

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: 5CF406.14
2. Temporary Resource Number: 6
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Hively Block
6. Current Building Name: Hively Block, Xcel Energy, Gift Connection
7. Building Address: 126-32 F St.
8. Owner Name and Address: Hively Block, LLC, The, 434 Washington St., Denver, CO 80203

Parcel Number: 368132421235  
SHF Grant Number: 2001-02-004

**II. GEOGRAPHIC INFORMATION**

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

10. UTM Reference  
Zone 13 Easting 413540 Northing 4265537

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

12. Lot (s): A-B 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 116 X Width 54
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):  
Roof Cresting, Decorative Cornice, Segmental Arch Windows
21. General Architectural Description:

Two-story brick commercial building with flat roof with elaborate cornice topped by central broken scroll pediment inscribed with date "1890." Molded cornice, dentil molding, and frieze with slender brackets dividing panels with floral ornaments. Delicate cresting along roofline. Second story has four bays, each with tripartite plate glass and casement replacement windows in shortened, partially bricked in openings. Original rock-faced stone lintels and sills are still present. Storefront cornice area is clad with horizontal metal panel siding. First story divided into three bays; all bays are inset and have stuccoed slanting panels below cornice. Center bay has off-center entrance with

glazed metal frame door with transom and plate glass window with Roman brick below window. Stuccoed area above door and window has inset metal grille. Bay is flanked on one side by slanted Roman brick pier and on other by short brick wall. Roman brick planter in front. Southern bay has off-center entrance with metal frame glazed door, transom with glass slats, metal frame plate glass windows, Roman brick under windows, and brick planter. Northern bay has two metal frame plate glass windows, Roman brick under windows, off-center entrance, hanging sign, and metal frame glazed door with transom. At north end of building is stepped back one-story brick entrance bay containing an exterior staircase that has a metal frame glazed door and single-light transom. The north wall of the building has painted Coca Cola sign and other historic signs and a series of segmental arched boarded up openings.

22. **Architectural Style/Building Type:** No Style

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

N/A

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

None

#### IV. ARCHITECTURAL HISTORY

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

**Source of Information:** Salida Mail, 30 December 1890

26. **Architect:** Unknown

**Source of Information:**

27. **Builder/Contractor:** Unknown

**Source of Information:**

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

**Source of Information:** Salida Mail, 30 December 1890

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

The building was originally rectangular. Between 1898 and 1904 a two-story addition was built at the rear of 126 F St., and the exterior enclosed stairwell was added. Between 1914 and 1929 a one-story addition was added to the rear of 132 F. The current owner states that the previous owner altered the second story windows. The current appearance of the building dates to before 1981.

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

#### V. HISTORICAL ASSOCIATIONS

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

Commerce and Trade/Professional

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

Commerce and Trade/Business

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

Domestic

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

35. **Historical Background:**

This building was erected in 1890 by E.W. Hively. On 30 December 1890 the "Salida Mail" reported: "E.W. Hively has erected a large two story brick building on F Street, between the post-office and Alger-Disman building. This block is 50 by 75 feet. The front is of pressed brick with red sandstone trimmings. On the first floor the front is plate glass with iron pillars." The building included three spaces for stores on the first story, which were all occupied as soon as the building was completed. The second story featured a large hall and fourteen rooms designed for offices. The cost of the building was approximately \$8,000 and it was called "a very handsome and well appointed structure."

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-Mandeville Block. He operated a limestone business and 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 first businesses in the building were a clothing store (126 F St.) and a dry goods and boot and shoe store (132 F St.). These businesses were also shown on the 1898 Sanborn map. In 1902 D.T. Wycoff operated a drugstore in 126 F Street. D.T. Wycoff had been in the retail drug business in Colorado since 1887, working in Walsenburg before moving to Salida about 1900. His drugstore was described as "carefully fitted up with the best of oak fixtures. He carries at all times a full line of fresh drugs, medicines, perfumes, soaps, toilet articles, cigars, etc., and also a well selected stock of the standard and popular novels, stationery, etc."

By 1903, 126 F housed the drugstore of J. Victor Yeoman (drugs, toilet articles, cigars). Samuel W. Sandusky's dry goods operation was in 132 F in 1903. The firm was the successor to the dry goods store started in 1881 by L.W. and D.H. Craig and the 1885 firm of Craig & Sandusky. S.W. Sandusky became the sole owner of the business in 1891. In 1900 Sandusky's was described as the second oldest mercantile business in the city. "Here can be found everything the female heart can desire in the way of dry goods, both staple and fancy, and at prices that compare more than favorably with the charges in the big eastern department stores." The upstairs offices in 1903 housed a variety of professionals: Jones and Craig insurance agents; Salida city offices of the attorney, physician, and treasurer; Leroy A. Hollenbeck, lawyer and editor of the "Salida Mail;" Charles S. Kramer, dentist; Finla McClure, mayor and city physician; Albert B. Miller, lawyer and city attorney; Dr. Oliver T. Parker; and Jessie L. Sornburger, stenographer.

