

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: 5CF213
- 2. Temporary Resource Number: 50
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Bon Ton Hotel, Manhattan Hotel
- 6. Current Building Name: Manhattan Hotel, Headwaters Outdoor Equipment
- 7. Building Address: 228 N. F St.
- 8. Owner Name and Address: Kitson, Raymond G., 228 N. F St., Salida, CO 81201

Parcel Number: 368132400116  
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 413703 Northing 4265729

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

12. Lot (s): N/A Block(s): N/A  
 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 63 X Width 43
- 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):  
Crenellation, Decorative Cornice, Tower, Chimney
- 21. General Architectural Description:

Two-story, brick hotel building with flat roof, stepped down toward rear. Red brick walls with stone trim and stone foundation. Façade divided into three bays by stone columns topped by brick pilasters with corbelled capitals with pyramidal stone tops. Triangular stone pediment on roof at south end of façade is carved "1901" and flanked by brackets with molded brick and stone trim. Stone crenellation along top of roof with projecting pyramidal caps. Paneled brickwork below this has vertical and horizontal insets above panels of dogtooth brickwork. At north end is short "tower" that projects above rest of roofline, has band of several rows of molded brick, and is enframed with

brick corner brackets with stone trim. The tower features a round window with stained glass. Course of panels above rock-faced lintel course of second story. Second story has six tall double-hung sash windows: one in the first bay on the south, three in the center bay, and two in the north bay. Between the windows of the center and north bay are inset panels with molded brick at the top. Continuous narrow rock-faced stone sill course.

First story has metal lintels with rosettes (patarae) and fabric awnings sheltering lower walls. Rock-faced stone columns with tooled edges divide first story into three bays. Bay to south has inset entrance with paneled and glazed door sheltered by fabric awning. Center and north bays have inset entrances with wood doors with large rectangular lights, sidelights, transoms, and clerestory windows. Metal columns and plate glass display windows with rock-faced stone under windows.

The north wall has the second story tower with a round window and panels of dogtooth brickwork. The north wall is divided into bays by brick wall piers that project above the roof and has narrow horizontal brick courses. The windows are mostly large flat arch 1/1-light double-hung sash with rock-faced stone lintels and sills. At the east end of the first story are two immense round arched windows with decorative brick hood molds. The raised stone foundation of the building has small basement windows (with louvers or bricked up).

The rear wall has metal fire stairs to the second story, segmental arched windows with rock faced stone sills, and entrances on both stories. The south wall has a series of overlapping painted wall signs for Snow Drift, Coca Cola, and the Manhattan Hotel. The foundation is covered with concrete. The south wall is stepped back toward the west end and has double-hung sash windows.

22. **Architectural Style/Building Type:** Late 19th and Early 20th Century American Movements/Commercial 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** 1901

**Source of Information:** Plaque on Building

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 1898 Sanborn map shows this block as vacant. This building appears on the 1904 Sanborn map. The building had a one-story projection on the south half of the rear wall which was used as a kitchen. This projection is no longer extant.

30. **Original Location:** Yes

**Date of Moves**

#### V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Domestic/Hotel

32. **Intermediate Use(s):** Domestic/Hotel

33. **Current Use(s):** Domestic/Hotel

Commerce and Trade/Specialty Store

34. **Site Type(s):** Hotel

35. **Historical Background:**

The Sanborn map of 1898 shows this entire block as vacant. A plaque on the building is carved "1901." The 19 September 1902 edition of the Salida Record reports, "One of the most comfortable hotels in this section is the Bon Ton of this city. This is a new two-story brick, located on the river at the foot of F street. The Bon Ton is under the management of Fred L. Scott, who recently returned from Cape Nome, Alaska, where he had valuable mining interests. This hotel has first class rooms, bath [sic], electric lights and the best of service. Located near to the railroad it is especially convenient for travelers arriving at night and who have to lay over to take an early morning train. In connection with the hotel is a first class restaurant, popular with the public, and having a large and constantly increasing patronage." The adjacent Windsor Café building, which had been erected earlier, became part of the Bon Ton.

