

COLORADO CULTURAL RESOURCE SURVEY  
**Architectural Inventory Form**

Page 1 of 5

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: 5CF226
- 2. Temporary Resource Number: 2
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Central Block, Corbin Building
- 6. Current Building Name: Corbin Building
- 7. Building Address: 102-24 F St.
- 8. Owner Name and Address: Smith, Darrel B. and Norma J., 731 F Street, Salida, CO 81201

Parcel Number: 368132421227  
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 413565 Northing 4265566

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

12. Lot (s): 1-4 Block(s): 21  
 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): Irregular  
 15. Dimensions in Feet: Length 150 X Width 102

16. Stories: 1  
 17. Primary External Wall Material(s) (enter no more than two):  
 Stucco 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):  
 Glass Block, Segmental Arch Window (rear)

**21. General Architectural Description:**

Large one-story commercial building with flat roof and stuccoed walls. Façade divided into seven storefronts; upper part of all storefronts clad with textured stucco. Southernmost storefront (Home Bakery) has hanging sign, flat hood, and inset entrance with door with transom and historic screen door. Projecting red brick wall at south end. Wall on north is angled inward and has plate glass windows and red brick pier at north end. Second storefront from south end (Off the Beaten Path) has a band of glass block clerestory windows. Metal lintel, hanging sign, metal frame plate glass window with brick sill, inset entrance, dark brown brick under window, and end pier. Third storefront

(Shop and Pawn) has glass block clerestory windows; center, deeply inset entrance with metal frame glazed door and transom; large metal frame display windows; metal lintel; and hanging sign. Fourth storefront (Gem Factory) has glass block clerestory windows, metal lintel, older plate glass windows angled in at the entrance, and buff colored brick under the windows. Fifth storefront (Otero Cyclery) has glass block clerestory windows, hanging sign, metal frame plate glass display windows, an angled inset entrance, a metal frame inset glazed door and a transom, buff colored brick under the windows, and an end pier. The sixth storefront (Trek) has vertical wood boards covering the clerestory area, a shed hood, a recessed entrance, an angled wall, a large metal frame window that projects out above the lower wall, narrow rusticated brick covering piers and areas under window, double metal frame glazed doors and a transom, and the area above window clad with vertical boards. The seventh storefront has a projecting "Printing" sign at the corner of the building, replacement clerestory windows, metal frame display windows, a wood door with rectangular light and a transom, angled walls flanking a center entrance, and the area under the windows composed of concrete. Rounded corner on northeast has two types of glass blocks.

The north wall has two large plate glass windows between the rounded corner and a tan brick pier. Clerestory windows top the plate glass windows. At the center of the wall is a section of building with decorative pilasters, paneled kickplates, and multi-light storefront windows flanking a plate glass window. The storefront at the west end (Wildlife Art Works) has an inset angled entrance, glass block clerestory windows, plate glass windows with red brick underneath and at sides, a wood door with large rectangular light, and glass sidelights and transom. There is an inset pedestrian door to the east with a transom, glass block clerestory window, and wood door with large rectangular light. The rear wall of the building has entrances with segmental arched transoms and segmental arched windows.

22. Architectural Style/Building Type: No Style

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

None

## V. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate Pre-1886, 1886 Actual

Source of Information: Salida Semi-Weekly Mail, 17 December 1886

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: E.W. Corbin, William E. Robertson, W.W. Roller

Source of Information: Salida Semi-Weekly Mail 17 December 1886

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

The Central Block has a complex building history. Based on Sanborn maps, it appears that the north and south ends of the current building (100, 120 and 124 F St) were built before 1886. The 1886 construction appears to have incorporated sections of buildings which survived the fire of that year. The center part of the building (104-116) was erected between 1886 and 1888, as was the western section (121-123 W. 1st St.). 100-124 F. St. was a two-story building with one-story rear sections, while 121-123 W. 1st St. was one story. The upper story of the building was removed prior to 1945, probably in the early 1940s (a circa 1941 photograph shows the building with two stories, while the 1945 Sanborn map indicates one story).

