

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Page 1 of 3

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: 5CF406.57
2. Temporary Resource Number: 117
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Kinney Building, D&RG Saloon
6. Current Building Name: The Art of Dentistry
7. Building Address: 113 E. Sackett Ave.
8. Owner Name and Address: Matthews, Grant, 113 E. Sackett Ave., Salida, CO 81201

Parcel Number: 368132404078  
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 413688 Northing 4265629

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

12. Lot (s): 10 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): Rectangular
15. Dimensions in Feet: Length 62 X Width 21
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 (sides and rear), Fence, Chimney
21. General Architectural Description:

Two-story painted brick commercial building with flat roof with projecting metal cornice with end brackets topped by ball finials. Elaborate metal cornice features molding, brackets and ornamented panels. Two-story brick piers with stone trim enframe façade. Second story has two groups of two tall, narrow, 1/1-light double-hung sash windows with stone lintels and shared stone sills. Projecting, molded, shopfront cornice with short brackets and paneled frieze. Two round metal columns flank central entrance area, which has carved and glazed door with paneled sidelights, a transom, and a clerestory window. Walls leading to door are angled inward. Plate glass display

windows with clerestory windows and paneled kickplates. At west end of façade is entrance to stairs to upper story, which has paneled door and four-light clerestory window. Square column adjacent door to east.

Brick chimneys at top of east wall. Second story has three 1/1-light double-hung sash segmental arched windows. Painted brick on much of upper story, while lower story toward front has original red brick and painted wall signs. Old wrought iron fence on east. Rear also has segmental arched openings and metal stairs leading to second story entrance.

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

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

N/A

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

Alley Building, 113 E. Sackett Ave.

#### IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1890-1893 Actual

**Source of Information:** Sanborn Maps, 1890 and 1893

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):**

This building is shown on 1893 through 1945 Sanborn fire insurance maps as a two-story rectangular building with a narrow two-story rear section.

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

#### V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Commerce and Trade/Restaurant/Bar  
Domestic/Hotel

32. **Intermediate Use(s):** Commerce and Trade  
Domestic/Hotel

33. **Current Use(s):** Health Care/Medical Business/Medical Office

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

35. **Historical Background:**

Based on Sanborn fire insurance map evidence, this building was constructed between 1890 and 1893. The building was addressed as 113 E. Front Street (later 113 E. Sackett Avenue). A saloon is shown as the building's occupant on 1893 through 1909 Sanborn maps. A 1902 article discussing the construction of a two-unit house to the east, referred to this structure as the "Kinney building." The 1903-04 city directory lists a saloon at this address operated by Frank Martin. By 1905-06, the business was identified as the D&RG Saloon, with Frank Martin as the proprietor. Mr. Martin was the sole agent for Puritan rye whiskey. The D&RG Saloon was still in the building in 1909. A painted wall sign for the saloon is still present on the west wall of the building and reads "D&RG Saloon—Wines, Liquors—Cigars, Schooners, 5cents." The second floor of the building held furnished rooms. Elizabeth Martin ran this side of the operation in 1905-06 and 1909. In 1911-12, Mrs. Elizabeth Kenney operated the D&RG Rooming House.

In 1914 the building housed a Chinese laundry. In 1922-23, Frank Martin was listed as the proprietor of the Palace Laundry at this address. A display advertisement in the city directory explained that "we do wet wash, rough dry and finished laundry work of all kinds. Parcel post—quick delivery." The business probably took its name from the

Palace Hotel a short distance to the north. The Salida Downtown Walking Tour noted that "from 1913 to 1932, the same two people sold the property to each other every two years."

An unidentified store was located in the building according to 1929 and 1945 Sanborn fire insurance maps. The address does not appear in the 1951 city directory. In the 1960s, the evangelist Brother Ben Maestas had his church in this building.

**36. Sources of Information:**

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; 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 building is associated with the development of downtown Salida in the early 1890s and housed businesses such as an early saloon and a laundry, with furnished rooms on the upper floor. The extremely well preserved building displays popular architectural features of late nineteenth century commercial architecture, including a decorative metal cornice, tall double-hung sash windows with brick lintels and sills, and shopfront cornice, metal columns, tall display windows with paneled kickplates, clerestory windows, and a secondary entrance to the upstairs.

