

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: 5CF406.19
2. Temporary Resource Number: 20
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Strait Building
6. Current Building Name: Strait Building
7. Building Address: 234-38 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 413463 Northing 4265431
11. USGS Quad Name: Salida East, Colo.
Year: 1994 Map Scale: 7.5' Attach photo copy of appropriate map section.
12. Lot (s): 22-22 (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 70 X Width 39
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 (south wall)
21. General Architectural Description:

Two-story rectangular red brick commercial building with flat roof with stone coping, projecting stone ornaments with pointed tops, and stepped up parapet with corbelling and stone ornaments. Corbelled cornice with band of stone finished to resemble shingles below. Frieze of decorative brickwork with alternate bricks projecting. Brick panels under frieze on two outside bays of second story above rock-faced stone lintels. Windows of two outside bays have been shortened and have metal frame replacement windows. Large round arched window in central bay has been shortened and has tripartite replacement window. Above window is carved plaque with name of building, "STRAIT."

Center window is flanked by "fluted" brick pilasters with stone capitals topped by banded pilasters. Dentil course under sill of center bay. Corners of building are also banded; the banding extends around the corner to the south wall for one bay, as does the other ornamentation of the façade. Continuous horizontal panel of brick enframed with molded brick under second story windows creates secondary cornice above metal lintel with rosette anchors of storefront. Clerestory area of storefront covered with corrugated metal panels. Columns clad with vertical grooved material. Plate glass display windows with painted brick in kickplate area. Three doors on façade: south storefront has inset center entrance; center storefront has center, almost flush, door with transom; door at north end is also almost flush and has a metal threshold.

Roof is stepped down towards rear. South wall is divided by wall piers. First bay at east end of south wall continues ornamentation of façade, as well as alteration of first story. Painted nonhistoric mural of F Street is attached to wall. Upper story of south wall has tall, narrow, segmental arched double-hung sash windows, while first story has short segmental arched 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** 1902

Source of Information: Salida Mail, 1 January 1903

26. **Architect:** Possibly Henry Silf

Source of Information: Architect of McKenna Building of similar design

Builder/Contractor: Unknown

Source of Information:

28. **Original Owner:** J. H. Strait

Source of Information: Salida Mail, 28 February 1902, 1.

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

This parcel was vacant in 1898, according to the Sanborn map of that year. The present building, rectangular in plan, is shown on the 1904 map. The plan remained unchanged through the 1945 map. The first story alteration was completed prior to 1981.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

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

35. **Historical Background:**

The Salida Mail reported on 17 January 1902 that excavation work had begun for the "handsome business block to be erected by J.H. Strait on the lots adjoining the Presbyterian church." On 21 February 1902 the Salida Record reported that work on the construction was well under way, and noted, "This block, in connection with that of Mr. McKenna adjoining, will effect one of the greatest improvements ever known in the business section of the city. It will be finely finished and in every way a credit to the builder and to the town."

On 28 February 1902 the Salida Mail reported that "the work of excavating has been completed on the building to be erected by J.H. Strait on F street, between Second and Third, and the foundation is now being laid. This building will be one of the handsomest structures in the city when completed, and will be as substantial as it is handsome. The

plans are for two stories and a basement, and the whole will be finished in the most approved and up-to-date manner." The building was located adjacent to the McKenna Block, being erected in a very similar design, most likely by the same architect, Henry Silf. On 26 December 1902 the Salida Mail observed, "This building, erected in connection with the McKenna building and in a very similar style of architecture, forms a part of one of the handsomest business blocks of the city. The lower floor and basement are occupied by retail stores while the second floor is arranged into handsome office suites, all of which are occupied. In every respect, the building is excellently appointed and finished." On 1 January 1903, the Strait Building was complete, while the McKenna Building was still under construction. The Salida Mail noted, "The two buildings constructed at a cost of about \$30,000 are handsome and up-to-date structures. The material used is of the best, being that of red pressed brick and white stone trimmings. The Strait building, 40 X 70 feet, consists of three floors, basement, ground floor of two storerooms and the upper floor of twelve office rooms." The newspaper recorded that Strait had erected his building for \$10,000, while McKenna had spent \$20,000.

