

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: 5CF406.52
- 2. Temporary Resource Number: 57
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Hively-Mandeville Block, Conquest Block, Haight & Churcher
- 6. Current Building Name: Soho, Sign & Design, Alpamayo Imports
- 7. Building Address: 112-14 E. 1st St.
- 8. Owner Name and Address: Binder, Gail Marie & Ruggles, Andrew Thomas, 112 1/2 E. 1st, Salida, CO 81201

Parcel Number: 368132404088
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 413645 Northing 4265572

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

12. Lot (s): 17-18 Block(s): 4
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): L-Shaped
- 15. Dimensions in Feet: Length 149 X Width 51
- 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):
Decorative Cornice, Segmental Arch Windows

21. General Architectural Description:
Two-story orange brick commercial building with flat roof that slopes down toward the rear. Sloped cornice with decorative rounded projections at top, molding, and brackets. Band of multiple courses of molded brick under cornice and frieze. Façade is divided into three bays, with two wide bays flanking center narrow bay. Brick pilasters enframe bays and have bracketed tops. Center bay has one tall, narrow, segmental arched, double-hung sash window with decorative pedimented hood molds. Bay at west end of façade has similar windows. Bay to east has windows with transoms and similar hood molds. Slightly projecting sloped secondary cornice above first story. First

story is divided by paneled columns topped by brackets. Center bay has entrance to stairs to second story with paneled and glazed door with transom flanked by paneled columns. Hanging sign above entrance. Storefronts flanking entrance have central entrances with inset doors with rectangular lights and transoms. Walls leading to doors are angled inward. Display windows are plate glass with clerestory windows and have fluted columns flanking entrance areas. Kickplates are paneled.

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: Sanborn map, 1886

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Edwin W. Hively

Source of Information: Portrait and Biographical Record, 773

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

This lot was the site of a hose house in 1883. The current building appears on the 1886 Sanborn map. The map indicates that the building was "not complete. All windows to have shutters." The building was shown divided into two businesses on the ground floor, with a one-story projection at the rear of west store and a private alley on the west side of the building. By 1888, a projection had been added at the rear of the other store, and the west projection had been extended with an addition clad with corrugated iron. By 1890 the rear part of the west store was two-stories, with a one-story section in the middle. The one-story section in the middle was later expanded to two stories. Between 1898 and 1904 a small iron-clad projection was added at the back of the east store, which was gone by 1909. A projection was added again between 1914 and 1929.

30. **Original Location:** Yes

Date of Moves

V. HISTORICAL ASSOCIATIONS

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

Commerce and Trade/Department Store/Grocery Store

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

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

Commerce and Trade/Specialty Store

34. **Site Type(s):** Store building.

35. **Historical Background:**

This building was erected in 1886, when it was indicated as "not complete" on the Sanborn map. The lot on which the building stands had previously held a hose house. In 1886 the building was divided into a furniture store and a grocery. The building, originally known as the Hively-Mandeville Block, was erected by Edwin H. Hively. Edwin W. Hively was an influential businessman and civic leader of Salida. Hively was born in Springfield, Ohio, in 1854. He learned to be a tinner as a young man. In 1879 he moved to Colorado, settling first at Monarch, where he mined and had a grocery business. He worked in a hardware store in Canon City and then moved to Salida in 1882 and was partner in another hardware store, Hively, Young & Co. Hively erected two brick business buildings in Salida, this one and another known as the Hively Block, where he had an office. He operated a limestone business and then a real estate and insurance business. Hively was active in promoting the construction of an opera house, was involved in the erection of the St. Clair Hotel, and was a stockholder in the creamery. He also served as town

treasurer. He was married to Emma Beeler of San Antonio, Texas, and they had two children. The Hivelys left Salida after the death of their daughter, Camille, and Edwin Hively died in California in 1920. He had sold this building to J.W. DeWeese in 1918.

