

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: 5CF406.44
- 2. Temporary Resource Number: 1
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Alger's Pharm./Continental Divide Bank/Craig-McGovern Block
- 6. Current Building Name: Made in Colorado Shoppe
- 7. Building Address: 101-05 F St.
- 8. Owner Name and Address: Harris, Richard & Deborah, 236 Mesa Ct., Salida, CO 81201

Parcel Number: 368132422245
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E
1/4 1/4 SE 1/4 SE 1/4 of Section 32

10. UTM Reference
Zone 13 Easting 413607 Northing 4265549

11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.

12. Lot (s): 11-13 (part) Block(s): 22
Addition: Salida Original Townsite Year of Addition: 1880

13. Boundary Description and Justification:
Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

- 14. Building Plan (footprint, shape): Rectangular
- 15. Dimensions in Feet: Length 80 X Width 40
- 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
- 20. Special Features (enter all that apply):
Segmental Arch, Decorative Cornice
- 21. General Architectural Description:

Two-story rectangular painted brick building with flat roof with substantial cornice with corner brackets and triple brackets, frieze with decorative sawtooth molding and molding with half-round ornaments and band of molding underneath. Upper story of façade (west) has seven tall, narrow, segmental arch, double-hung sash windows; center window has transom. Windows have brick hood molds and tooled stone sills (center window has brick sill). Façade divided into two storefronts has brick piers with stone trim at each end. 101(north storefront) has hanging sign and off-center wood door with large rectangular light, sidelight, and overlight. Two large plate windows with thin

red Roman brick below, covered clerestory above, and rolled fabric awning. Black structural glass above door and above covered clerestory inscribed with "Waggener's" and "Rx." 105 (south storefront) has center metal frame glazed door with narrow transom flanked by plate glass windows in wall of tan brick. Clerestory composed of multiple small lights divided into three sections above molded metal beam; plain horizontal bands above and below clerestory area.

North wall has cornice of molded brick divided by brackets topping pilasters that divide wall into five bays. Upper story has six double-hung sash windows with segmental arches and brick hood molds. Westernmost bay of first story has black structural glass, clerestory window, corner entrance, and newer brick along lower wall. Second bay is blank brick with painted wall sign. Third bay has tall, double-hung sash, segmental arched window with brick hood mold. Fourth bay has two entrances with segmental arched hood molds above transoms (one covered up). Entrance to east has double narrow paneled and glazed hinged doors. Entrance to west has paneled and glazed door and metal screen door. Bay furthest east has upper story cantilevered above open passageway.

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

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

N/A

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate Actual 1886

Source of Information: Salida Weekly Mail, 6 August 1886 and 17 December 1886

26. **Architect:** Unknown

Source of Information:

Builder/Contractor: Unknown

Source of Information:

28. **Original Owner:** S.B. Westerfield

Source of Information: Salida Weekly Mail, 6 August 1886

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

Sanborn insurance maps indicate that this building received a rear extension (the bay over the alley) between 1929 and 1945. An early drawing of the building indicates that the first story at the northwest corner was beveled, with the upper story cantilevered above it.

30. **Original Location:** Yes **Date of Moves**

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Health Care/Medical Business/Medical Office

Commerce and Trade/Financial Institution

32. **Intermediate Use(s)** Health Care/Medical Business/Medical Office

Commerce and Trade

33. **Current Use(s):** Commerce and Trade/Specialty Store

34. **Site Type(s):** Commercial Building

35. **Historical Background:**

In 1886, S.B. Westerfield (a mayor of Salida) erected this building on the site previously occupied by W.W. Roller's real estate agency. In August, the Salida Weekly Mail reported, "The building will be two stories high and contain five offices on the second floor. The front glass will be plate, seven feet high, and an iron front will be used. The main entrance is on the corner by very wide doors between iron posts. Entrance to the stairway is on First Street opposite E.W. Hively's new building. Upstairs a corridor runs the entire length of the building. We understand that the ground floor is spoken for by A.M. Alger, the druggist, who will have a room fine enough for a city." Westerfield had arrived in the city in 1882, was serving as mayor in 1884, and had invested extensively in real estate in Salida

and erected several buildings. He had been one of the platters of the Blake and Westerfield Addition to the city.

On December 17, 1886, the newspaper reported that Alger moved his stock of drugs to the new building. "Mr. Alger now has a store that would rank first class in any city in the country. New cases of solid cherry adorn the sides and present an imposing array of bottles and medicines...The cases and shelving together with other improvements have cost Mr. Alger in the region of \$1,000." The building's cost was said to be \$7,000.

