

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: 5CF406.27
2. Temporary Resource Number: 60
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Bowne Block
6. Current Building Name:
7. Building Address: 119 E. 1st St.
8. Owner Name and Address: Cook, William & Raimon, P.O. Box 523, Salida, CO 81201

Parcel Number: 368132422242  
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 413619 Northing 4265524
11. USGS Quad Name: Salida East, Colo.  
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 8-9 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): L-Shaped
15. Dimensions in Feet: Length 145 X Width 43
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, Finial
21. General Architectural Description:

Two-story painted brick commercial building with stone foundation and with flat roof. Heavy metal cornice with brackets, molding, dentils, and panels. End brackets with finials. Band of molded brick below cornice. Second story of façade has eight tall, narrow, 1/1-light double-hung sash windows with segmental arched brick hood molds and carved ornament below lintels. The windows have wood sills. Projecting quoins at east corner of upper story, but not on west. Center entrance to upper story on first floor has wood door with large rectangular light and four-light overdoor. Entrance is slightly inset and there are wood boards on the floor at the entrance and a stone

threshold. The plain cornice above the first story is stuccoed, as are the piers of the east storefront. The east storefront has a band of clerestory windows above metal frame plate glass display windows. Dark brown brick below windows. Walls next to center entrance are angled inward and the door has a large rectangular light and transom. The west storefront has a center entrance with a door with a large rectangular light, a large transom, and divided clerestory. The entrance area has stone and boards on the floor and the ceiling is pressed metal. The storefront has three columns and wood frame plate glass windows with brown brick below the windows.

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 1887

**Source of Information:** Salida Mail, 30 September 1887

26. **Architect:** Unknown

**Source of Information:**

27. **Builder/Contractor:** Unknown

**Source of Information:**

28. **Original Owner:** J.B. Bowne

**Source of Information:** Salida Mail, 30 September 1887

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

Between 1888 and 1890 a one-story addition was added at the rear of the east storefront. A \$2,000 addition was completed in 1909 and a \$1,000 addition in 1910. The upper story of the façade was painted after 1981. The alteration of the east storefront was completed before 1981.

30. **Original Location:** Yes

**Date of Moves**

#### V. HISTORICAL ASSOCIATIONS

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

Commerce and Trade/Restaurant

32. **Intermediate Use(s)** Recreation and Culture

33. **Current Use(s):** Unknown Use

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

35. **Historical Background:**

The 30 September 1887 Salida Mail reported: "Ira Thompson has leased all of the rooms in the new Bowne building on First and proposes to run a first class sample room in connection with the restaurant. The rooms on the second story will be handsomely furnished for either transient or regular roomers." J.B. Bowne was a Salida pioneer who was a member of the first hose company in the city. On 7 October, the Salida Weekly Mail wrote, "Mr. Ira Thompson, manager of the Tontine restaurant, expects to have his place open for business by tomorrow evening. It will undoubtedly be the finest eating house in the county, and his many friends wish him success." In October 1888 it was reported that Boss Caswell had sold the Tontine to Mrs. L.G. Palmer. Mrs. Palmer reopened the business as the Palmer House. "The entire hotel has been refitted and new table service added." The Sanborn map of 1888 labeled the building the "Bowne Bl.," and showed the building with a restaurant and kitchen on the east and an office on the west. The upper story had furnished rooms. At the rear of the building was a small outbuilding and a dwelling was located at the rear of the lot on the alley.

In 1889 the Salida News reported: "Under Mrs. L.G. Palmer's efficient management the Palmer House has attained a fine reputation as a first-class hotel. It is the only first-class house up-town and is always liberally patronized. Mrs. Palmer sets an excellent table, and the rooms are always neat and clean. The accommodations for traveling men

are all that could be desired by the most fastidious. A free hack meets all trains, day and night, and porters are always on hand to attend to baggage." The Hotel Palmer was also indicated on the 1890 and 1893 Sanborn maps.

