

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

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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: 5CF406.74
2. Temporary Resource Number: 86
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Stancato Brothers General Merchandise
6. Current Building Name: Antiques on First
7. Building Address: 140-42 W. 1st St.
8. Owner Name and Address: Juchem, Debra & Minor, Mark, 142 W. 1st St., Salida, CO 81201

Parcel Number: 368132405101  
SHF Grant Number: 2001-02-004

## II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 50N Range 9E  
1/4 1/4 SW 1/4 SE 1/4 of Section 32
10. UTM Reference  
Zone 13 Easting 413556 Northing 4265638
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): 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): Other
15. Dimensions in Feet: Length 146 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 and stone commercial building divided into two bays by full-height stone and brick pilasters. Building has flat roof stepped down toward rear, cornice of three courses of rock-faced sandstone, and frieze with arched brickwork. Upper story of façade features central paired 1/1-light double-hung sash windows flanked by single windows in each bay. The windows have segmental arched gauged brick lintels with stone trim and a continuous band of flowing molding above the lintels. There is a rock-faced stone sill course and brick spandrel above the brick storefront cornice and metal lintel with floral ornaments (paterae). The first story has two storefronts

and a center staircase bay. Nine full-height rock-faced painted square stone columns flank the windows and entrances of the first story. The east and west storefronts have slightly off-center inset entrances with double paneled and glazed doors with two-light clerestories above. The walls flanking the doors are angled inward, and the plate glass display windows are surmounted by clerestory windows and have paneled kickplates.

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

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

Small tree and lamppost in front of building.

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

Two-story brick garage at rear with double paneled doors facing alley and second story door above.

#### IV. ARCHITECTURAL HISTORY

**25. Date of Construction:** Estimate 1898-1908 Actual

**Source of Information:** Sanborn maps and Salida Mail, 1 January 1909

**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):**

The west half of this building was erected between 1898 and 1904, a rectangular two-story building with a one-story dwelling at the rear. The east half of the building was completed in 1908, a two-story building with an off-center two-story projection at the rear. Between 1914 and 1929 the west half received an attached garage at the rear and the east half received a one-story addition at the rear. Between 1929 and 1945 the one-story addition at the rear of the west half was removed and the garage became a separate building. A nonoriginal shed roof hood across the front of the building has been removed since 1981.

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

#### V. HISTORICAL ASSOCIATIONS

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

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

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

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

**35. Historical Background:**

According to Sanborn fire insurance maps, the western half of this building (number 142) was constructed between 1898 and 1904. The eastern half (number 140) was built in 1908, according to a list of principal improvements published by the Salida Mail in January 1909. The 1904 Sanborn map shows the western part with a grocery store on the first floor and a one-story dwelling addition on the rear. The 1905-06 city directory shows Stancato and Brother, grocers, at this location (then addressed as 144 W. 1st Street). The firm included Frank and Antonio Stancato. The Stancato Brothers built the eastern section of the building in 1908 at a cost of \$5,000; it then housed the grocery store, while the western part was used for general storage.

The same uses are shown on the 1914 Sanborn map. The 1909 and 1911-12 city directories list Stancato Brothers in this building; the Eagles Hall was on the second floor. By 1911-12, the business included Antonio, Frank and Joseph Stancato, and dealt in general merchandise, dry goods, groceries, shoes, clothing, and wholesale liquor. Stancato Brothers still occupied the building in 1922. Frank Stancato was the general manager, and Stancato Hall was listed on the second floor. The Stancato Brothers general merchandise was listed here in the 1927-28 city

directory. The 1951 city directory showed Stancato Brothers grocers at 10-42 W. 1st Street. Albert Stancato was the manager, and Moses, Elveria, and Joe Stancato were partners.

The second floor housed apartments in 1961. An antique store occupied the building at the time of the 1981 historic buildings survey.

**36. Sources of Information:**

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form, 100 block W. 1st, north side, 1981; Salida Mail, 1 January 1909, 1; Salida Mail, 31 December 1909; Russ Collman, ed., Trails Among the Columbine (Denver: Sundance Publications, 1992), 247; "Downtown Salida Walking Tour," 2002.

**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, erected in two parts between 1898 and 1908, reflects the growth and development of downtown Salida during the late nineteenth and early twentieth centuries. The building housed the Stancato Brothers General Merchandise store from the time of its completion through at least 1951. The building is one of the best preserved in the downtown area, and is notable for its stone cornice and decorative frieze, arched second story windows elaborated by continuous molding, stone sill course, metal lintel, stone columns, paneled and glazed doors, clerestory windows, and display windows with paneled kickplates.