The owner of the new building, John H. Strait, was born in New York in 1865. He graduated from business college and engaged in businesses of various kinds, including serving as cashier of the Erie Railroad Co. From 1892 until he moved to Salida in 1901, he owned and operated a flour mill. He visited Salida for a month of recreation and liked it so well he returned to live. He also brought his brother, Charles Strait with him. After moving to Salida he invested in unimproved real estate, including "several of the best vacant lots in the city," and constructed excellent quality buildings. He also engaged in two businesses: Strait & Morris, manufacturers of sheet iron and tin, and Strait & Merkel, decorating and paper hanging, sign painting, and general decorative art work. Together with his brother, Charles, Strait bought out the jewelry business of C.B. Coffin on F St. Furnishings for the store were brought from the East, including furniture of golden oak and wall cases with heavy French plate glass mirrors. Strait also acquired land at the northwest corner of 8th and F to build two brick residences.

The likely architect, Henry Silf, who designed the similar McKenna Building next door, 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 1903-04 city directory indicated that one of the stores was occupied by Strait & Merkel (John H. Strait and Bernard F. Merkel), which offered wall paper, oils, paints, glass, painting, decorating, and sign painting. Also listed here were Tomlin & Meacham (Frank M. Tomlin and Oren R. Meacham) purveyors of staple and fancy groceries, bakery goods, flour, feed, and hay and grain. A 1904 advertisement in the Salida Record boasted the firm was the "leading grocery and bakery in Salida," and suggested, "give us a trial and be convinced." Mrs. Alice Van Pelt offered furnished rooms in the building, and Walter McBride had his legal office here. In 1905-06, Fulton Market (a meat market) was operating here. In 1909, Tomlin & Co. Grocery (Frank M. Tomlin and Warren P. Mann) was conducting business in the building and the Fulton Market was in the other storefront. The 1914 Sanborn map showed a millinery (234) and a grocery (238) in the building. The 1922-23 city directory listed the Fulton Meat Market still here, although the Tomlin & Meacham grocery was gone (Tomlin was then working as a postman and Meacham was associated with the Salida Record. The 1927-28 directory indicated that Fulton Meat Market was no longer in business. Edith Alexander, milliner, was operating in 238 F St. The Salida Credit Men's Association was listed in the upstairs offices of the building, as was Edward C. Berrian, insurance agent. In 1930-31 Mrs. Alice Gilbert, women's clothing, was conducting business in 238 F St. The upstairs rooms were identified as the Strait Hotel Apartments, William Cartenwine, proprietor. By 1951 238 F St. included three offices on the ground floor: Colorado State Revenue; Law Press Printers (Richard E. Law, owner); and John Peoples Real Estate. The upstairs rooms were known as the Groy Apartments, operated by Josephine Groy.

36. Sources of Information:

Salida Mail, 17 January 1902, 28 February 1902, 1, 1 January 1903, 2 January 1903, 10 August 1906; Salida Walking Tours; Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; Survey Form, 242 F. St (Strait Building), 1981; Salida Record, 1 January 1904, 8 and 19 September 1902.

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 in the early 1900s, and housed a variety of businesses, including grocery stores, meat markets, and millineries. The building is associated with John H. Strait, businessman and real estate developer. It is likely that the building was designed by Architect Henry Silf, who also designed the McKenna Building next door. The building retains many of its original features on the second story although the first story has been altered.

43. Assessment of Historic Physical Integrity Related to Significance:

The building displays moderate historic physical integrity. The first story storefront area has been almost completely altered, and the windows of the upper story have been replaced and partially bricked in. The upper story retains much of its stone trim and ornamental brickwork, however.

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): 17: 35; 18: 3.

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.