By 1890 a saloon was indicated in the west storefront and a restaurant on the east. The dwelling at the rear had been turned into a laundry. By 1893 the saloon had been replaced by a clothing store, which was, in turn, replaced by a billiard hall by 1898. By 1898 the restaurant had been replaced by a drugstore. The 1903-04 city directory listed Phibbs & Gast cigars and pool at this location, operated by William Phibbs and David S. Gast. The firm became Phibbs & (Elmer E.) Hutchinson by 1905-06 (billiards, pool, cigars, tobacco, etc.). In 1909 the firm was indicated as a manufacturer of cigars. William J. Lippard (drugs, toilet articles, soda water, perfumery, and cigars) had a drugstore here, according to city directories. The business was started by W.J. Lippard in 1893. The drugstore continued to operate (later in other locations) into the 1930s. The furnished rooms were known as the Kansas House, managed by Mrs. Emma L. Dick in 1903-04, and the Savoy House in 1909.

By the time of the 1909 Sanborn map, the building was divided into the billiard parlor on the west and a moving picture theater on the east. The billiard parlor, Phibbs and Hutchinson, was equipped with five Brunswick-Balke billiard tables with ivory balls. "The tables are the best this side of Denver and are favorites with billiard loving men." Lighting in the parlor was arranged to prevent shadows. The parlor had reportedly been greatly improved in 1909 and became a popular meeting place for men in town during the evening. The 1911-12 city directory indicates that the theater was known as the Isis Theatre, operated by Kelly & Close. A December 1909 article on the Isis reported that a sketch of "Over the River, Charlie" had been presented at the Isis. The production featured Marie Fay, "the new illustrated singer, from Denver." The article stated, "...the moving pictures, especially 'A Corner in Wheat,' was [sic] very interesting, and showed the result that is obtained when a corporation has secured a corner on wheat. The Isis orchestra played some choice grand opera selections. This in itself was a treat to the large crowd who gathered in this popular little theatre." In 1922 William Phibbs was still operating the billiard parlor, while the theater was known as the Photo Play, with F.R. Kelly as manager. The Photo Play was still here in 1927-28, and a theater was shown on the 1929 Sanborn map. By 1930-31, the city directory indicated that the theater was vacant. Mrs. Adele Borne managed the furnished rooms.

The 1951 city directory indicated that Glenn's Billiards, owned by Glenn Newman, was located here. The upstairs rooms were operated by Delbert and Violet Henry. In 1961 Woods Billiard Parlor (retail candy, tobacco, and billiards), owned by Walter Woods, was located here, together with Salida Wholesale Tobacco and Candy (Doyle F. Harrington and Wayne E. Moon, partners).

### 36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours; Salida Mail, 30 September 1887, 2 October 1888, 1 January 1909, 1, 31 December 1909, 1, 30 December 1910, 1; Salida Weekly Mail, 7 October 1887; Salida News, Holiday Edition, 1889, 9; Eleanor Fry, Salida: The Early Years (Salida: Arkansas Valley Publishing, 2001), 68; Survey Form, 100 block E 1st, south side, 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:

Level of Significance:

### Statement of Significance:

This building is associated with the development of downtown Salida during the first decade of its growth and housed an early restaurant and hotel, as well as a long-time billiard parlor, and one of the city's first motion picture

theaters. The building represents the Italianate style commercial buildings popular in late nineteenth century Salida and is notable for its decorative cornice, segmental arched windows with brick hood molds, and one storefront with columns.

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

The building has undergone moderate alterations, including painting of its brick, stuccoing of its shopfront cornice, and extensive remodeling of its east storefront, as well as replacement of the kickplates on the west storefront.

