

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: 5CF406.18
2. Temporary Resource Number: 19
3. County: Chaffee
4. City: Salida
5. Historic Building Name: McKenna Building
6. Current Building Name: McKenna Building
7. Building Address: 230 F St.
8. Owner Name and Address: Consumer Insurance Group, Inc., P.O. Box 1000, Salida, CO 81201

Parcel Number: 368132432280
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 413460 Northing 4265449

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

12. Lot (s): 22-25 (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): L-Shaped
15. Dimensions in Feet: Length 124 X Width 80
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 (side and rear)
21. General Architectural Description:

Two-story L-shaped brick commercial building with stone foundation and with flat roof with parapet above elaborated bay with stone plaque with name and date of building. Stone coping and projecting pointed ornaments above wide corbelled brick cornice. Decorative course of stone under cornice. The second story is divided into four bays. Frieze composed of panels of brick with alternating projecting brick ends on three of the bays. Elaborated bay has stone coping, corbelled cornice, stone plaques carved with name of builder and date of building ("McKENNA" and "1902"). The bay has banded brick pilasters and a large round arched window with a covered transom and plate

glass flanked by "fluted" brick pilasters with stone capitals, a stone sill course, and dentil molding under sill course. The southernmost bay has one fluted pilaster and one banded, two brick panels under the frieze, a rock-faced stone lintel course, and two windows that have been partially bricked in and have replacement (tripartite metal frame) windows. There is a continuous stone sill course. The second bay from the south and the northernmost bay are identical and have three tall double-hung sash windows with transoms. There is a wide rock-faced shared lintel and stone sill course, with molded brick creating a panel under the windows and extending around to the north wall. The upper story of the north wall has a bay delineated by brick "quoins" with two tall double-hung sash windows with transoms. Further west is a round window, as well as four other bays with double-hung sash windows with transom windows.

The first story of the façade has a wide metal lintel with rosette anchors. The clerestory area is covered with corrugated metal. There is a central inset entrance area with tile on the entrance floor and a metal frame glazed door. A second entrance toward the south end of the building leads to the second story stairs and has a wood door with large rectangular light flanked by sidelights. There is a third entrance at the south end of the building with a door with large rectangular light. The storefronts have plate glass display windows, narrow Roman brick under the windows, and fluted square metal piers. The first story of the north wall has segmental arched windows and doors toward the west end and a plate glass display window on the east end. The south wall has double-hung sash windows with segmental arches, a full-height chimney, and a paneled and glazed door with transom on the second story.

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

Date of Construction: Estimate

Actual 1902-03

Source of Information: Plaque on Building and Salida Mail, 1-1-03

26. **Architect:** Henry Silf

Source of Information: Salida Mail, 24 January 1902

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** J.J. McKenna

Source of Information: Salida Mail, 24 January 1902

29. **Construction History (include description and dates of major additions, alterations, or demolitions):**

The footprint of this building did not change between the 1904 Sanborn map and the 1945 Sanborn map, and it retains its original plan today. The alterations to the façade were completed before 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

Social/Clubhouse

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

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

Historical Background:

On 24 January 1902, the Salida Mail announced, "The plans for the splendid new business block to be erected by J.J. McKenna on the lots on upper F street opposite the Record block have been completed by Architect Henry Silf

and are now in the hands of the contractors for estimates. The block will be as fine, if not the finest, in the city....The ground on which the building is to be constructed is 50 feet front with a depth of 100 feet. There will be a basement underneath the building 50 X 75 feet to be used as storage room, it being the intention of Mr. McKenna to accommodate his entire business under one roof, avoiding the necessity of warehouse rooms in various parts of the city."

On the same day, the Salida Record observed, "J.J. McKenna has completed plans for a building of which Salida will be proud--a fine hall. The plans for the splendid new business block to be erected by J.J. McKenna on the lots on upper F street opposite The Record have been completed by Architect Henry Silf and are now in the hands of the contractors for estimates. The block will be as fine, if not the finest, in the city and construction will begin as soon as is possible after the contract has been let...The entire ground floor will be occupied by Mr. McKenna's grocery and queensware store. The front is arranged with a six-foot stairway leading to the upper floor, a central entrance to the store room, and a corner show window on the alley side...The second floor harmonizes with the lower floor, there being a fine arched double window in the center. An ornamental cornice finishes the top of the building...The second floor will be arranged exclusively as a lodge room and will entirely eclipse anything in that line in this section of Colorado...The main hall will be in the rear of the building, 65 by 50 feet in dimensions, with a hard wood floor for dancing...Certainly Salida is to be congratulated on having such a building, and those people who have for so long been asking for an ample place for holding dances, receptions, etc., will find that it fully meets the needs of the city."

