

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: 5CF406.31
2. Temporary Resource Number: 21
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Boston Tea & Coffee/Hampson Bros. & Valdez Gro./McKenna Gro.
6. Current Building Name: Sunshine Market, Creative Playhouse
7. Building Address: 233 F St.
8. Owner Name and Address: Northwood, Anita, P.O. Box 2557, Ketchum, ID 83340

Parcel Number: 370805131096
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

9. P.M. N.M. Township 49N Range 9E
1/4 1/4 NW 1/4 NE 1/4 of Section 5
10. UTM Reference
Zone 13 Easting 413509 Northing 4265413
11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 18 Block(s): 31
Addition: Haskell's Addition Year of Addition: 1881
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 146 X Width 25
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, Chimney, Glass Block
21. General Architectural Description:

Two-story rectangular painted brick commercial building with flat roof. Façade has a cornice of molded brick and a paneled frieze. Four tall, narrow, segmental arched double-hung sash windows with hood molds on upper story of façade. Wide unornamented wood lintel above storefront, which is divided into two stores. Stores have divided clerestories, wood frame plate glass display windows, and central inset entrances with wood doors with large rectangular lights and transoms. Wire-drawn brick below display windows. South end of building has door set flush with wall and topped by transom filled with glass blocks. Red brick chimney. Painted sign on upper south wall.

Rear entrance area remodeled.

2. **Architectural Style/Building Type:** Late Victorian/Italianate

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

N/A

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

None

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1888-1890 Actual

Source of Information: Sanborn Maps, 1888 and 1890

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 1888 and the present building appears on the 1890 Sanborn map as a two-story rectangular building with a small off-center one-story projection at the rear. Between 1898 and 1904 the rear projection was expanded. Between 1904 and 1909, the rear one-story part was expanded further. Between 1914 and 1929 the first floor space was divided into two stores. The current appearance is the same as it was in 1981.

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

HISTORICAL ASSOCIATIONS

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

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

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

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

35. **Historical Background:**

Sanborn maps indicate that this building was erected between 1888 and 1890. The 1890 map indicates that the building was vacant. In 1893 a laundry operated here. By 1898 the building was being used for furniture storage. The 1903-04 city directory indicates that the Boston Tea and Coffee Company (tea, coffee, spice, staples, and fancy groceries) was located here. Chester K. and Thomas J. (Jr.) Hampson and Don Valdez were the proprietors of the business. The upstairs contained furnished rooms managed by Mrs. Elizabeth H. Nicholas. The grocery firm was also listed here in the 1905-06 directory. By 1909, the grocery was still here, but had changed its name to Hampson Bros. & Valdez. The 1914 Sanborn map indicates that the building was still a grocery on the ground floor. In 1922-23, the city directory indicates that the Colorado Wiring Co. operated here. J.R. Harris was the sales agent for the electrical supply firm. By 1927-28, the Y & R Auto and Wiring Co. was located here, as was A.R. McKenzie, plumber. Upstairs furnished rooms were managed by Mrs. Addie Carman. The Suzanne Beauty Shoppe was also advertised at this location in 1927. The business was started in the previous year by Laurene B. Church, who had been a resident of Salida for ten years. She was a graduate of the Bishop Beauty Culture School of Oklahoma. Her shop, which employed four operators, was "artistically and invitingly decorated." In 1930-31 the building was occupied by the Law Press (Richard Law, union label job printing, new and rebuilt typewriters, adding machines), and Drew E. Norris (plumbing, heating, and tinner). In 1951 Dietrich Heating and Metal Works was located here. Joe Dietrich was the owner of the business. Also located here was Ned Lanari, owner of the Salida Shoe Service.

36. **Sources of Information:**

Salida Mail, Booster Edition, 21 October 1927; Salida Walking Tours; Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form, 233 F, 1981.

VI. SIGNIFICANCE

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 grocery stores in Salida, having housed an early twentieth century firm for several years. The building is representative of the two-story brick commercial buildings erected in the late nineteenth century in Salida, and retains its brick paneled frieze and Italianate style segmental arched windows with hood molds, as well as its divided clerestory windows.