The 1888 Sanborn map indicated that the building housed a furniture and undertaker business and a harness business. An 1889 drawing of the building indicates that Haight & Churcher, furniture and undertaking were located here. The firm was engaged in building and contracting in Salida prior to 1887, and "did most of the heavy contracting and building" in the early days of the city. In 1887 they went into the furniture, carpet, and undertaking business. Haight had come to Cleora in 1878 and erected the first building at the settlement three miles below the future site of Salida. Frank B. Churcher moved to Cleora a year later. In 1900 the Salida Semi-Weekly Mail reported that the firm of Haight & Churcher was "one of the strongest in this part of the state. They carry a stock of furniture and carpets valued at over \$20,000 and also own considerable improved real estate. Besides, they are financially interested in several outside business propositions." Eleanor Fry notes that the firm "specialized in home furnishing sales and had a woodworking shop in which they produced a small amount of furniture." In addition, they were the only coffin makers in the city. Fry states, "If people didn't like what was in stock, the store would order fancy furniture and coffins for people who were willing to wait." By 1903, the business had become Churcher & Johnson, operated by Frank B. Churcher and Oscar L. Johnson.

The 1890 Sanborn map still showed the furniture and harness shops in the building. By 1893, the harness shop had been replaced by a printing business. An historic photograph of the building shows that the printer was the Salida News Printing Co. The News, a Democratic paper, was founded in 1883. In 1888, the newspaper changed from daily to semi-weekly. The News specialized in artistic job printing, from visiting cards to circus posters. By 1898, the printer had been replaced by a second-hand shop.

In 1904, a steam laundry (the Best Steam Laundry, David B. Lee, proprietor) was operating here, in addition to the furniture and undertaking business. The laundry was electrified and modern, with an electric collar machine, a lace curtain stretcher, and washers. The laundry was the oldest in the Salida area. W.H. Flannery was the proprietor. The business was still operating in 1927 (at 124 E. 1st). The upstairs of the building (which was then known as the Conquest Block), contained professional offices in 1904. Dr. G. Rin Hara, a dentist, had offices here in 1903. Dr. Hara was a native of Tokyo, Japan. He moved to the United States in 1892 and graduated from the University of California. He moved to Denver in 1897, where he received his degree in dentistry. In 1898 he established a practice in Salida.

In 1909, Churcher & Johnson were still operating here, and a second-hand shop operated by C.F. Foote was in the second storefront. The same types of businesses were shown on the 1914 Sanborn map. In 1922, the city directory listed Lorton-Wenz & Boham, furniture dealers and undertakers, in this building. The firm consisted of George Lorton, J.F. Wenz, and D.D. Boham. Mr. Lorton also served as Mayor of Salida. By 1927-28, the firm had become Travers & Boham. The 1930-31 city directory listed the Travers Co. (furniture and undertaker) at this address. Guy V. Travers was the proprietor. In 1951 the city directory listed Hill Brothers, novelties, at this address, operated by Myron E. Hill. By 1961, Hartman's Furniture & Antiques was listed here (Ray & Fern Hartman, partners). Salida Automotive (auto parts) operated by Earl and Robert Palermo was also located here.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida News, Holiday Edition, 1889, 7 and 9 Salida Mail, 5 June 1900, 31 December 1907, 10 August 1906, Booster Edition, 21 October 1927, 6; Eleanor Fry, Salida: The Early Years (Salida: Arkansas Valley Publishing, 2001), 59; Russ Collman, Trails Among the Columbine (Denver: Sundance Publishing), 96-97; Salida Walking Tours; Survey Form, 112-14 E. 1st St., 1981.

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 building is significant for its architecture, which represents the Italianate style applied to commercial buildings in Salida during the late nineteenth century. Notable features include the ornate cornice, band of molded brick, brackets, pilasters, tall double-hung sash windows with hood molds, and the composition of the first story with columns, entrances, and large display windows. The building housed Salida's earliest undertaking business and a variety of other early day establishments. The building was erected by one of the city's distinguished businessmen Edwin Hively.

43. Assessment of Historic Physical Integrity Related to Significance:

The building did not originally have hood molds on the second story windows (according to historic photos). The first story featured brick columns and the storefronts had columns with serpentine molding flanking the entrances. The lower story was stuccoed and had altered storefronts in 1981. The building has been rehabilitated and retains substantial historic physical integrity.

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 located within an existing National Register district, the Salida Downtown Historic District.

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): 22: 12; 23: 15, 17, 19.