The building appears on the 1904 Sanborn map, when it is shown with a restaurant on the north and a saloon on the south, with a kitchen at the rear of the building. The 1903-04 city directory refers to the building as a European hotel and restaurant, managed by Mrs. Louise Henkel. The Bon Ton Hotel Co. was listed as the proprietor of the hotel. Murray & Putnam (William H. Murray and Harry Putnam) had a saloon in the building, offering wines, liquors, cigars, and club rooms (managed by Jesse Owen.) This was the nearest saloon to the railroad depot. The 1905-06 city directory indicated that the hotel was again known as the Bon Ton, operated by the Boston Hotel & Restaurant Co. Charles E. Cope was manager of the hotel, which advertised, "Meals and lunches at all hours day or night. Just across the bridge 1-2 minute walk from Depot. All trains stop for meals or lunches at this point." The saloon was then operated by William H. Murray. In 1909 the city directory listed the Bon Ton Hotel and Restaurant here, as well as the saloon of W.H. Murray. A 1909 newspaper article reported that the Bon Ton, owned by Mr. and Mrs. F.W. Jurdon, was "the best paying restaurant in the city." The 1914 map showed a saloon and a restaurant in the building. The 1922-23 city directory listed Frank Panian Billiards and Adolph Merizn's restaurant here. The hotel was not listed. The 1927-28 city directory indicated that Matthew Mautz had a billiard parlor here and W.W. Wilson had a restaurant. The hotel was not listed in the directory.

The 1930-31 city directory listed this as the Manhattan Hotel, operated by Fred Egan. Salida walking tours indicate that the building was vacant in the 1930s, and used intermittently up to 1976. The 1945 Sanborn map shows hotel rooms on the second floor, with a restaurant and a store on the first story. The 1951 city directory did not list this address as a hotel. A 1971 article in the Pueblo Chieftain reported that the building was owned by the Fib-Ark (Federation of International Boaters of the Arkansas) Association. Subterranean Rags, a clothing store owned by Cristy Rouheir and Dave Welch, was located here. Welch and four other bachelors occupied the second floor of the building. When visiting boat racers arrived in town, they also shared the second floor. Salida walking tours indicate that the Theotokatas family owned the hotel for many years before deeding it to Fib-Ark. In 1976 Fib-Ark Association determined that the building should be used to house visitors for the city's annual summer races. In 1980 the association sold the hotel to raise money to build its boathouse behind the building. The owner of the building in 1982 was Gregory B. Cole, a Glenwood Springs architect. The building was later acquired by Mike Sproul, who sold it to Ray and Penny Kitson in 1992. The Kitsons operate it as a bed and breakfast on the upper floor, with Headwaters Outdoor Equipment on the first floor.

### 36. Sources of Information:

Salida Record, 19 September 1902; Salida Mail, 31 December 1909, 1; Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Salida Walking Tours; Manhattan Hotel National Register of Historic Places Nomination Form, 1982; Pueblo Chieftain, 26 July 1971, 3A.

## VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

### 38. Applicable National Register Criteria:

- X 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;
  - X 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).  
Does not meet any of the above National Register criteria.

39. Area(s) of Significance: Commerce  
Architecture

40. **Period of Significance:** 1901-1953

41. **Level of Significance:** Local

42. **Statement of Significance:**

This building, erected in 1901, is significantly associated with the development of North F Street as a site of hotels, restaurants, saloons, and other businesses that catered to travelers stopping at the nearby Salida railroad depot during the early twentieth century. The building is notable for its architecture, which maintains high historic physical integrity, and features a stone pediment, and projecting tower with round windows, stone crenellation and courses, decorative brick work, including molded brick, paneled brickwork, and dogtooth brickwork, and its original storefront design.

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

The building displays excellent historic physical integrity. The small kitchen projection on the south side of the rear wall is gone. Concrete has been placed at the foundation on the south wall.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. **National Register Field Eligibility Assessment:** Listed

45. **Is there National Register district potential? Discuss.** N/A

This building is individually listed in the National Register and is located within 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):** 1: 12, 14, 16, 18.