On 21 February 1902 the Salida Record reported, "Ground was broken on Wednesday for the McKenna block, opposite The Record office...The new plans provide for a regular basement 50 X 75 feet which will extend from the front of the building toward the rear, being the same length as the main store room of the ground floor. The front elevation has been improved in appearance and will be handsomer than was at first intended. In quality the building will be of the very best and most substantial character. The full depth of the building will be 100 feet, a ware room 25 feet in depth being added to the main ground floor room. The second story will be 50 X 100 feet and will be arranged solely for a lodge room and accessories, which it is expected will be leased by the Elks...Mr. McKenna will use the entire ground floor and basement for his own business. He will vacate all warehouses in use at present and concentrate everything under one roof."

On 28 February 1902 the Salida Mail reported that "James McKenna is having the ground broken for a business room 50 X 125 feet, the ground floor and basement of which he will occupy as a store room for his large grocery stock. This structure will include two stories and a basement, the latter 50 X 75 feet. The original plans made for this building have been set aside, and other plans, including some elaborate improvements, are now in the hands of the contractors. Only the very best of material will be used and the block will be finished in accordance with the most approved methods of modern architecture." Together with the adjacent Strait Block, the Mail judged, "these two structures will greatly enhance the beauty of upper F street, and indeed the entire business section of the city." The 1 January 1903 edition of the Salida Mail listed the building under improvements undertaken in the previous year: "McKenna, J.J., 2-story business building, \$20,000." The paper noted that the building was then "nearing completion," and specifically noted the Strait and McKenna blocks for mention, calling them "handsome and up-to-date structures. The material used is of the best, being that of red pressed brick and white stone trimmings...The McKenna building, 50 X 100, consists of basement, ground floor, suitable for some large business firm, and the second floor, which will be elegantly furnished for the Benevolent Protective Order of Elks."

The architect, Henry Silf, was described as "eminently well fitted for the calling he represents." He studied architecture at Stockholm College in Sweden, and had been working in the United States since 1878. In 1908 the Salida Mail stated, "Many of our magnificent and important buildings in different parts of the country has he planned, that will stand for ages to come as monuments to his credit."

The completed building had a large store facing F Street, with storage space and furnished rooms at the rear. The second story featured the lodge hall of the Elks. The McKenna Grocery occupied the large store. McKenna Grocery Co. traced its roots to August 1890, when its predecessor company, Harrington & McKenna, was founded. That company operated until the fall of 1891, when Harrington retired and the firm changed its name to McKenna & Kerndt. In October 1894 J.J. McKenna acquired control of the firm and its name changed to the McKenna Grocery Co. By 1900, the company was said to be second to none in Salida or central Colorado. The firm did retail business in Salida and the surrounding area, supplying mining companies and rural customers, and also had a large wholesale business supplying stores in smaller towns. By the time of the 1922-23 city directory, Hampson Brothers & Valdez Grocery (T.J. and R.L. Hampson and D.C. Valdez) occupied the main storefront. The store had originally been known as the Boston Tea & Coffee Co. on Lower F St. The McKenna Grocery was no longer listed in the city

directory at that date.

In 1923 the Crews-Beggs department store moved into this building, remaining until the business closed in 2000. Charles Webster Crews had moved to Colorado as a prospector. After five years of mining he entered the clothing business, operating out of a Leadville cabin. Robert Henry Beggs, his uncle, was principal at Whittier School in Denver. Beggs furnished the money for the business and Crews operated the store, whose philosophy was "One Price, Plain Figures, and Spot Cash." The store was originally known as R.H. Beggs Dry Goods. In 1888 the company opened the R.H. Beggs and Co. store in Pueblo. The business incorporated in 1894 and its name changed to Crews-Beggs Dry Goods Company, Inc. That was the name of the firm when it opened its Salida store at 207-11 F Street. In 1923 Henry Schuck purchased the Leadville and Salida stores. Schuck managed the two stores until 1925, when the three stores formed three separate corporations: Crews-Beggs Dry Goods in Pueblo; Crews-Beggs Mercantile in Salida; and Crews-Beggs Trading in Leadville. Schuck served as manager of the Leadville store until his death and was succeeded by his son. The Crews-Beggs Mercantile Co. in Salida then was operated by J.J. McKenna, president and manager, and Patrick McKenna, secretary, until 1947. In that year, the McKennas sold their stock, and the store was managed by H.W. Blakey. In 1948, the store boasted: "No mergers or affiliations have marred the Crews-Beggs record as a truly independent store. We buy our merchandise direct from manufacturers of high reputation." When the store closed in Salida in 2000, it was the last Crews-Beggs store in operation in the state.

36. Sources of Information:

Salida Mail, 28 February 1902, 1, 1 January 1903; 2 January 1903, 10 August 1906; Salida Semi-Weekly Mail, 5 June 1900; Salida Walking Tours; Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form, 230 F St., 1981; Salida Record, 24 January 1902, 1 and 21 February 1902, 1.