43. Assessment of Historic Physical Integrity Related to Significance:

This building retains significant integrity, including its paneled frieze, second story arched windows with hood molds, clerestory windows, and wood frame display windows. Alterations include the painting of the façade brick, alteration of the entrance to the south, and replacement of the kickplates.

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 in 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: 27; 21: 5.**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

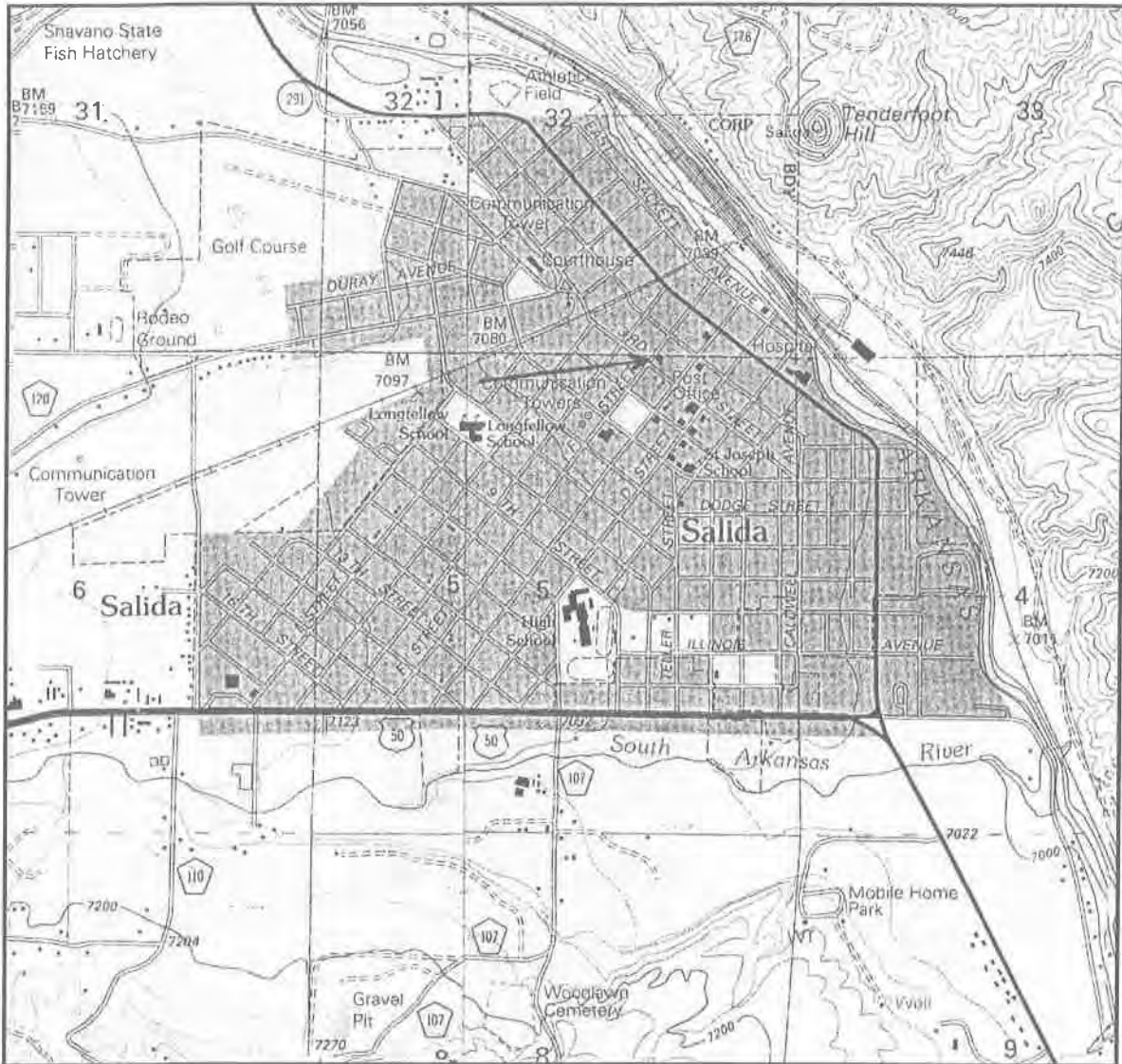


233 F Street, 5CF406.31



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

233 F St, 5CF406.31



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