**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):** 11: 3, 26.

**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.

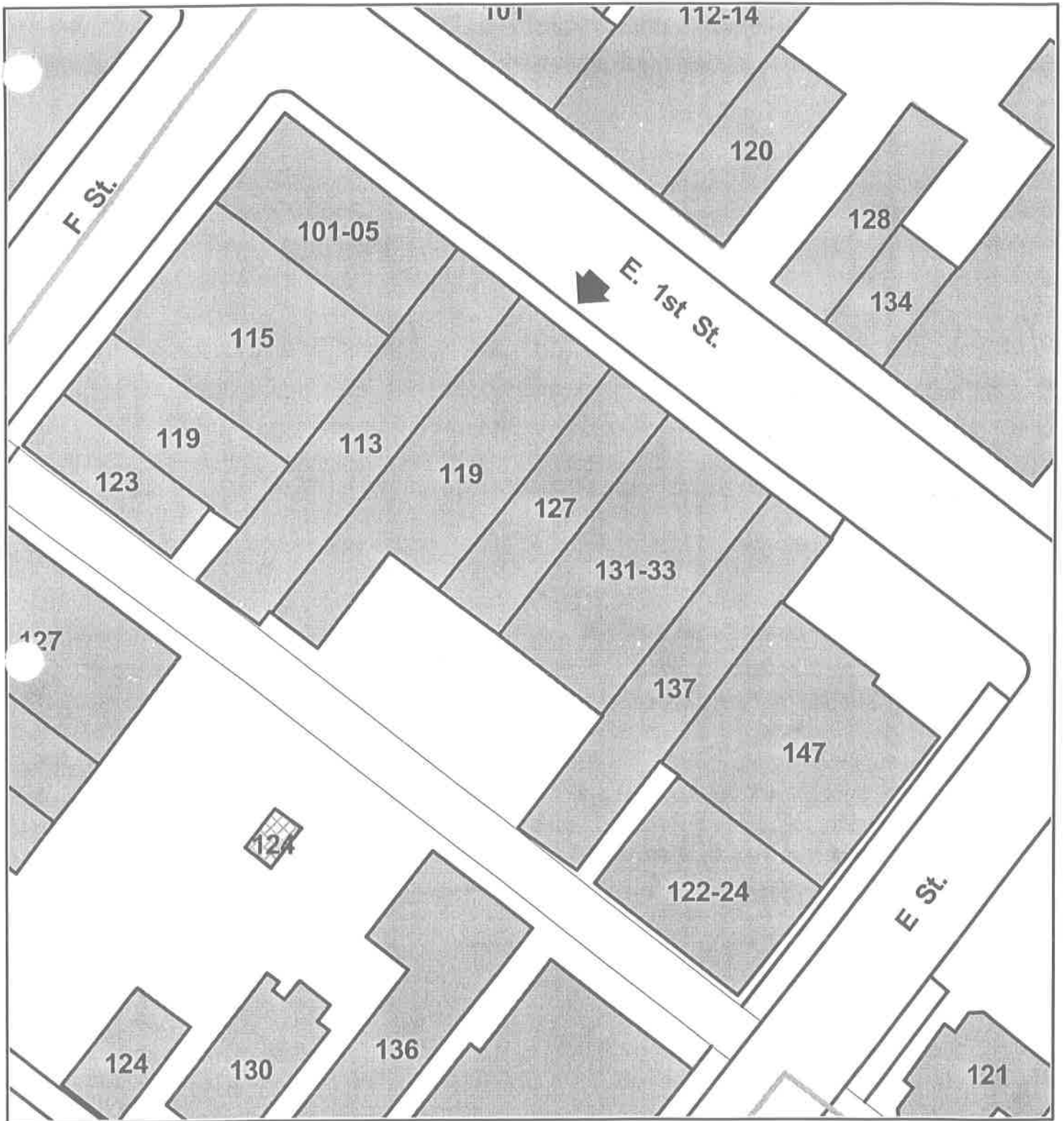
**53. Phone Number(s):** (303) 477-7597

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

