

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: 5CF406.17
2. Temporary Resource Number: 16
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Sandusky Building
6. Current Building Name: Sandusky Building, Willow Tree Gallery, Wilderness Massage
7. Building Address: 222 F St.
8. Owner Name and Address: Swift, Marlyn D. & Marjorie, P.O. Box 160, Poncha Springs, CO 81242

Parcel Number: 368132432273
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 413480 Northing 4265460
11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 1-4 (part) Block(s): 32
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 88 X Width 38
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, Terra Cotta
21. General Architectural Description:

Two-story rectangular buff brick commercial building with flat roof with front parapet wall ornamented with contrasting coping, bands of brick, short pilasters, a central plaque carved "Sandusky," and inset panels with ornamental half-round (appearing to be terra cotta) sculptural panels. The upper story of the façade has light buff brick. The second story of the building features square brick pilasters with terra cotta Corinthian capitals and bases flanking three bays. The pilasters support an entablature with variety of moldings, including contrasting, dentil, and corrugated motifs. The central bay features double-hung sash windows with transoms flanking a sash and transom

window. Flanking bays have two double-hung sash windows with transoms. The windows have shared stone sills. The first story of the façade has rusticated rock-faced and carved sandstone end piers. There is a metal lintel ornamented with rosettes across the top of the storefront. A central inset entrance has paneled and glazed double doors with a transom. Plate glass display windows topped by clerestory windows flank the entrance and have paneled kickplates. There is a secondary entrance at the north end of the façade. The south wall is composed of red brick and has a series of chimneys at the top. The first bay (east) of the south wall is delineated with "quoins" composed of projecting panels of brick and has a tall segmental arched window with stone sill on the second story. Five other segmental arched windows are further west on the second story, while the first story has three short segmental arched windows with stone sills. Segmental arched basement windows are also visible. The rear wall is also red brick with segmental arched windows and two paneled doors. The north wall is stuccoed and has chimneys and second story windows.

22. **Architectural Style/Building Type:** Late 19th and 20th Century Revivals/Beaux Arts

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

N/A

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1906-1909 Actual

Source of Information: City Directories, 1905 and 1909

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

Original Owner: S.W. Sandusky

Source of Information: Salida Mail, 2 July 1948

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 current building appears on the 1909 map. The footprint of the building remains unchanged. The 1981 survey form states, "The storefront level has been significantly altered." The storefront was restored/remodeled to its present appearance after this date.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

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

35. **Historical Background:**

In 1880 L.W. and D.H. Craig founded a dry goods business in Salida known as Craig Brothers. In 1885 that firm was succeeded by Craig & Sandusky. Craig & Sandusky was operated by D.H. Craig, who later became cashier of the First National Bank, and S.W. Sandusky. The business lost about \$3,000 in the fire of 1886. In 1891 Sandusky bought out Craig's interest in the business, which was the oldest dry goods house in Chaffee County and the second oldest mercantile business in Salida. S.W. Sandusky's Dry Goods Store carried dry goods, carpets, and shoes in 1900. In 1904 S.W. Sandusky noted that his firm had never intentionally bought a poor article of merchandise, although profit might have been greater on cheaper goods. It was a source of pride for the firm that most of its customers had been purchasing from Sandusky's for many years. This building was erected between 1906 and 1909 by S.W. Sandusky, who was born in Missouri and had come to Salida in 1881. Sandusky's Dry Goods continued to operate at this address through the 1920s. Sandusky stated, "A man would come in and say he wanted an outfit. At a glance I could guess his size. For about thirty bucks he could get clothes that stood up under

hard usage--such things as California-made red flannels cut from cloth, blue wool shirts, and a pair of tough boots." By 1951 Everybody's Store, a dry goods firm owned by Arthur E. Costello, operated here. This store was still listed here in 1961.

36. Sources of Information:

Salida Semi-Weekly Mail, 5 June 1900; Salida Walking Tours; Salida Mail, 2 July 1948; Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form, 222 F St., 1981; Salida Mail, 1 January 1904.

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 dry goods businesses in Salida, having been built between 1906 and 1909 to house S.W. Sandusky Dry Goods. The company traced its roots to the origins of the city in 1880, and S.W. Sandusky was a pioneer merchant, who operated the oldest dry goods business in Salida into the 1930s. Sandusky erected this building, which is a significant representative of the commercial architecture built in the city in the early 1900s and reflects the influence of the Beaux Arts movement, popular in the United States from about 1890-1910, in its banded parapet with pilasters and ornamental sculptural panels, entablature, pilasters and stone piers, double-hung sash windows, and its symmetry. This building may qualify for the State Register of Historic Places if further research determines that the storefront has been restored to its original appearance.