In 1909 the Howell Drug Co., which featured a soda fountain, was operating in 126 F and the Merchant's National Bank (James J. McKenna, president; J.W. Haight, vice president; D.H. Craig, cashier) was in 132 F. In 1914 a harness company was indicated in 132 F on the Sanborn map. After J.W. DeWeese purchased the Hively Block from Edwin Hively he subsequently sold it to Stancato. The 1922-23 city directory listed the Howell Drug Co. in 126 F and the Salida Harness Co. (Ernest A. Hall and Marcus W. Lazell) in 132 F. The same businesses were listed in 1927-28. The 1930-31 directory listed Shay Drug Co. (James Shay, prop.) in 126 and Lenora's 5 Cents to \$1 Store in 132 F (Saul Sharoff, manager). Current owner, P.J. Bergin reports that the upstairs offices were turned into rooms for railroad workers during the 1930s. The 1945 Sanborn map indicated that a drug store still occupied the north corner space, while three other stores comprised the rest of the first floor.

### 36. Sources of Information:

Salida News, Holiday Edition, 1889; Salida Semi-Weekly Mail, 5 June 1900; Salida Mail, 2 April 1920; Portrait and Biographical Record of the State of Colorado (Chicago: Chapman Publishing Co., 1899), 773-774; P.J. Bergin, Correspondence to Tom and Laurie Simmons, 1 May 2002 and Telephone Interview, April 2002; Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form, 126-132 F. St, 1981; Salida Walking Tours; Salida Record, 19 September 1902.

## 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 Hively Block is associated with the development of downtown Salida during the 1890s and housed a variety of early stores and offices. The building is associated with Edwin Hively, an influential businessman and civic leader in nineteenth century Salida. The building has been altered, but retains its elaborate cornice.

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

This building has undergone alterations to its first story storefronts and the windows of the second story have also been remodeled. Despite these alterations, the building retains its original cornice, pediment, and cresting.

**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 within the boundaries of the 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):** 13: 37; 14: 2A, 4A