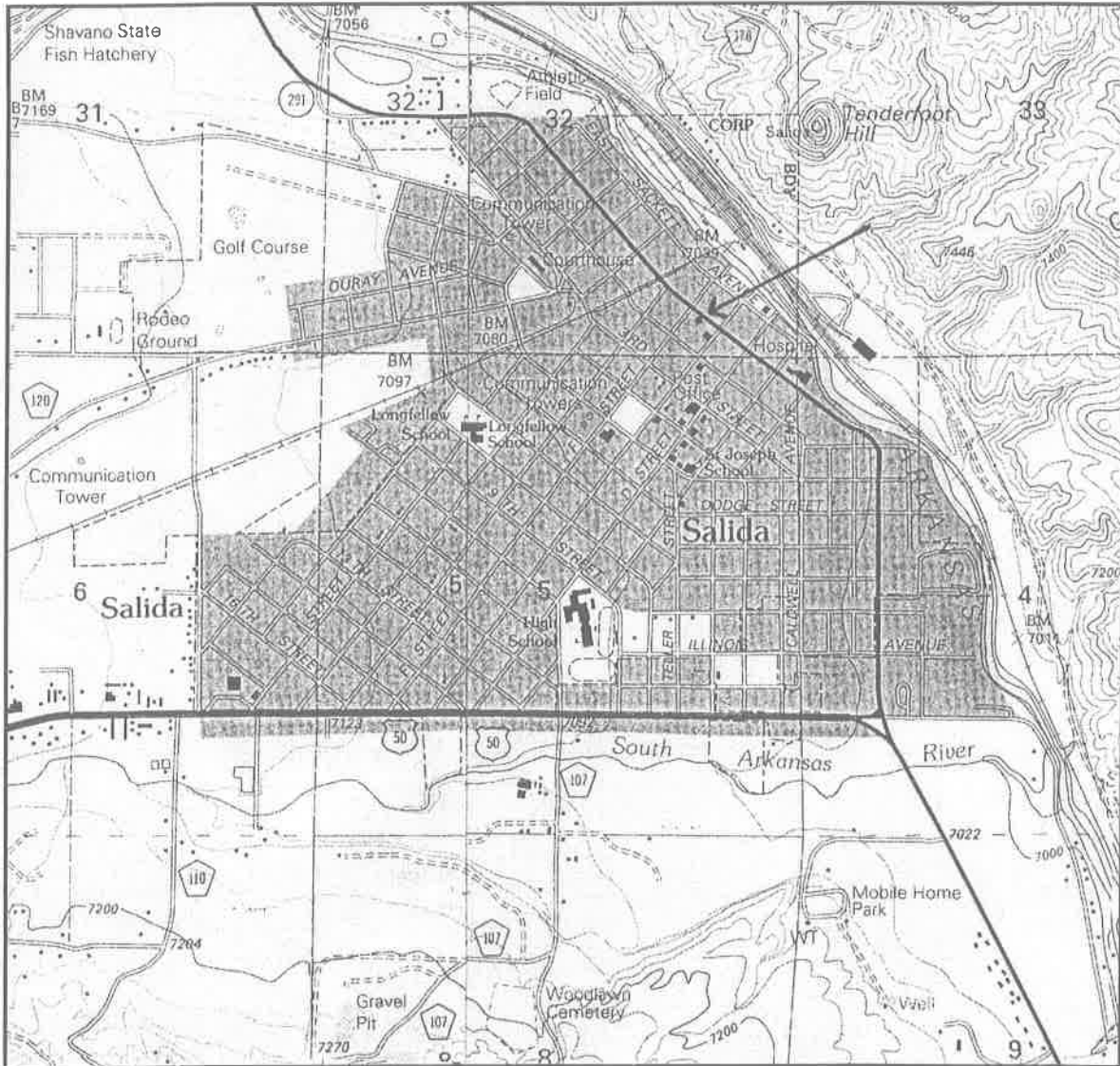


119 E. 1st Street, 5CF406.27



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

119 E 1st St, 5CF406.27



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