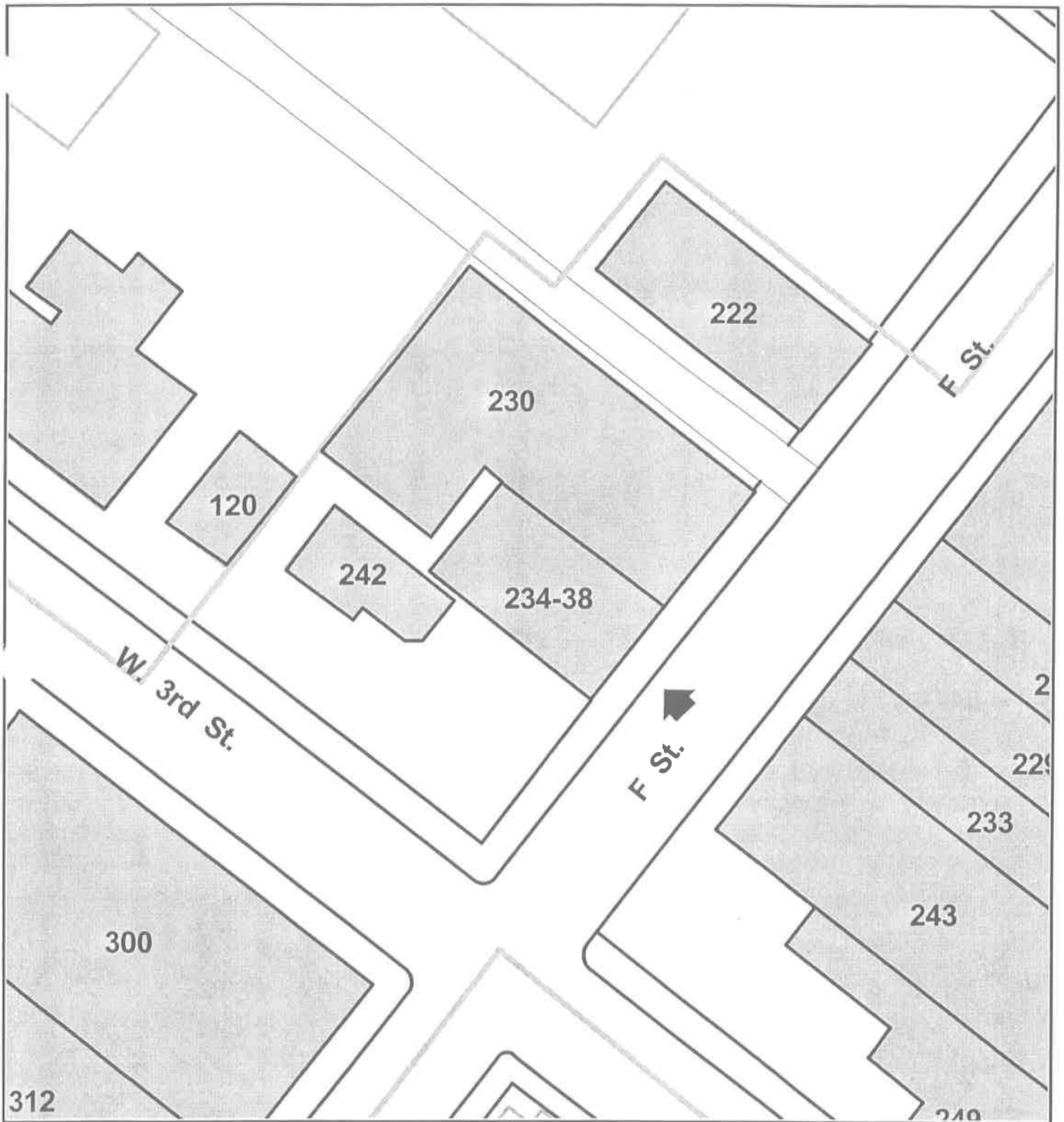
52. Address: 3635 W. 46th Ave.