The Continental Divide Bank, which had been established in 1885 by L.W. and D.H. Craig, was located in the south storefront. The Craigs came to Salida in 1881 and operated a dry goods business. They became the sole proprietors of the private bank, Continental Divide Bank. In 1889 they organized the First National Bank of Salida (which began operating in Jan. 1890). The bank later became the Thatcher Bank, and finally the Pueblo Bank and Trust.

A drawing of the building printed in the Salida News in 1889 showed Alger's drugstore and the Continental Divide Bank on the first story, with the names of R.K. Hagan and George P. Jones displayed on the upper story. The building was identified as the "Craig-McGovern Block." George W. McGovern was a pioneer of the state and had lived in Salida since 1883. He had conducted a successful grocery, served on the board of trustees, was elected mayor, helped organize the Salida Opera House association, was superintendent of the electric light company, and served as police magistrate. The 1889 newspaper stated that A.M. Alger had "probably the handsomest drug store in this part of the country."

In 1900 the Salida Semi-Weekly Mail reported that the building was owned by George W. McGovern and located on "one of the principal business corners in the city. It is a modern and highly substantial structure and an ornament to the city of Salida." The newspaper printed an interior photograph of the pharmacy and noted that A.M. Alger was "Salida's oldest druggist, having been established 18 years, and he carries the largest and most comprehensive stock in the city...." The bank had been replaced by a grocery by 1898.

By 1903-04, Theodore C. Bode, druggist, was operating in the space formerly occupied by Alger, while Joe P. Williams, (fresh cured meats, poultry, fish, butter, eggs, and vegetables) occupied the other storefront. Abraham J. Overholt, a physician and surgeon, specializing in "genito-urinary diseases," was also in the building. In the 1905-06 city directory, the building was cited as the McGovern Block, and businesses included Theodore C. Bode ("It's right if put up by Bode, the druggist."), the real estate and insurance office of Lyman E. Hensley, and the office of J.S. Dingman, stock broker. Bode was still listed in the building in 1909. Other businesses were the J.B. Demphy Saloon and the business of jeweler, optician, and watchmaker N.C. Figley.

Waggener's Pharmacy advertised that it operated in this building for 84 years, from 1911 until the business ended in 1995. Waggener's was operated by Conrad Y. and Julia A. Waggener. An ad in the 1927-28 directory shows that Waggener's, a Rexall store, retained Bode's motto "It's right if put up at Waggener's." The Salida Candy Co., operated by William Pates and James Anos, occupied the other storefront in that year. The same businesses were shown in the 1930-31 directory. By 1951 businesses included: the Salida Cash Grocery and Market (Steve Trefone, owner); Waggener's Pharmacy (Robert Smith & Genevieve Oberle, partners); Salida Candy Kitchen (James Anos, owner), and Ray's Shine Parlor (Arthur Gentile, owner, and Ray Gentile, manager). Waggener's Pharmacy and the Salida Candy Kitchen were also listed here in 1961 and was still in business here at the time of the 1981 survey. The building currently houses the Made in Colorado Shoppe. The building retains the original wood cases built by A.M. Alger in 1886.

36. Sources of Information:

Salida Semi-Weekly Mail, 5 June 1900, 5; Salida Weekly Mail, 6 Aug. 1886 and 17 Dec. 1886; Salida News, Holiday Edition, 1889, 17; Salida Mail Booster Edition, 1927, 8; Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours; Denver Public Library Clipping files; Survey Form, 101 F. St., 1981; Salida Walking Tours.

VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

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:

40. Period of Significance:

41. Level of Significance:

42. Statement of Significance:

This 1886 building, although altered, is significant for its historical associations, having been built by one of the city's most prominent developers and early mayor, S.B. Westerfield, and having housed some of the city's most significant early businesses, including the Alger Pharmacy and Continental Divide Bank, and for more than eighty years, the Waggener Pharmacy. The building reflects Italianate style details in its bracketed cornice and tall, narrow, segmental arched windows with hood molds. Although the first story storefronts have been altered, the building retains integrity of its upper story.

43. Assessment of Historic Physical Integrity Related to Significance:

The building has undergone moderate alterations, including painting of its brick walls. A drawing of the building published in 1889 shows that the storefronts have been remodeled, although the storefront to the north is somewhat more intact than the one to the south. The corner entrance was originally inset and angled facing the intersection, and the upper story was cantilevered outward above a column support. The center window of the upper story originally faced a small balcony.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

National Register Field Eligibility Assessment: Not eligible

45. Is there National Register district potential? Discuss. N/A

This building is part of an existing National Register district, the Salida Downtown Historic District, 1984.

