

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: 5CF406.67
2. Temporary Resource Number: 89
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Ladies' Cash Bazaar
6. Current Building Name: J.T. Pippin's Restaurant
7. Building Address: 146 W. 1st St.
8. Owner Name and Address: Nicoletti, Vincent M. & Rick L., 3062 W. 41st Ave., Denver, CO 80211

Parcel Number: 368132405100
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 413539 Northing 4265648

11. USGS Quad Name: Salida East, Colo.

Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.

12. Lot (s): 15 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): Rectangular

15. Dimensions in Feet: Length 69 X Width 24

16. Stories: 1

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):

None

21. General Architectural Description:

One-story rectangular commercial building with flat roof. Projecting metal sign above storefront entrance. Stuccoed parapet and wall at east end of building. Storefront is off-set to west end of façade. Plain wood lintel above storefront. Colored panels in clerestory area. Storefront has central inset entrance with paneled and glazed door with transom. Plate glass window to east; T111 panel siding to west with two small fixed-light windows in paneling. Wire-drawn brown brick below windows.

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

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

Lamppost in front of building.

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1904-09 **Actual**

Source of Information: Sanborn Maps, 1904 and 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):**

This parcel was vacant in 1904, according to the Sanborn map. The present building appears on the 1909 Sanborn map. The footprint of the building remained unchanged through 1945. The present appearance of the building is the same as it was at the time of the 1981 survey.

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

V. HISTORICAL ASSOCIATIONS

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

32. **Intermediate Use(s)** Commerce and Trade/Restaurant

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

34. **Site Type(s):** Commercial Building, Store, Restaurant

35. **Historical Background:**

According to Sanborn fire insurance maps, this building was constructed between 1904 and 1909. The building was addressed as number 148 on 1909 through 1929 Sanborn maps and as number 146 on the 1945 edition.

In 1909 and 1914, this building housed a store carrying boots and shoes and dry goods. The 1909 city directory showed the Ladies' Cash Bazar [sic] in this location (then addressed as 148 W. 1st Street). The clothing store of Nicholas Muto was listed here in 1927-28. The 1929 Sanborn map shows an unidentified store here. The 1930-31 city directory listed Quinn's Produce Company here. The wholesale operation was headed by Lawrence Quinn.

A 1937 photograph indicates that the Little Casino Café was located here. That restaurant was still located here in 1951, with Ben Passarelli as the manager. Rocket's Bar and Grill was listed here in the 1961 city directory; M.G. Stancato and F.C. Nation were partners in the firm. The Office Bar 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, 146 W. 1st St., 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:

41. Level of Significance:

42. Statement of Significance:

This building is associated with the development of downtown Salida during the 1900s and housed businesses such as a boot, shoe and dry goods firm, clothing stores, and restaurants. Alterations have diminished the historic physical integrity of the building.

43. Assessment of Historic Physical Integrity Related to Significance:

The façade of the building has been totally remodeled.

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: Noncontributing

VIII. RECORDING INFORMATION

... **Photographic Reference(s):** 5: 29, 37.

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

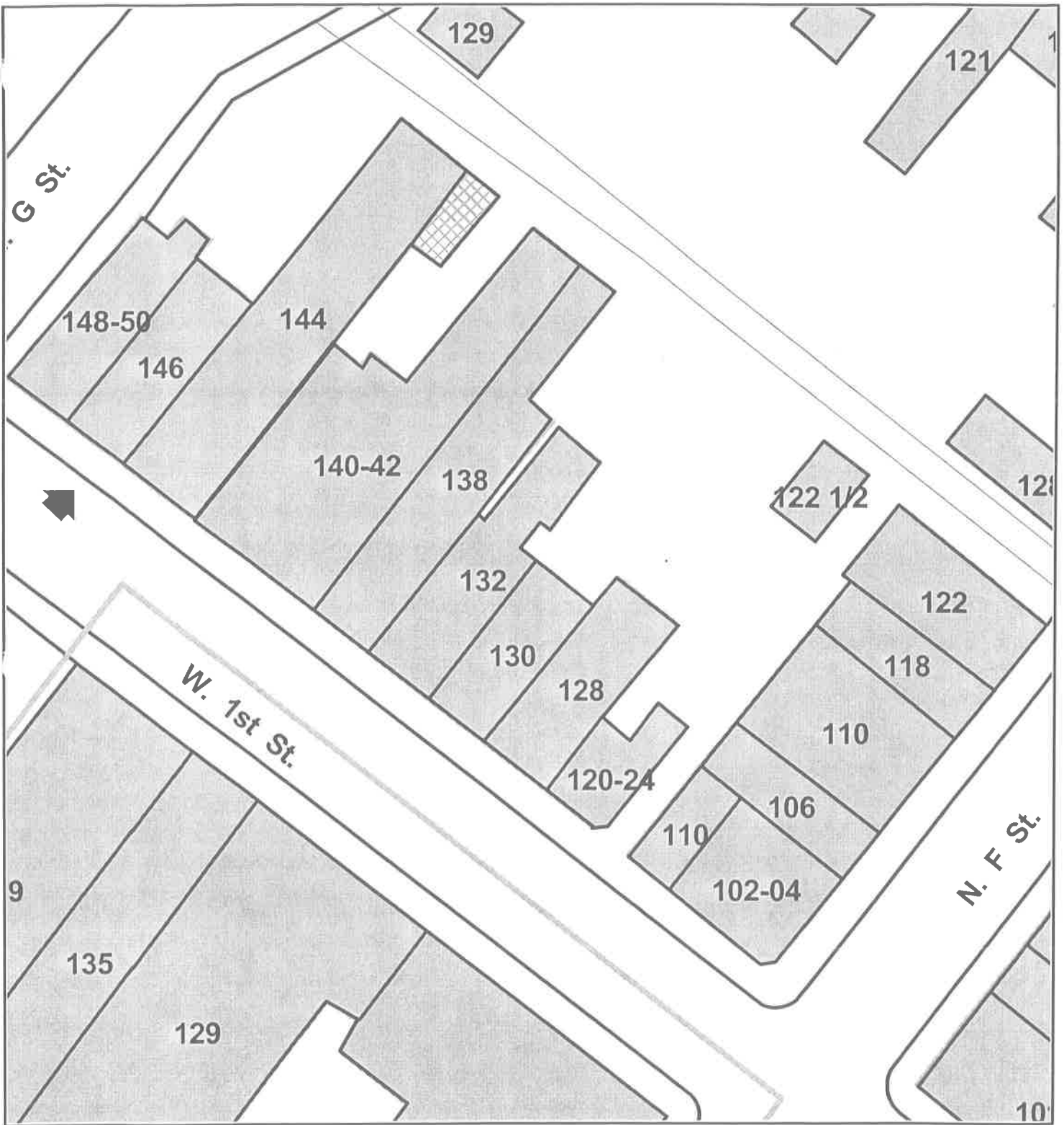
51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave.