43. Assessment of Historic Physical Integrity Related to Significance:

The building appears to have substantial integrity. Three walls display original brick, although the north wall has been stuccoed. A 1981 survey photograph shows that the storefront was then altered. Further research should be undertaken to determine whether the storefront has been appropriately restored since that time.

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): 18: 7, 9, 13, 15

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

Resource Number: 5CF406.17

Architectural Inventory Form

Temporary Resource Number: 16

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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

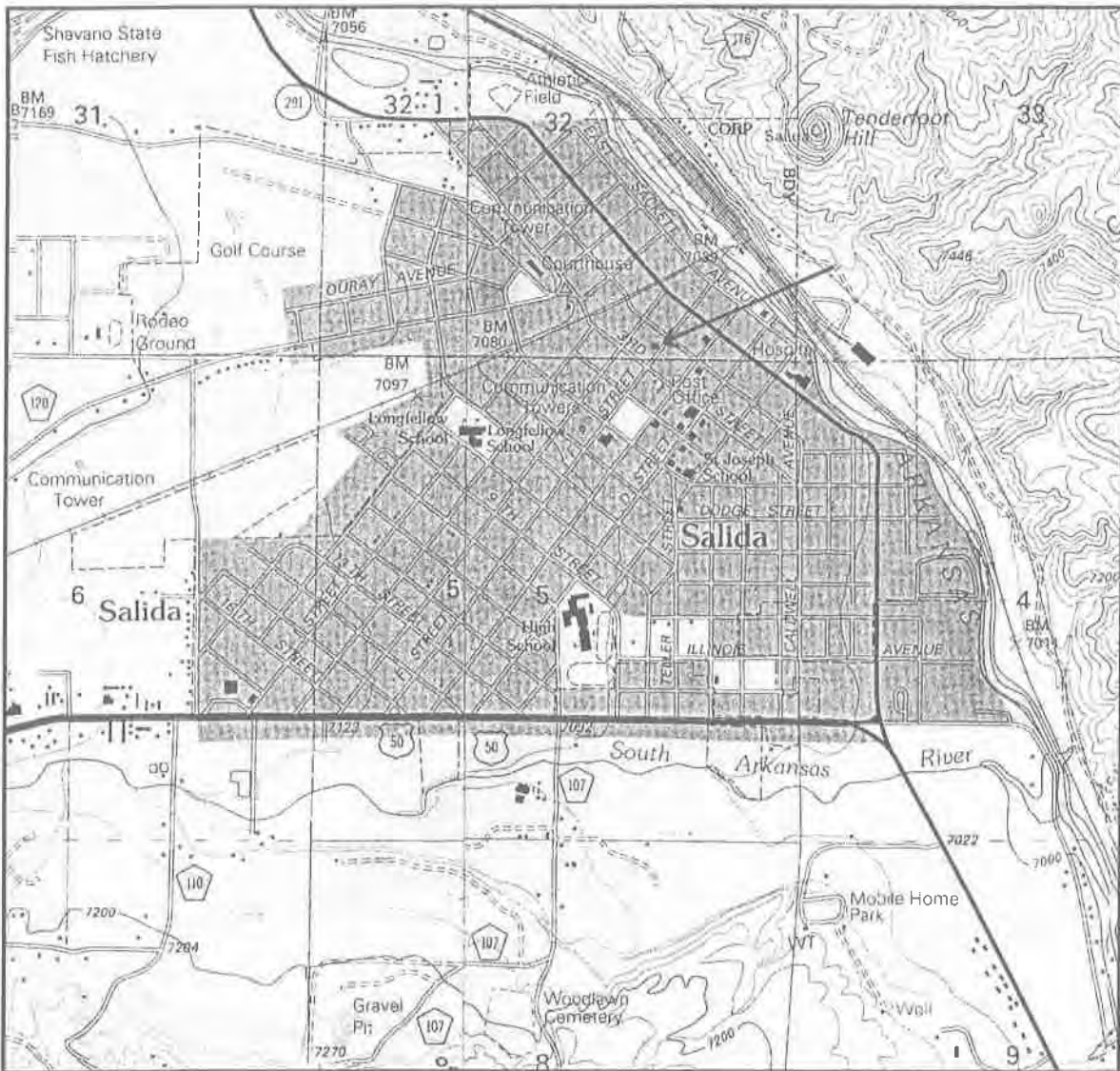


222 F Street, 5CF406.17



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

222 F St, 5CF406.17



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