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

The building appears to maintain excellent historic physical integrity. Minor alterations include the painting of the brick of the upper story. A modern metal stair leads to the entrance on the second story at the rear.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

**44. National Register Field Eligibility Assessment:** Not eligible

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

This building is located in 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):** 24: 18, 22, 24, 32.

**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

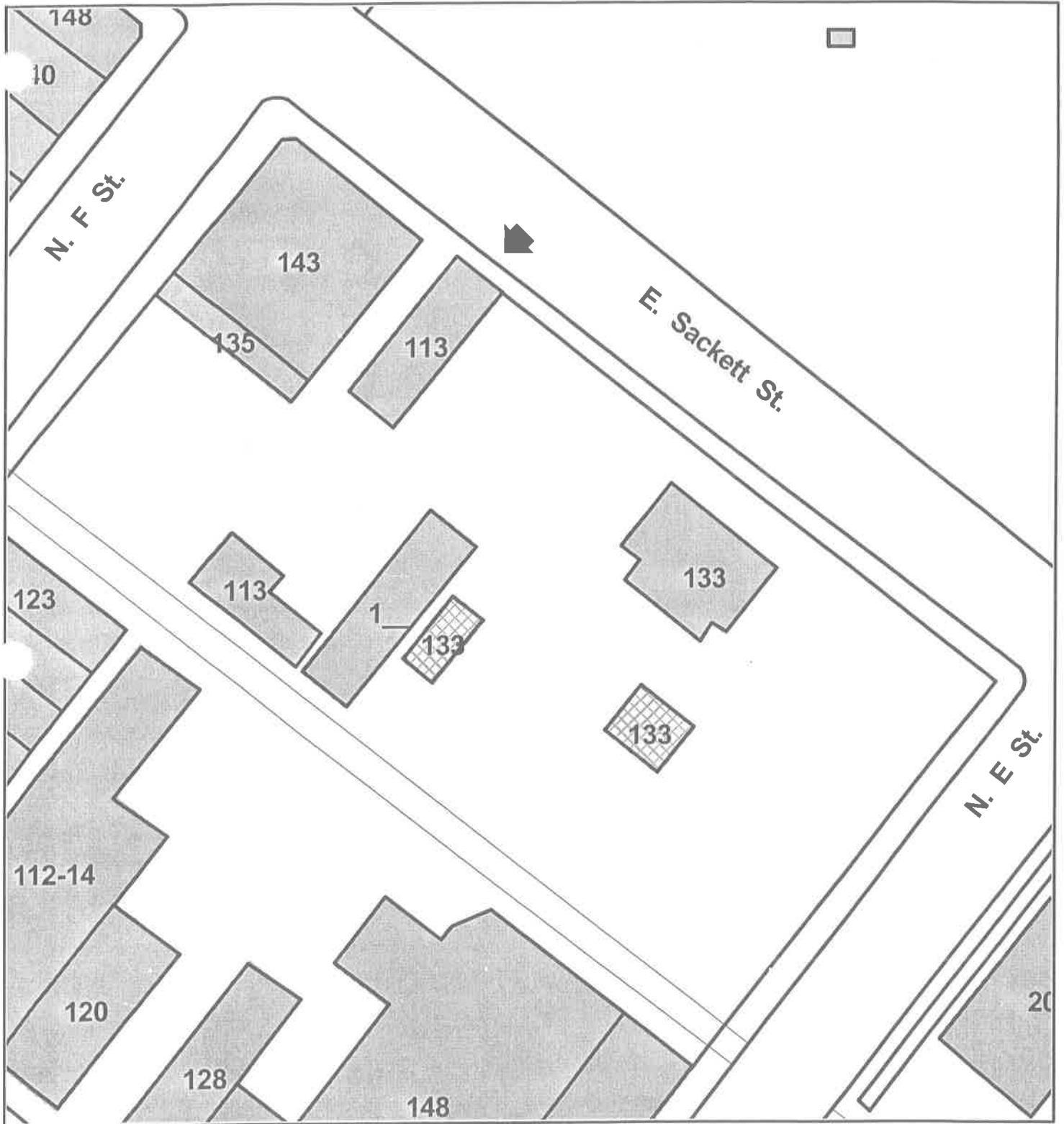
**51. Organization:** Front Range Research Associates, Inc.