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

The building maintains excellent historic physical integrity.

**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 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):** 5: 25; 6: 13, 15, 17.

**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.

Resource Number: 5CF406.74

Temporary Resource Number: 86

Architectural Inventory Form

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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

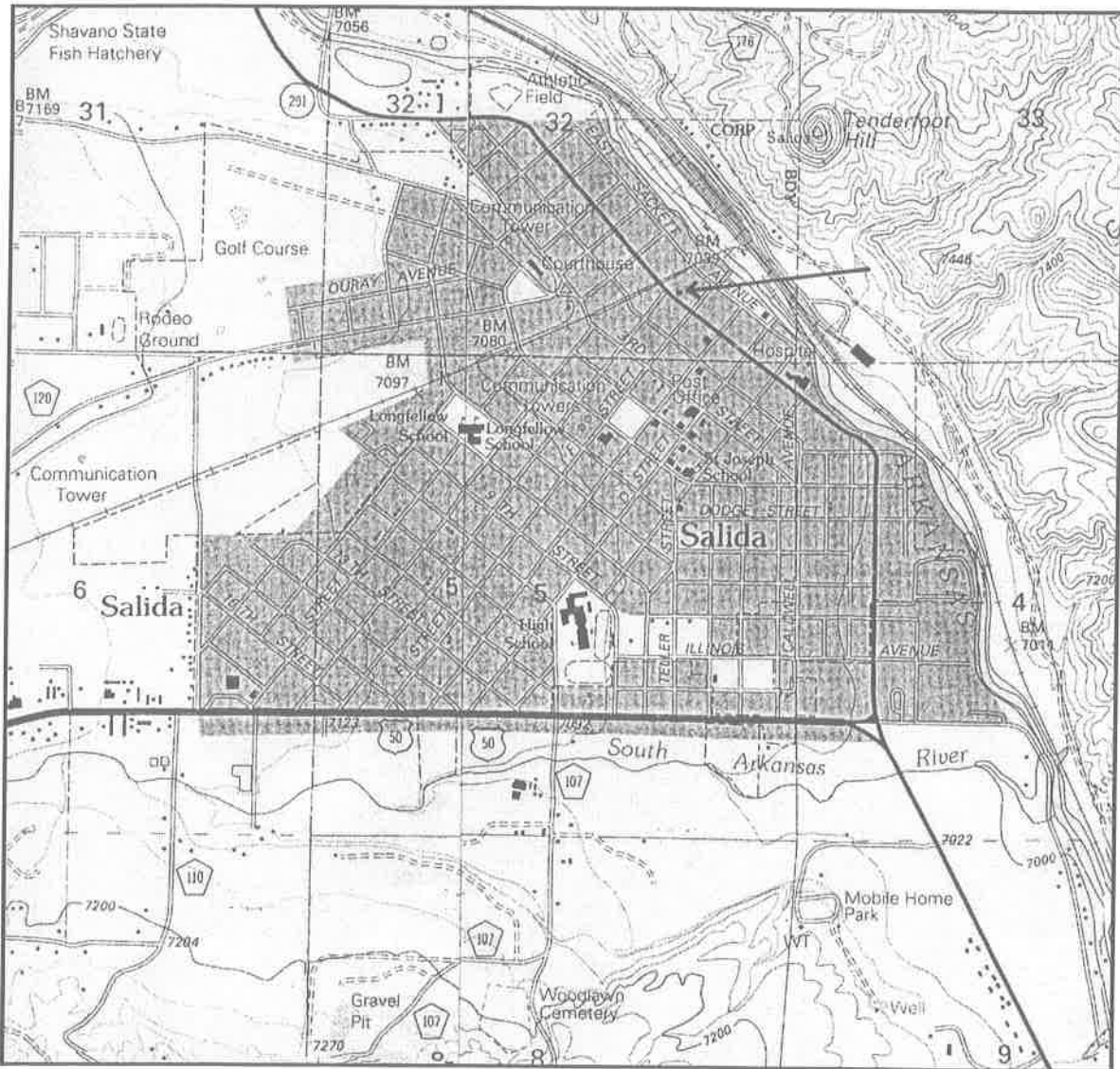


140-42 W. 1st Street, 5CF406.74



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

140-42 W 1st St, 5CF406.74



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