30. Original Location: Yes Date of Moves

## V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Commerce and Trade/Specialty Store  
Commerce and Trade/Restaurant/Bar

32. Intermediate Use(s) Commerce and Trade/Specialty Store  
Commerce and Trade/Restaurant/Bar

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

Site Type(s): Commercial Building

35. Historical Background:

Known originally as the Central Block and today as the Corbin Building, this building was erected by E.W. Corbin, William E. Robertson, and W.W. Roller in 1886. On 17 December 1886, the "Salida Semi-Weekly Mail" reported, "Work is still being pushed on the new Central block and already the brick work is finished. The block is 150 by 75 feet in dimensions and will cost in the region of \$15,000. The rooms on the ground floor will be occupied by B. Disman, J.M. Collins, Smith & Randol Bros., Craig, Sandusky & Co., and Harbottle & Co. One room remains to be let."

The men who constructed the building were all prominent citizens of Salida. Edward W. Corbin was called one of Salida's "best and most enterprising citizens, who had no superior in business circles in this city." Robertson was president of the Chaffee County Bank in 1880, one of the first businesses in Salida. W.W. Roller was involved in many projects to develop the city, including road building, a real estate agency, the electric company, and the opera house association. The original businesses in the building included that of Ben Disman & Co. Clothing, which offered clothing, men's furnishings, and shoes. His business was advertised as "Ben Disman on the corner, the home of good clothing." James M. Collins operated the saloon next door and sold wines, liquors, and cigars. Smith & Randol Brothers operated a dry goods business which later became J.B. Randol & Son. Craig, Sandusky & Co. was a dry goods business that descended from the business established by L.W. and D.H. Craig in 1881. In 1885 that company had become Craig, Sandusky & Co. under the partnership of D.H. Craig and S.W. Sandusky. Harbottle & Co. were stationers. These businesses were among the most successful in early Salida.

On 1 January 1887 the "Leadville Herald Democrat" described the Central Block as an important feature of the downtown Salida district: "While the immediate effects of a large fire are injurious to a town, in Salida it has proved beneficial, for instead of cheap frame houses, substantial bricks have been constructed in the burned district...[the Central Block] is two stories in height, all brick with marble trimmings, window sills, cable and keystones over the windows, door steps and water tables, with galvanized iron cornices. The lower story is divided into six store rooms, iron and plate glass fronts. The upper story will be partitioned into rooms, a portion to be used as a hotel and the remainder for first-class offices. The block will cost upwards of \$25,000 and the annual rental will exceed \$7,000.

The 1886 Sanborn map showed stores (including a post office and book shop at the south end, a saloon and liquor store toward the north, and a clothing store at the north end) on the first story and a hotel on the second.

A drawing of the building appeared in the "Salida News" Holiday Edition in 1889. In 1890, the building was labeled "Central Block" and included a clothing store on the north end, a saloon and liquor store next to that, a men's clothing store with billiards in the rear, two dry goods stores, a post office and book store, and a printing operation. In 1893, the clothing store and saloon were still present, and the other businesses included a jeweler, a drugstore, a grocery store, and a book, news, and toys store. Furnished rooms and a boarding house occupied the second floor. By 1898, businesses included the clothing store and saloon, in addition to a billiard parlor, two confectioneries, a jewelry store, a cobbler, and a tailor.

