

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: 5CF406.63
2. Temporary Resource Number: 82
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Union Block
6. Current Building Name: BroadMinded
7. Building Address: 132 W. 1st St.
8. Owner Name and Address: Sebastian, Jan D., 132 W. 1st St., Salida, CO 81201

Parcel Number: 368132405103
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 413568 Northing 4265628

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

12. Lot (s): 20 Block(s): 5
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 99 X Width 25
16. Stories: 2
17. Primary External Wall Material(s) (enter no more than two):
Stucco
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 stuccoed brick commercial building with projecting metal cornice with moldings, brackets, paneled frieze, and foliate ornaments. Second story enframed by brick pilasters capped by brackets has two bays: west bay has four tall, narrow, segmental arched, 1/1-light double-hung sash windows with rusticated sandstone sills. Narrow east bay has window that has been stuccoed over. The window heads have incised ornament and there are brick hood molds. The first story has a single storefront with clerestory windows covered with horizontal and diagonal boards. Hanging sign projects above entrance. Center inset entrance with wood door with large rectangular light

and transom. Plate glass display windows with stucco on walls below windows. Windows flanking entrance are angled inward. Entrance at east end of building under east bay of upper story has wood door surmounted by two-part clerestory window.

22. **Architectural Style/Building Type:** Late Victorian/Italianate

23. **Landscaping or Special Setting Features:**
N/A

24. **Associated Buildings, Features, or Objects:**
130 and 138 W. 1st St.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1888-1890 **Actual**

Source of Information: Sanborn maps, 1888 and 1890

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 was erected between 1888 and 1890 as the middle third of the Union Block. The three store spaces on the first floor of the building were all separate from the time of construction, and the upper story was separated into spaces corresponding to the lower story in the 1950s. The building originally had a metal balcony. The door to the balcony has been stuccoed over. A two-story addition with wrap-around porch was built at the rear of the building between 1904 and 1909. Between 1914 and 1929 the porch became a side porch. The building was stuccoed by the time of the 1981 survey.

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

V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Commerce and Trade/Department Store/Grocery Store
Domestic/Hotel

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

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

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

35. **Historical Background:**

First Story. The building was constructed between 1888 and 1890 as the center portion of the Union Block. In 1890 a meat store occupied this storefront. A harness shop was located here in 1893 and 1898; a kitchen was in the rear in the latter year. A saloon was listed here in 1904; the 1903-04 city directory lists a saloon operated by Leo Pasquella here. An unidentified store occupied this space in the 1909 through 1929 period. The 1927-28 city directory shows the second hand goods store of Mrs. Orla C. Holy; she also offered furnished rooms on the second floor. In 1930-31, the Kaess Motor Company was located here, with William E., Cecil, and Melville Kaess, proprietors. Mrs. Virginia Brown offered furnished rooms on the floor above in 1930-31. In 1945, a restaurant was in this location. The 1951 city directory showed the Golden Gate Tavern at this address. Hubert and Celia Ewing were involved in its operation.

Second Story. The second story of the Union Block was originally used for lodging, according to 1890 and 1893 Sanborn fire insurance maps. The 1898 map labeled it as the Union Hotel, as did the 1903-4 and 1905-05 city directories. Both directories list Mr. and Mrs. T.N.B. Snyder as the operators of the hotel. An advertisement in the latter directory indicated that the establishment had twenty-four rooms, a large parlor with fire and books, and daily

papers, hot and cold water, and electric lights. At that time, beds went for 25 cents a night, and rooms from 35 to 75 cents. In August 1906, the Salida Mail described the Snyders' Union House Rooms: "Their rooms are light, cheery, clean and airy, and the place throughout bears a homelike appearance that meets the hearty approval of all their patrons."

In 1909, the Union House, furnished rooms were managed by Mabel Button. The 1911-12 city directory listed this as the Union Rooming House, Sylvester Pollock, proprietor. The pattern continued into the 1920s, with furnished rooms maintained by Mrs. Gertrude Van Camp (1922-23) and Mrs. O.C. Holly (1927-28).

By the time of the 1951 city directory, it appears that the second floor had been divided into two separate lodging facilities. The eastern section was known as the Linza Hotel, operated by Mrs. Delia Linza. The western portion was the Denver Rooms, owned by Ralph Spina. The center section appears to have been included with the Linza Hotel, as it was addressed as 132 ½ W. 1st Street.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours; Survey Form, 132 W. 1st St., 1981; Salida Public Library, Donna Nevens Collection, Photograph of 134 W. 1st St., Salida; Salida Mail, 10 August 1906.

