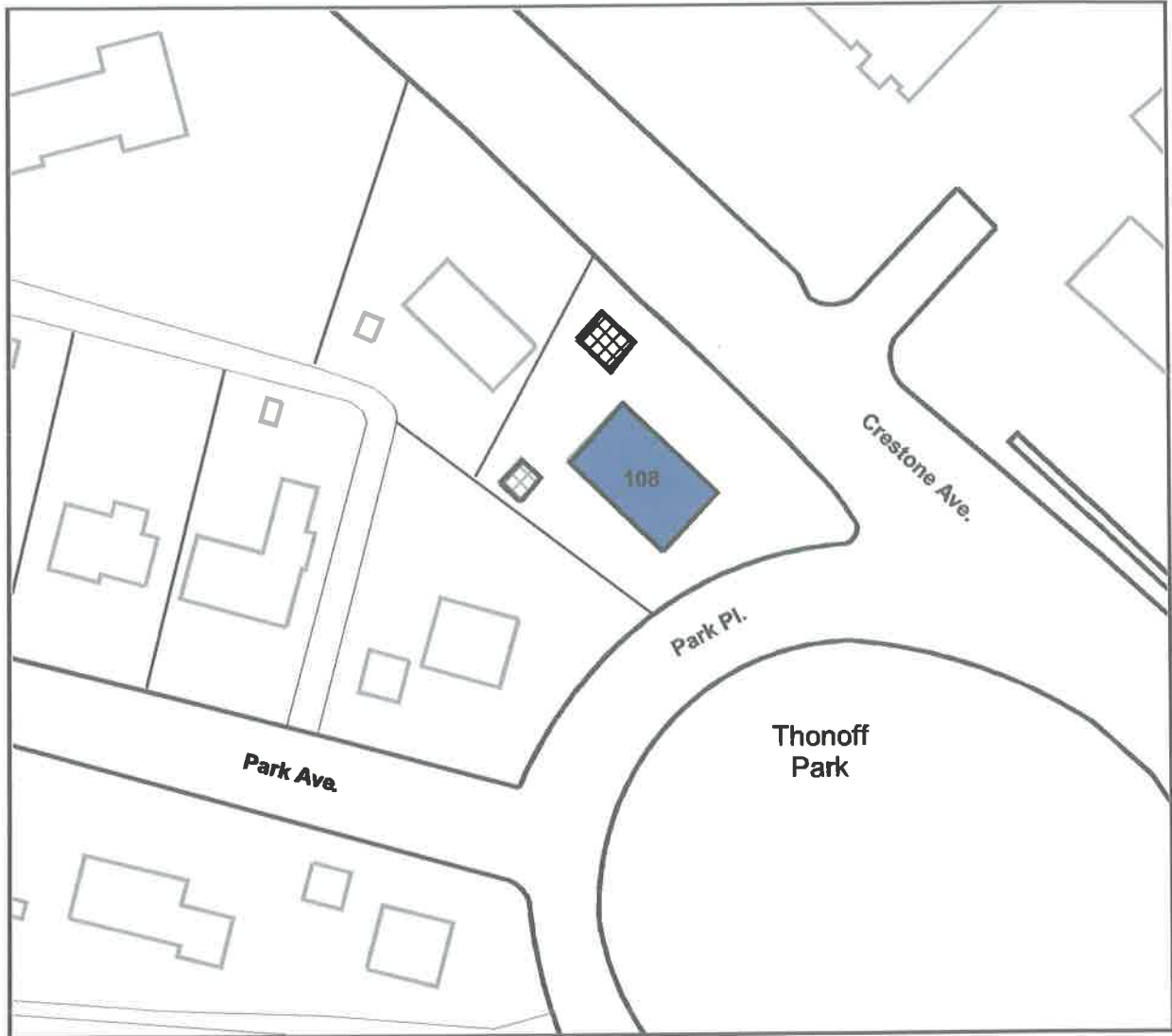
51. Organization: Front Range Research Associates, Inc.