In 1904, businesses in the building included Disman's Clothing (100), the Collins Saloon (104), Gorman & Hall Billiards & Pool (108), the George Lines Confectionery (112), M.K. Miller Clothing (men's furnishings, shoes, hats, cigars, tobacco, 116), Charles P. Crozer's bookstore (books, stationery, notions, toys, games, cigars, tobacco, fishing tackle, 120), and Barto & Dennison (jewelers, watchmakers, opticians, engravers, souvenirs, Kodak, 124) operated by Charles E. Barto and Bennett S. Dennison. Housed in the western part of the building facing 1st St. were a cobbler and a tailor. In 1909, the Disman Clothing Co. (operated by Murdock & Graf) was still here, but the Collins Saloon had been replaced by the J.B. Demphy Saloon. The Gorman & Hall Billiard Hall was still here, although the Lines Confectionery had been replaced by the W.J. Lippard Drugstore. Miller & Templeton were offering clothing, shoes, and hats. C.P. Crozer ("the pioneer of Salida's book stores," carrying books, stationery, novelties, souvenirs, cigars, and tobaccos") continued to operate a book and stationery store, but the jewelry store had been replaced by E.T. Hart Souvenirs & Curios. A confectionery and a cobbler were in the western part of the building. The rooms above were operated as the "Western Rooms." By 1914, the building included the following types of businesses: 100, clothing store; 104, saloon; 108, billiards; 112, books; 116, confectionery and clothing; 120, stationery; 124, notions; and the tailor and cobbler on the west.

By 1922-23, the Disman Clothing Co. had become the clothing company of Benjamin Graf. Saloons were no longer

listed in the city directory due to Prohibition. Other businesses in this building included the W.J. Allen stationery store, the Miller Clothing store, Mrs. C.S. Lamb's Art Goods, and the F.F. Glascock stationery store. In 1930-31, the following businesses operated here: 100 and 108, Doveton's, Inc. (Fenton J. Doveton, clothing store); 104, Aubrey L. Mansfield, confectioner; 112, Walter J. Allen, books; 116, Central Cigar Store (Arthur V. George, proprietor); 118 1/2, Western Rooms (Simeon H. La Plant); and 124, Salida Harness Co., shoes, trunks, suitcases, leather goods (Marcus W. Lazell, president and Ernest A. Hall, vice president). The Salida Harness company had been organized in 1910 by Lazell and Hall, who were originally from New York. The store was called "the best stocked in the west," and included a shoe repair department.

Sanborn maps indicate that the building became one story between 1929 and 1945; an owner reportedly removed the second story to reduce taxes during this period. A clothing store was still operating in the corner space in 1951, Bruckner's Men's Store, run by O.R. Bruckner. The longtime saloon space next door was the Comet Restaurant (Johnny Horn and Joe Mar, partners). Montgomery Ward was operating in 108. Gorseline Jewelry, E.E. and E.E., Jr., Gorseline, was the firm in 112. Mode O'Day, operated by Sadie Mear, was housed in 116. Flary Shoes operated in 118 in 1951, and 122 held the Men's Shop (operated by Delio and Mazzucca). J.D. Orr was listed at 122 1/2.

### 36. Sources of Information:

Leadville Herald Democrat, 1 Jan. 1887; Salida Semi-Weekly Mail, 17 Dec. 1886; Salida News, Holiday Edition, 1889, 9 and 13; Salida Mail, Booster Edition, 21 October 1927, 7; Eleanor Fry, Salida: The Early Years (Salida: Arkansas Valley Publishing Co., 2001); Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form Corbin Building, 1981; Salida Walking Tours; Salida Record, 1 January 1904.

## 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:

The Central Block/Corbin Building has been dramatically altered, resulting in a loss of its historic physical integrity. The building is associated with the early history of downtown Salida, having been one of the city's first two-story brick buildings, and having housed several of the city's most successful pioneer businesses. Alterations to the building after the district's period of significance would make it a noncontributing component of the historic district, if it were included in the district.

### 43. Assessment of Historic Physical Integrity Related to Significance:

This building has undergone major alterations, including the removal of an upper story and remodeling of its storefronts. The building originally had an angled corner facing the intersection of F and 1st streets. The historic design and materials of the building have been totally obscured.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not eligible

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

This building is situated adjacent an existing National Register district, the Salida Downtown Historic District. If included in the district, the building would be a noncontributing resource.

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

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

## II. RECORDING INFORMATION

47. Photographic Reference(s): 14: 16A, 18A; 15: 29, 31

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.