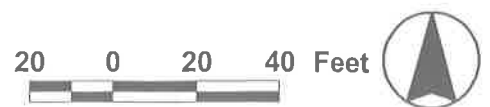
53. Phone Number(s): (303) 477-7597

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**

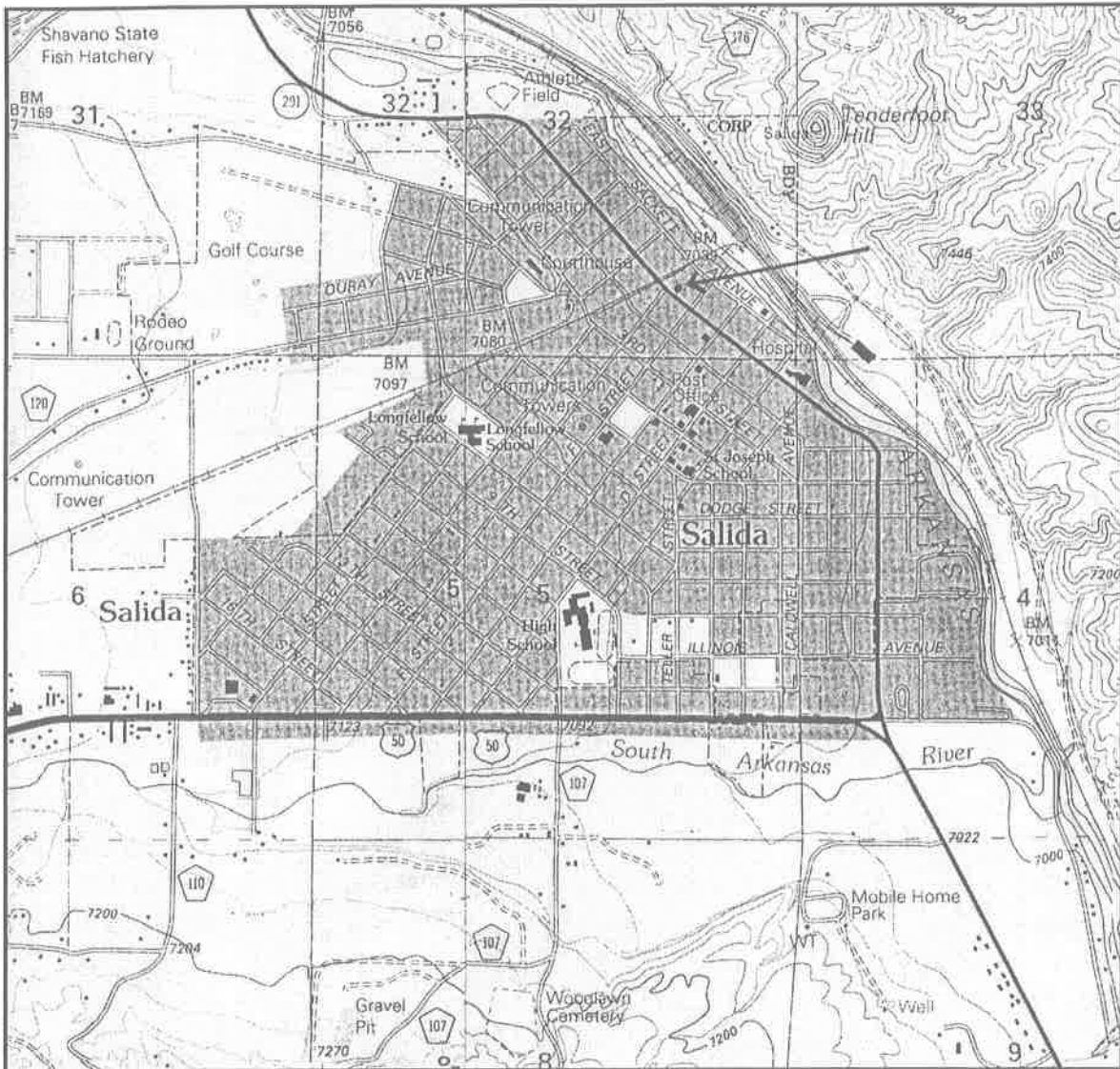


146 W. 1st Street, 5CF406.67



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

146 W 1st St, 5CF406.67



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