If there is NRHP district potential, indicate contributing status: N/A

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

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 11-7; 11-9; 14-21A

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

48. Report Title: Downtown Salida Historic Buildings Survey, 2001-02

49. Date(s): September 2002

50. Recorder(s): R.L. Simmons/T.H. Simmons

51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave.

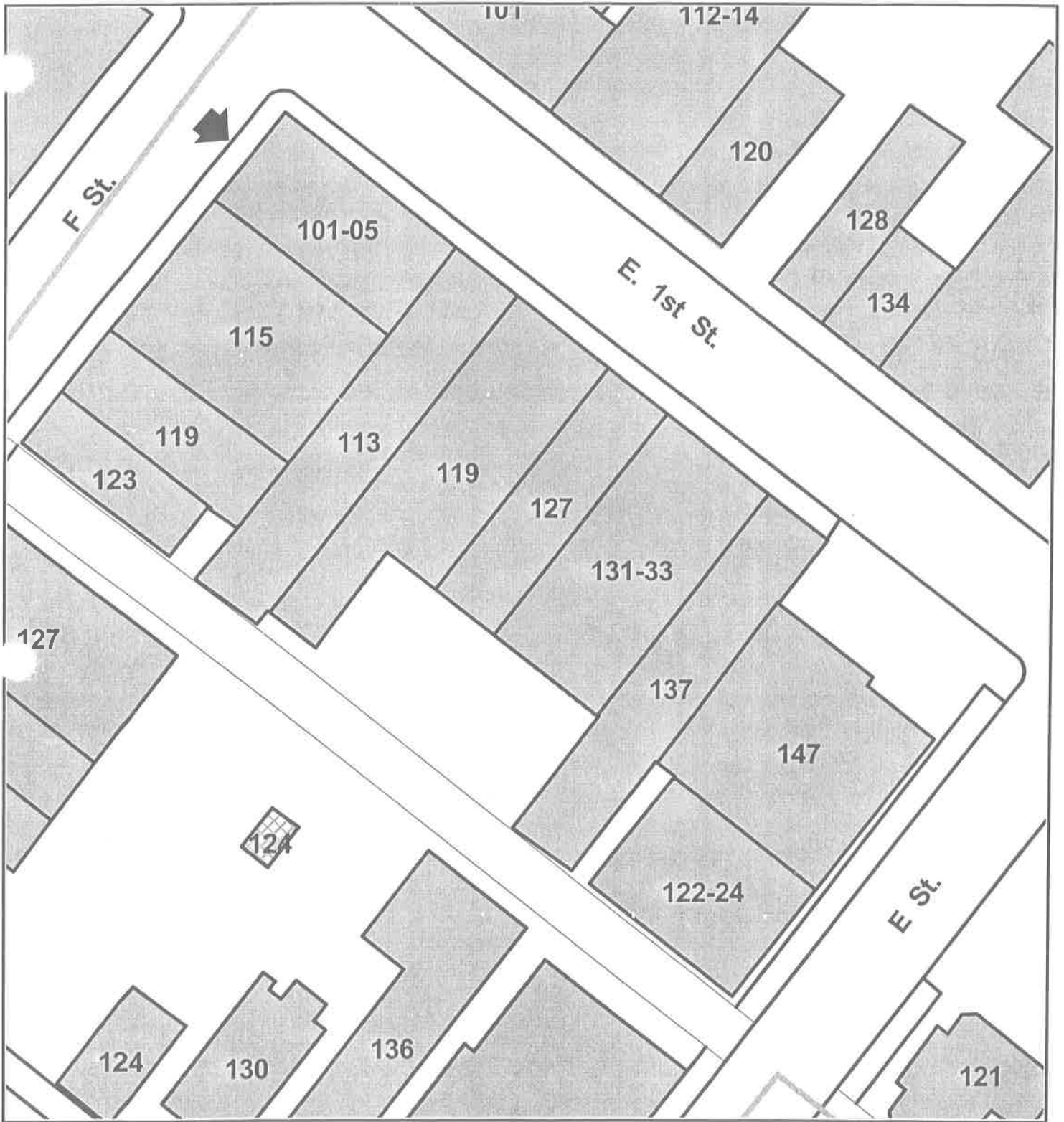