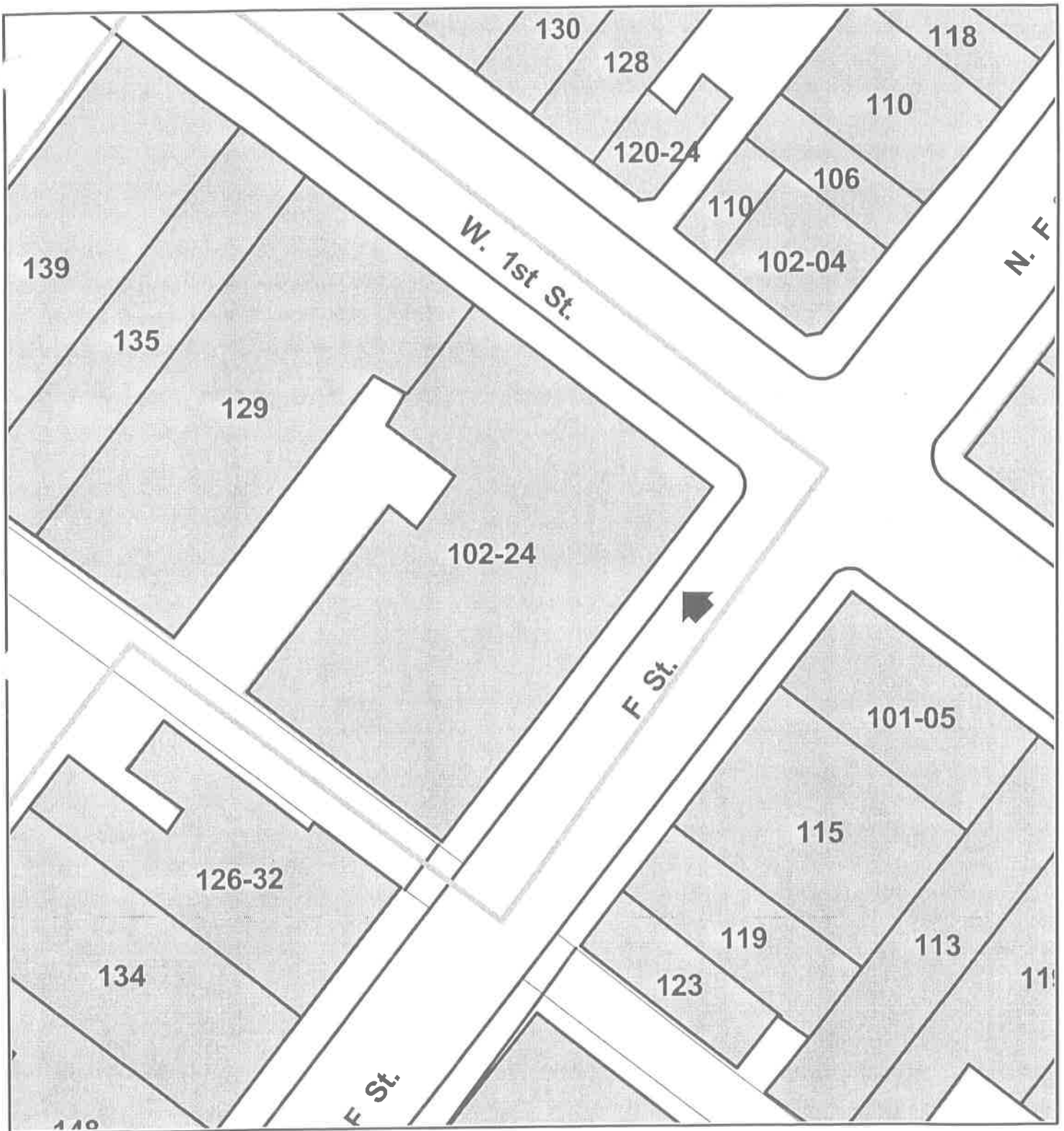
52. Address: 3635 W. 46th Ave.