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 during the late nineteenth century and housed businesses such as a meat market, harness shop, and saloon, as well as hotel rooms on the second floor. The building displays Italianate style features popular for nineteenth century commercial buildings in Salida, including an ornate metal cornice and tall double-hung sash windows with incised ornament and brick hood molds.

43. Assessment of Historic Physical Integrity Related to Significance:

The building has undergone moderate alterations, including stuccoing of the walls and alteration of the first story 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

... Photographic Reference(s): 5: 21; 6: 23, 25.

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

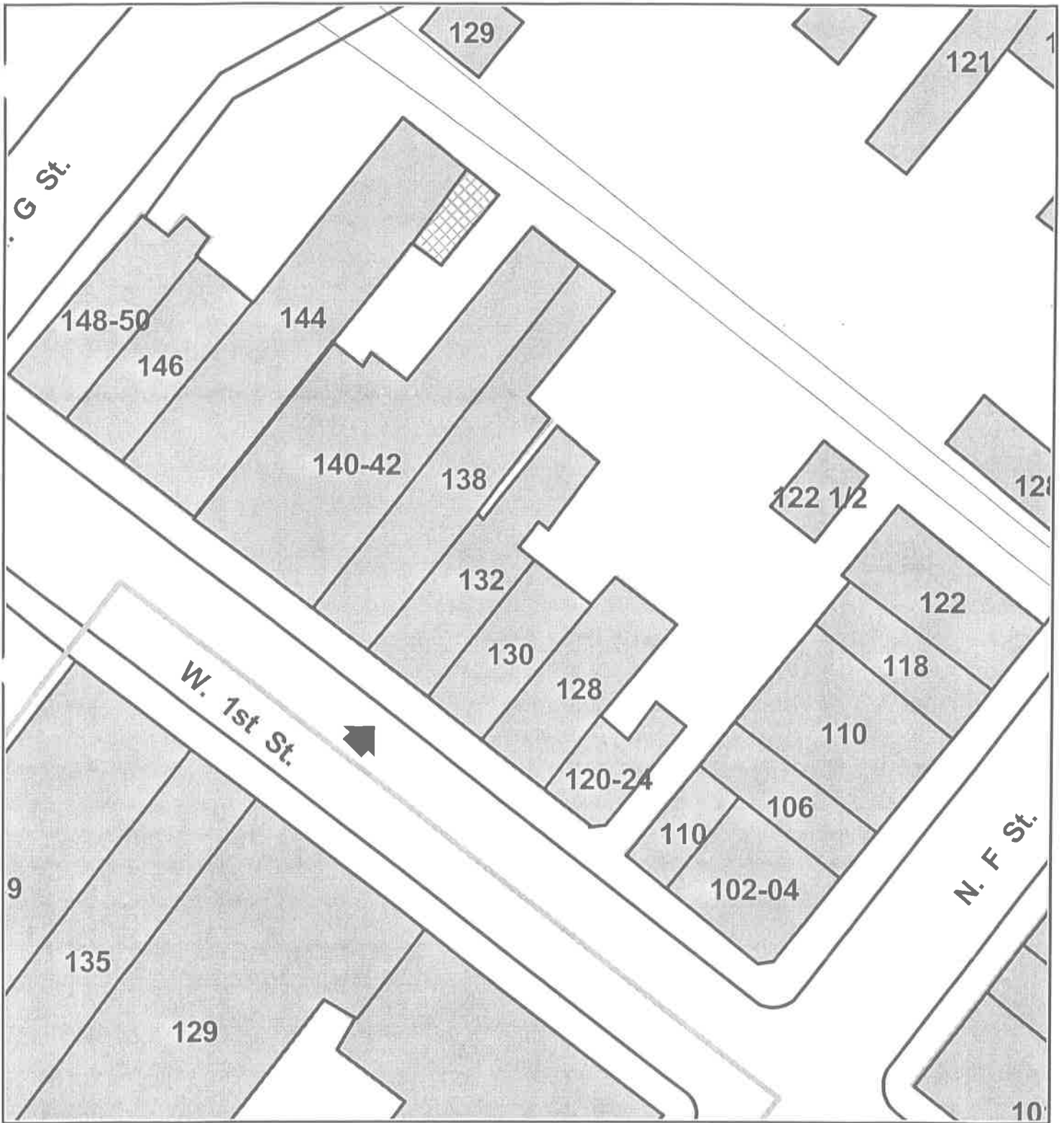
51. Organization: Front Range Research Associates, Inc.