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**

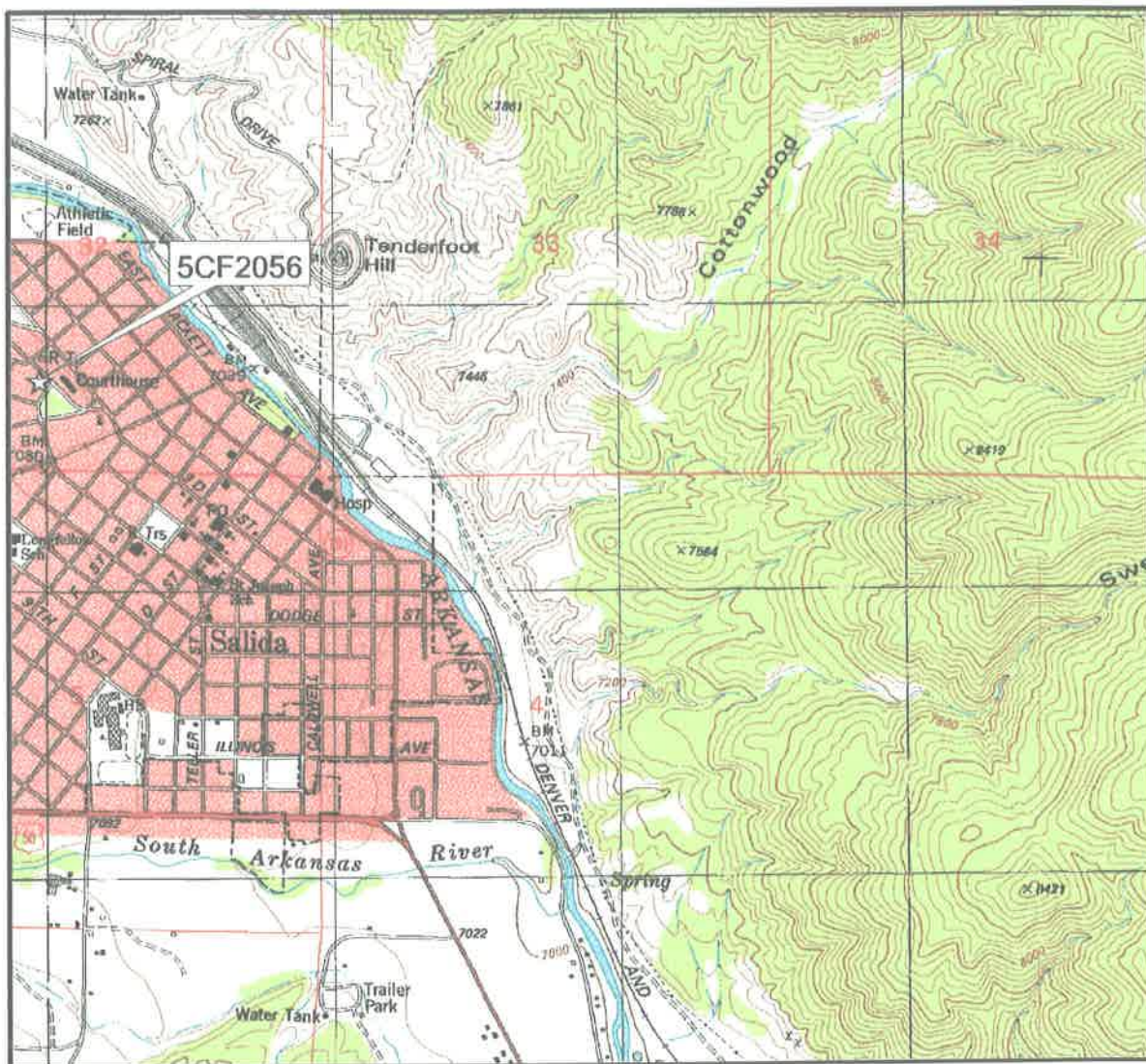


108 Park Place

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.



108 Park Place

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.