Negatives Filed At: City of Salida

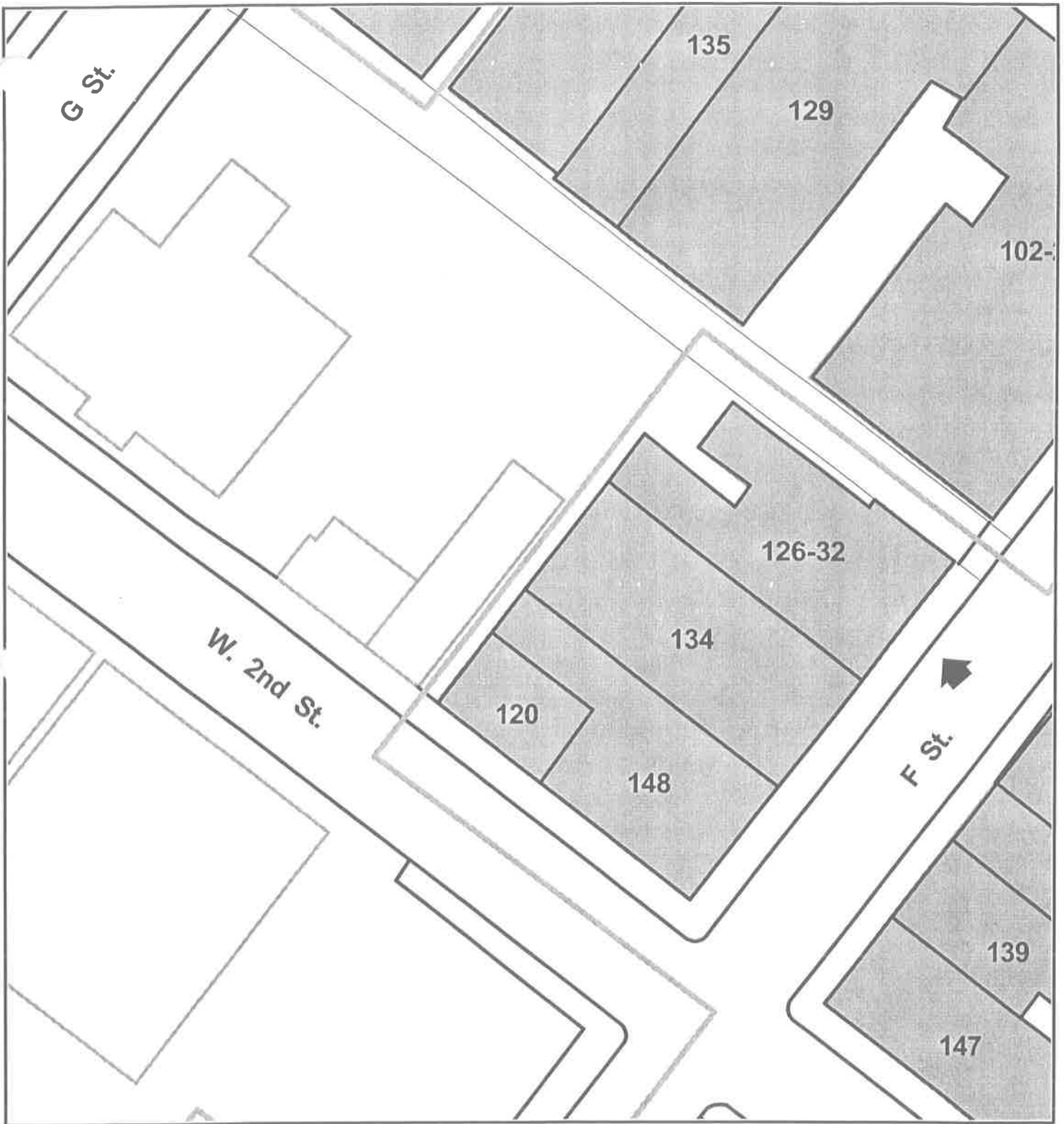
Photographer: Roger Whitacre

**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

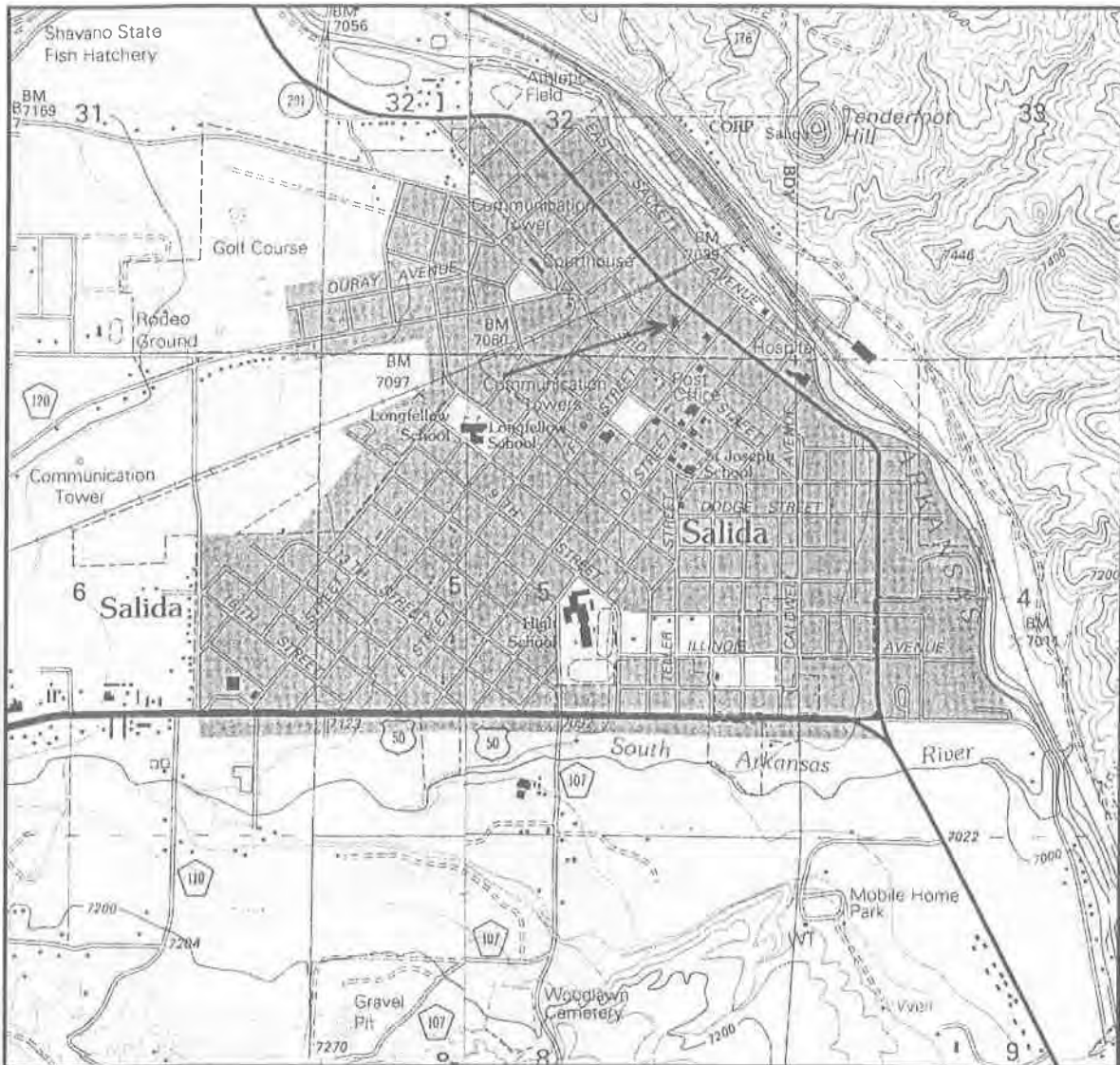


126-32 F Street, 5CF406.14



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

126-32 F St, 5CF406.14



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