**Negatives Filed At:** City of Salida

**Photographer:** Roger Whitacre

**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

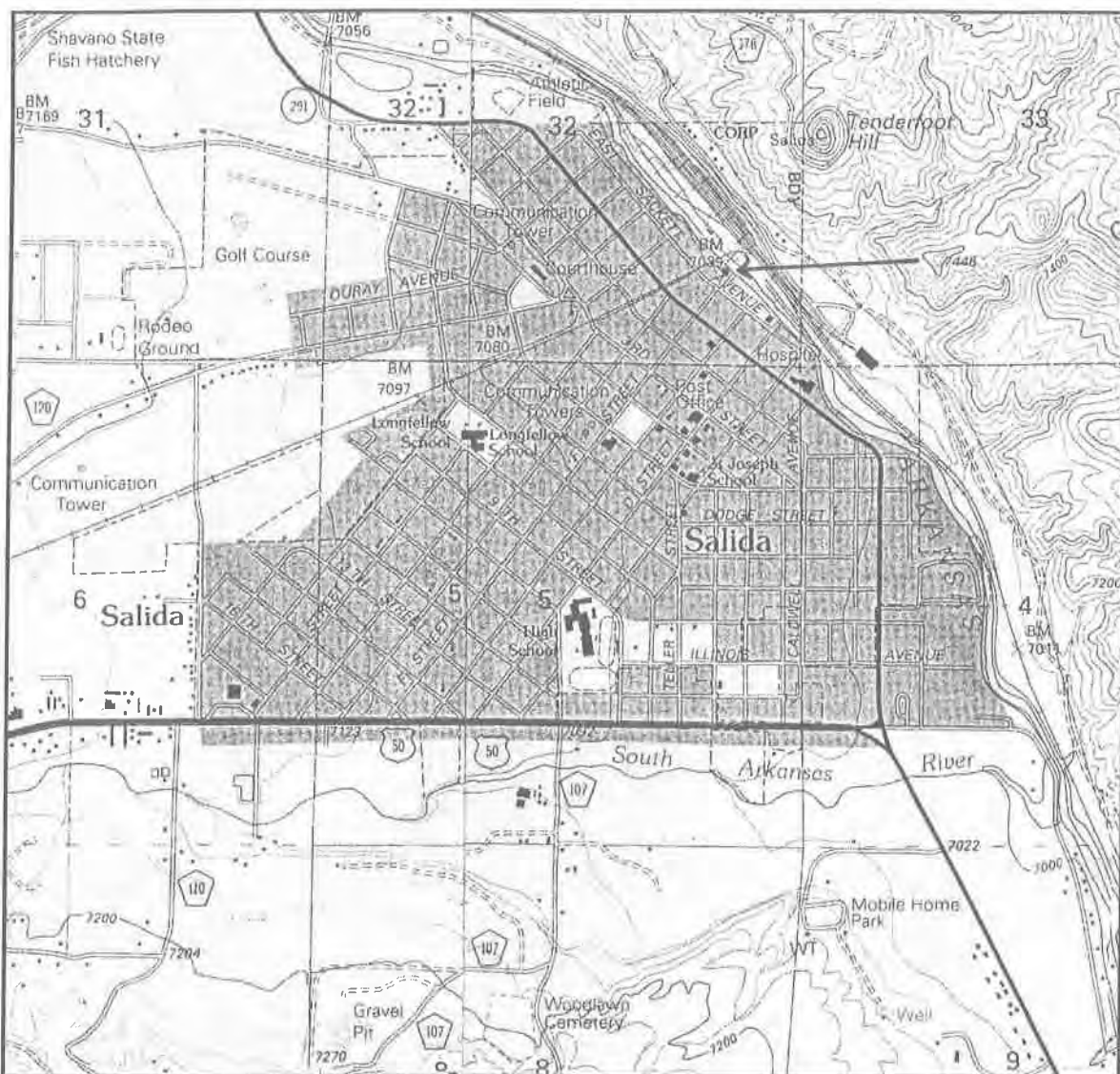


228 N. F Street, 5CF213



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

228 N F St, 5CF213



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