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 history of groceries and department stores in Salida, having been erected in 1902-03 by J.J. McKenna to house his grocery business, and later serving as the site of the Crews-Beggs department store for than seventy-five years. J.J. McKenna was associated with both businesses as owner-operator. Although the first story of the building has been altered, the upper story retains much of its original elaborate design and architectural features. The building is very similar in design to the McKenna Block next door to the north and has many identical architectural elements.

43. Assessment of Historic Physical Integrity Related to Significance:

The upper story of the building retains substantial integrity, aside from alterations to the windows of the southernmost bay and the round arched window. The first story has been reclad and remodeled and has plate glass windows with brick under the windows. However, the basic pattern of fenestration of the first story is unchanged.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

National Register Field Eligibility Assessment: Not eligible

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

This building is located within an existing historic 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: 5, 11.

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

Downtown Salida Historic Buildings Survey, 2001-02
Sketch Map

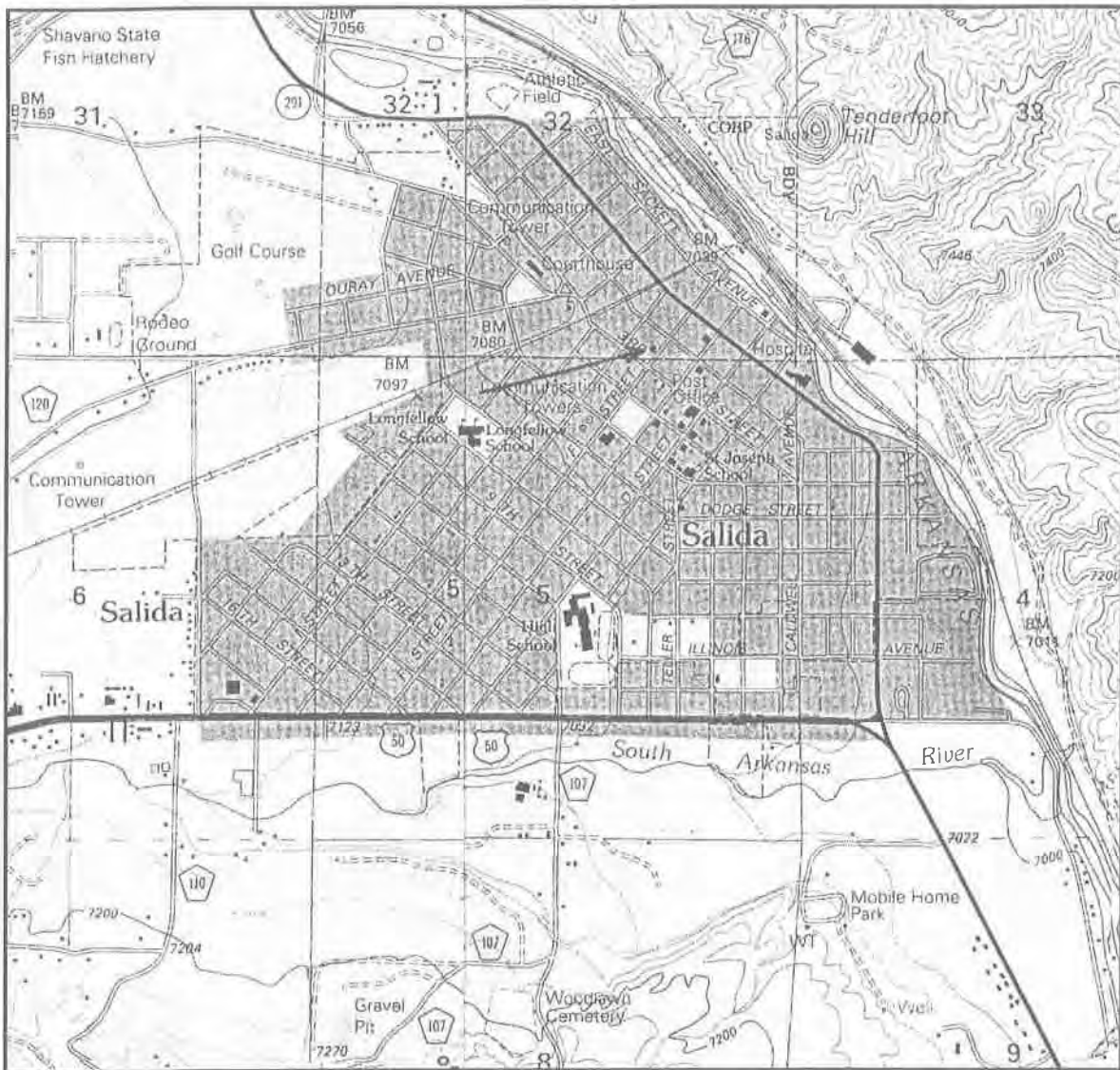


230 F Street, 5CF406.18



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

230 F St, 5CF406.18



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