.. 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

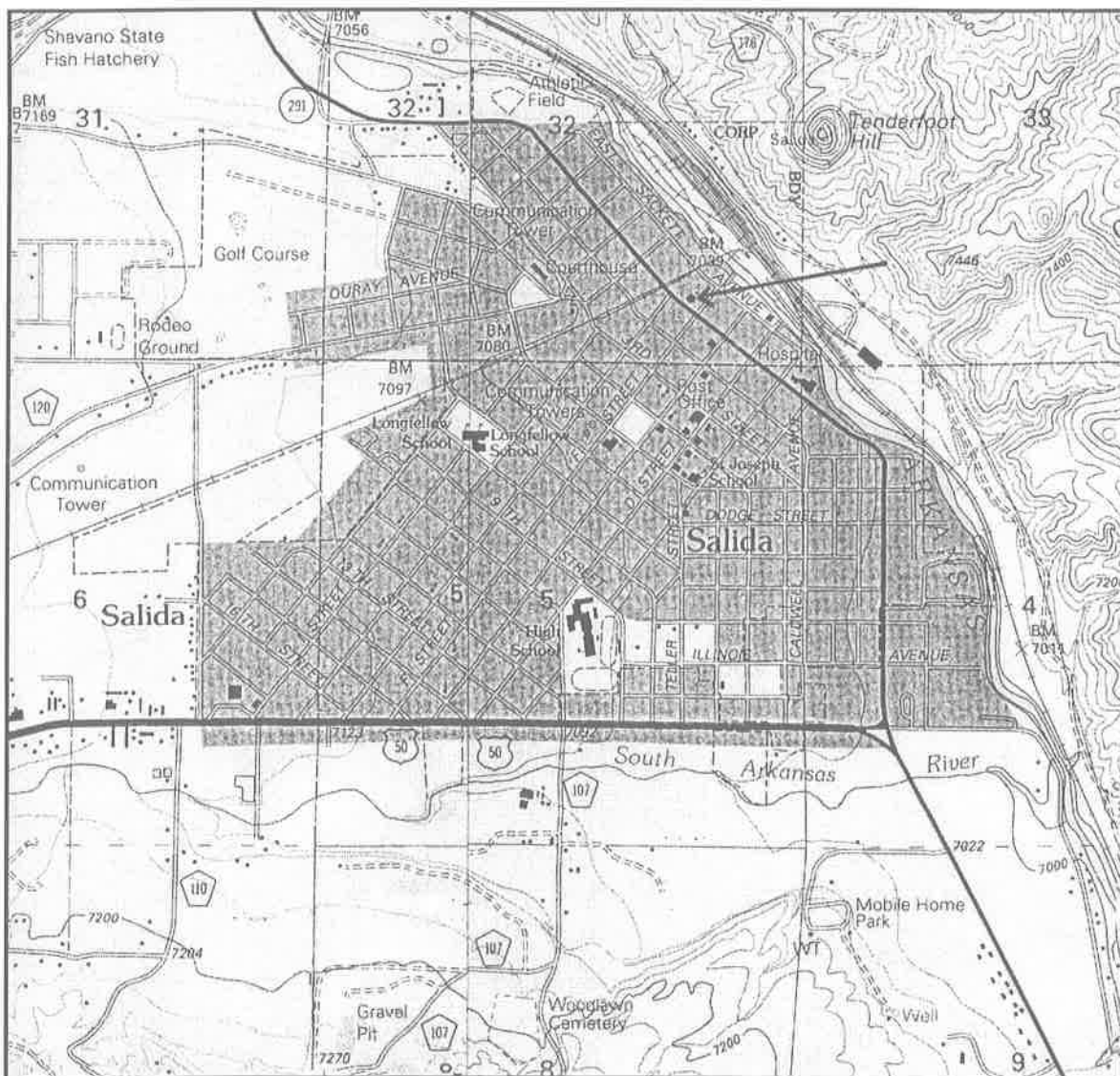


132 W. 1st Street, 5CF406.63



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

132 W 1st ST, 5CF406.63



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