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

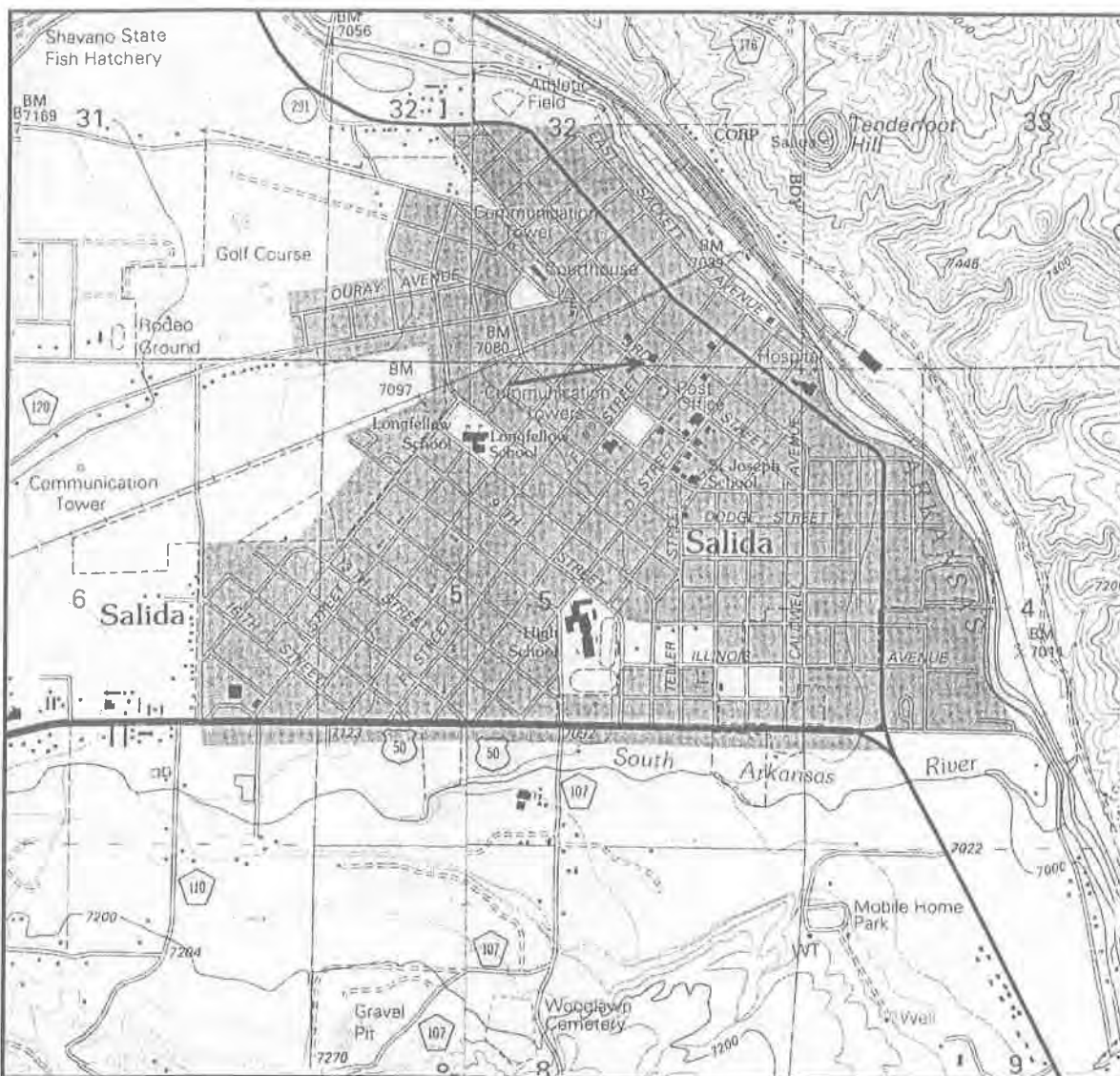


234-38 F Street, 5CF406.19



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

234-38 F St, 5CF406.19



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