53. Phone Number(s): (303) 477-7597

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

Downtown Salida Historic Buildings Survey, 2001-02
Sketch Map

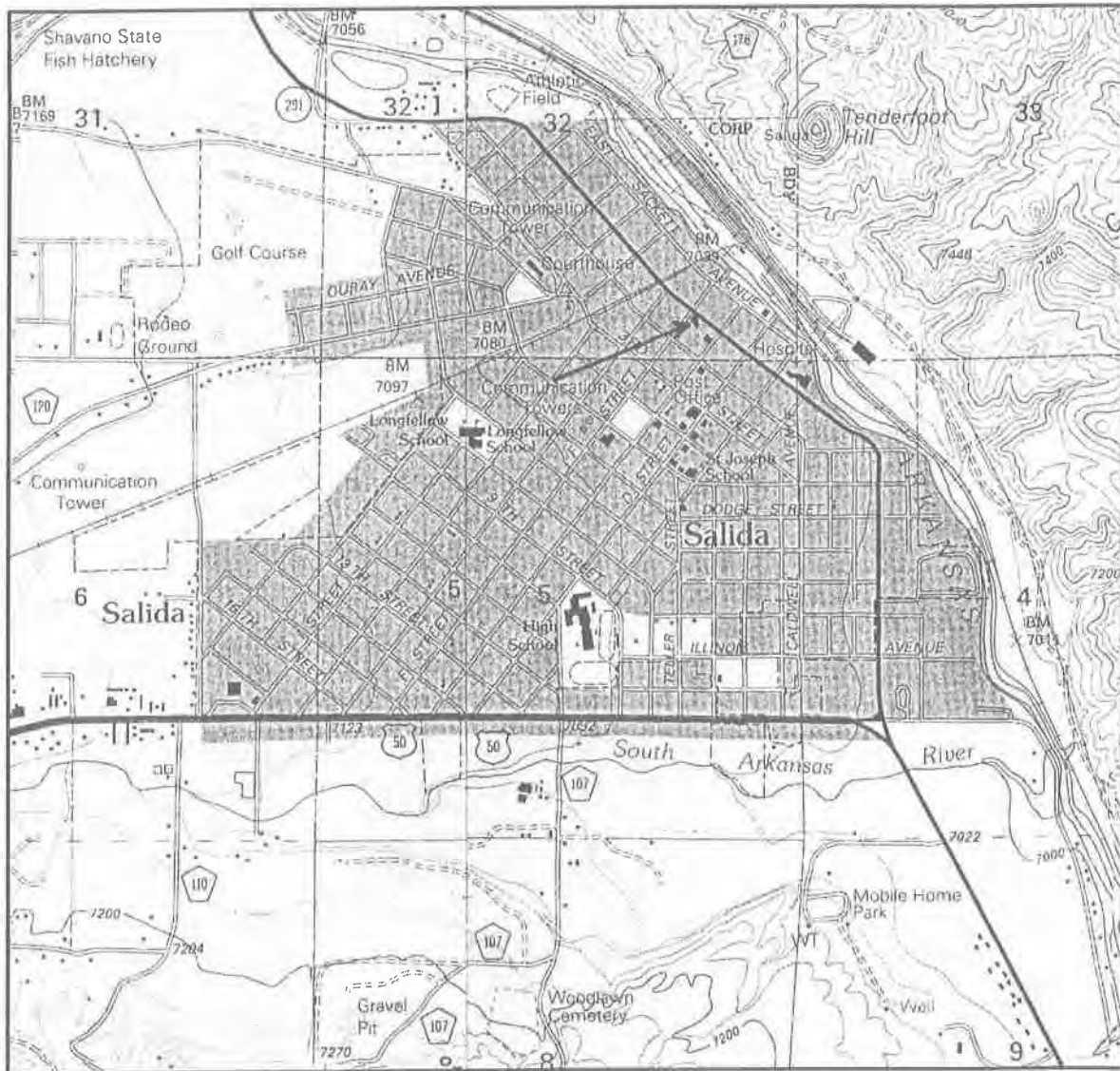


101-05 F Street, 5CF406.44



Downtown Salida Historic Buildings Survey, 2001-02
USGS Location Map

101-05 F St, 5CF406.44



Mosaic of extracts from U.S. Geological Survey, "Salida East, Colo.," and "Salida West, Colo.," (Denver, Colo.: U.S. Geological Survey, 1994).