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

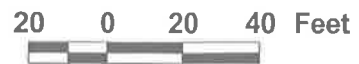
NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

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

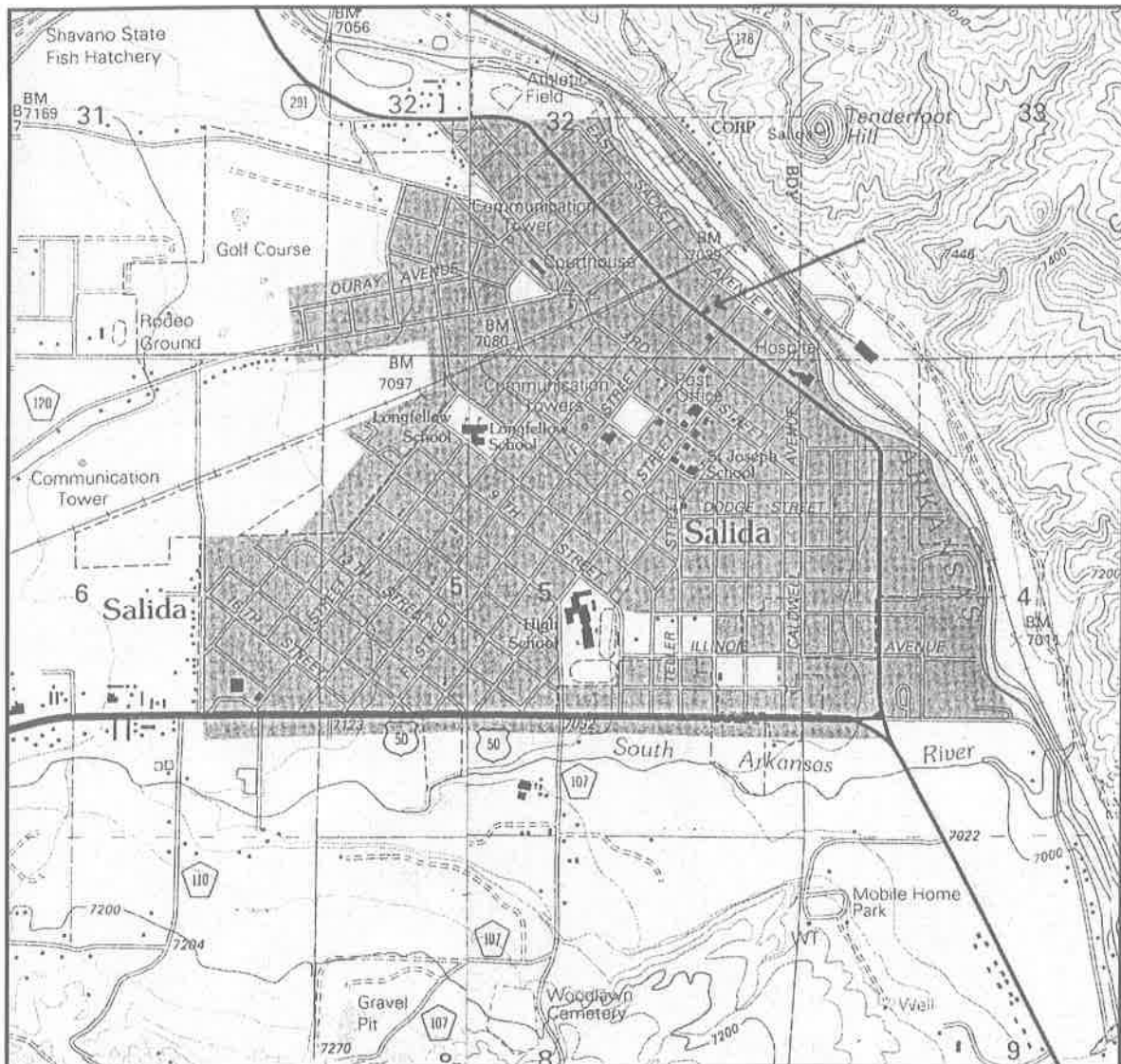


112-14 E. 1st Street, 5CF406.52



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

112-14 E 1st St, 5CF406.52



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