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

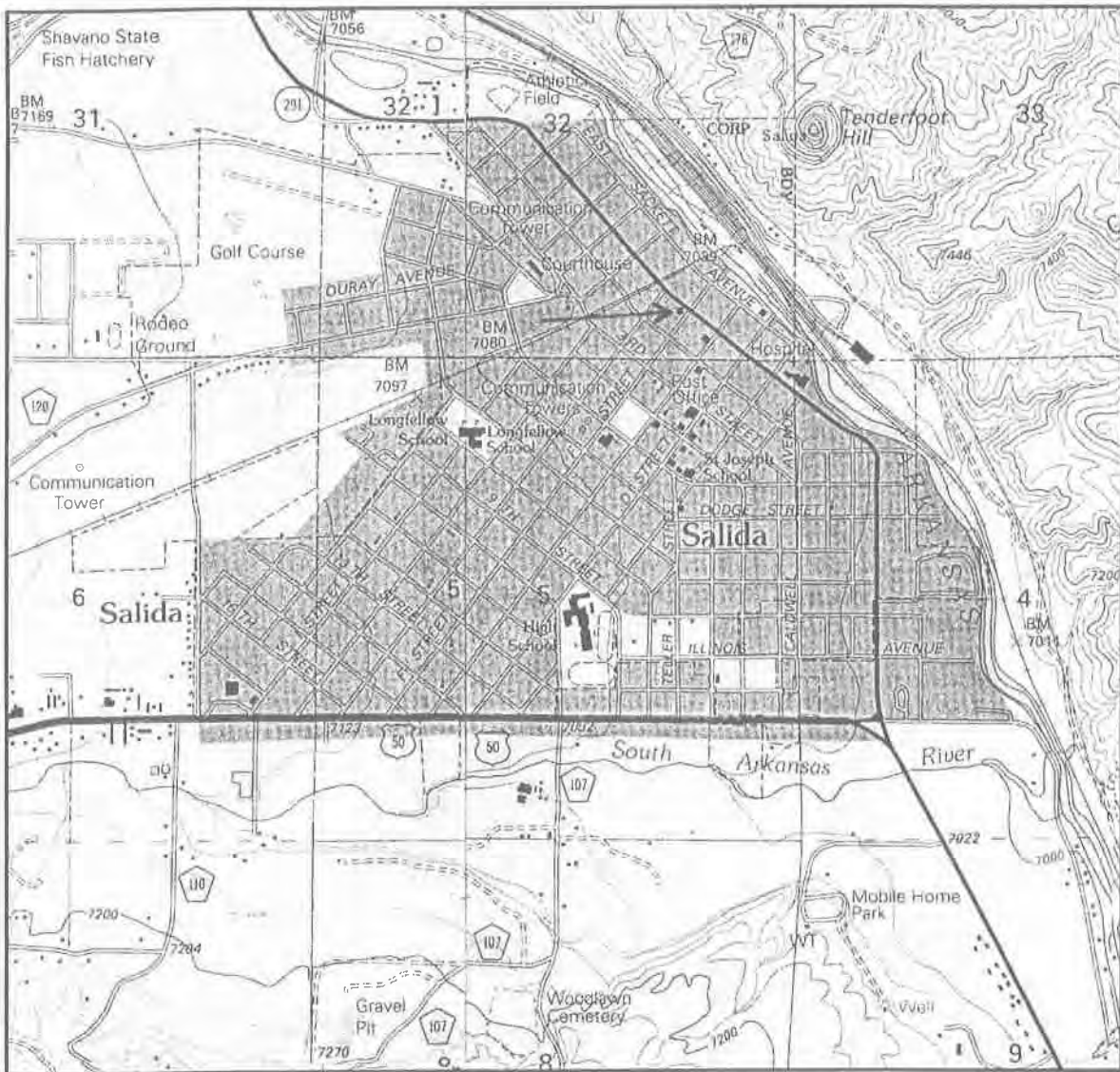


102-24 F Street, 5CF226



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

102-24 F St, 5CF226



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