**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.

Downtown Salida Historic Buildings Survey, 2001-02  
Sketch Map

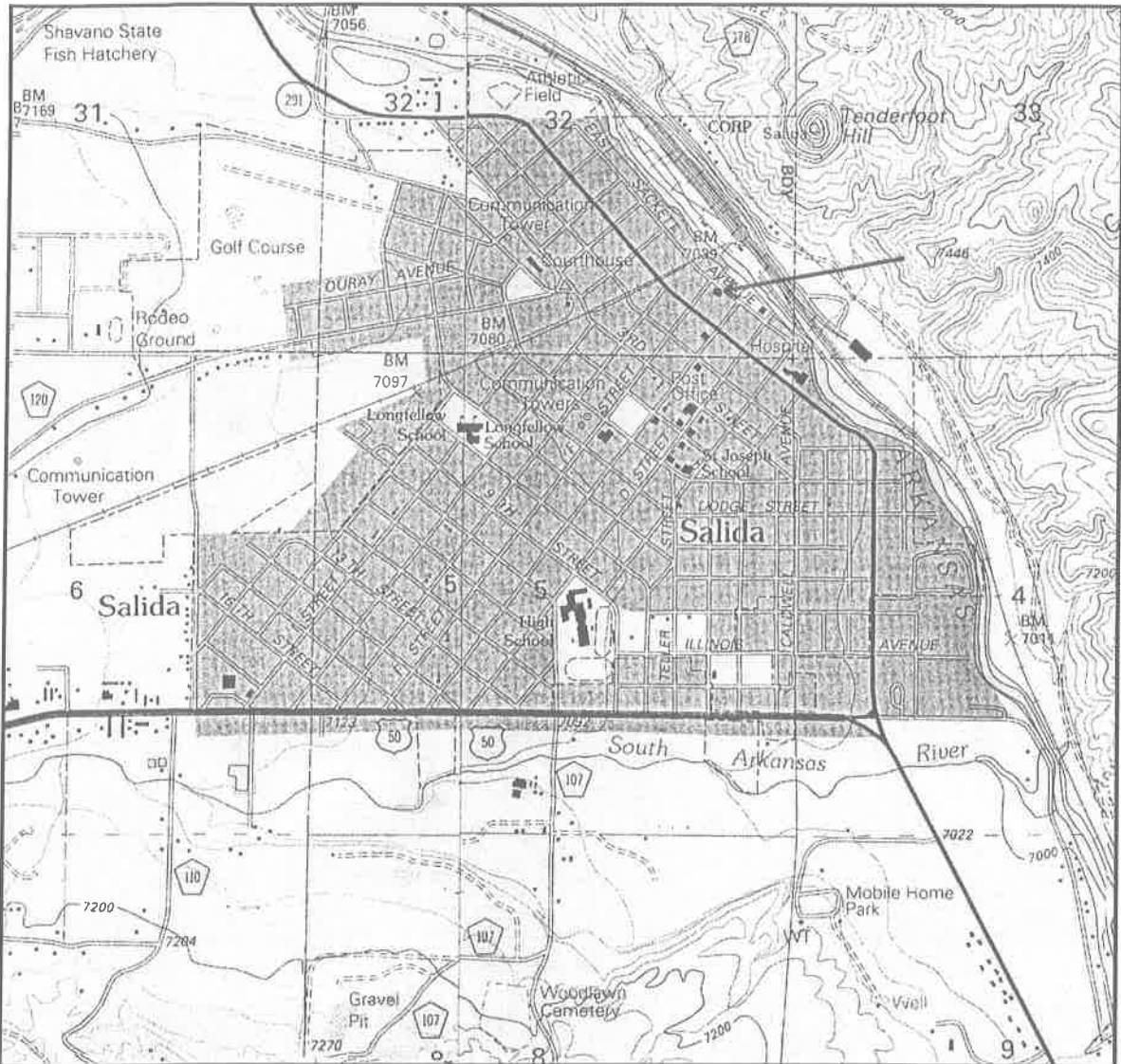


113 E. Sackett Avenue, 5CF406.57



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

113 E Sackett St, 5CF406.57



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

