

COLORADO CULTURAL RESOURCE SURVEY  
**Architectural Inventory Form**

- 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: 5CF2047
2. Temporary Resource Number: 17
3. County: Chaffee
4. City: Salida
5. Historic Building Name: Disman House
6. Current Building Name: German House
7. Building Address: 448 F St.
8. Owner Name and Address: BRUCE, KERRY, BRUCE, THOMAS, 448 F STREET, SALIDA, CO 81201
- Parcel Number: 380705160191  
SHF/CLG Grant Number: CO-05-018

**II. GEOGRAPHIC INFORMATION**

9. P.M. N.M. Township 49N Range 9E  
NE 1/4 SW 1/4 NW 1/4 NE 1/4 of Section 5
10. UTM Reference Zone 13 Easting 413306 Northing 4265234
11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
12. Lot (s): 12 (NE 22 1/2'), 13 Block(s): 60  
Addition: Haskell's Addition Year of Addition: 1881
13. Boundary Description and Justification:  
Boundary includes the building and the parcel on which it is located.

**III. ARCHITECTURAL DESCRIPTION**

14. Building Plan (footprint, shape): Rectangular
15. Dimensions in Feet: Length 53 X Width 32
16. Stories: 2
17. Primary External Wall Material(s) (enter no more than two):  
Brick
18. Roof Configuration (enter no more than one):  
Other
19. Primary External Roof Material (enter no more than one): Asphalt/Composition
20. Special Features (enter all that apply):  
Porch, Chimney
21. General Architectural Description:

Two-story red brick house with complex roof with hipped central component, projecting gabled roof bay on front and cross-gable on north. Composition roofing, overhanging eaves, and corbelled brick chimney near center of roof. Stone foundation. Projecting gable at south end of facade has gable face with variegated decorative shingles and six-light horizontal window. Slightly projecting central bay on first and second stories of gable end is crowned with a short shingled "mansard." Band of projecting brickwork forms frieze below triangular shingled gable face. Projecting bay has double-hung sash window on each story; windows have gauged brick lintels and there are projecting courses at sill and lintel level. Set back section of facade at north end has two tall, narrow, double-hung sash windows on the upper story. The first story has a hipped roof porch with drilled frieze with circular cutouts, slender

turned spindle supports and a stickwork balustrade. Porch steps are clad with brick. There is a door with large rectangular light and a double-hung sash window facing the porch.

The north wall has an intermediate level window toward the center and double-hung sash windows on each story at the west end. The south wall has a hipped roof brick beveled bay window with double-hung sash windows with gauged brick lintels toward the east end, with a double-hung sash window above it. The west end of the wall has two double-hung sash window on each story. At the rear of the house is a one-story brick component with decorative brick cornice and double-hung sash window with gauged brick lintel. There is a one-story shed roof frame projection on the rear with a center paneled and glazed door flanked by sliding windows.

22. **Architectural Style/Building Type:** Late Victorian/Edwardian

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

Level corner site with grass lawn, concrete sidewalks, narrow parking lawn with deciduous trees.

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

Shed roof stucco secondary house on alley with paneled and glazed door and horizontal two-part window on south with wood surround. Single-light window on east.

#### IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1898-1900 Actual

**Source of Information:** Sanborn Map, 1898 and U.S. Census, 1900

26. **Architect:** Unknown

**Source of Information:**

27. **Builder/Contractor:** Unknown

**Source of Information:**

28. **Original Owner:** Benjamin and Sarah Disman

**Source of Information:** U.S. Census, 1900

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

This parcel was vacant on the 1898 Sanborn fire insurance map, but this house was shown on the 1904 map edition (numbered as 444 F Street). The 1904 map depicted the house as a two-story dwelling with an open one-story porch at the north end of the façade, a beveled bay on the south wall toward the front, a full-width one-story section on the rear, and a large one-story rectangular outbuilding on the alley. Between 1904 and 1909, the outbuilding received a one-story addition on its east wall near the south end. Between 1914 and 1929, a one-story square garage was built on the alley with a rectangular section extending northward. The house remained unchanged on 1909 through 1945 Sanborn maps, although on the 1945 edition it was addressed as 448 F Street.

30. **Original Location:** Yes **Date of Moves:** N/A

#### V. HISTORICAL ASSOCIATIONS

31. **Original Use(s):** Domestic/Single Dwelling

32. **Intermediate Use(s):** Domestic/Single Dwelling

33. **Current Use(s):** Domestic/Single Dwelling

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

35. **Historical Background:**

This house was likely erected by Benjamin Disman, who was listed as a resident of F Street in the 1900 U.S. Census. Disman was born in 1859 in New York and operated one of Salida's oldest clothing stores. He arrived in the city in 1884 and opened Disman & Co. in the same year. In 1889 he was called "Salida's leading dealer in gentlemen's clothing and general furnishing goods." His storeroom was in the Central Block at the corner of F and 1st streets. Disman's store was known by the saying, "Ben Disman on the Corner, the Home of Good Clothing." In 1904 the Salida Record noted that Disman dealt in the "highest class of goods in the line of men's and boys' apparel." In 1906 Disman was an investor in a large auditorium and skating rink at the corner of 3rd and F streets. He had also been a founder and treasurer of the Edison Electric Light Company that erected an electric light plant in

Salida. This was one of the first Edison Electric Light systems in the country, erected just five years after Thomas Alva Edison established such a plant in New York City. The 1900 Census indicated he lived here with his wife Sarah, who was born in New York about 1861; his daughter Florence (age 14); his son Butler (age 12); and a 23-year-old Swedish female servant. In 1908 Disman sold his clothing store to Graf and Murdock, and the 1911-12 and 1913-14 city directories list him as the manager of Salida Light, Power & Utility Company. The 1920 U.S. Census indicated that Sarah Disman was living here as a widow. She sold the house by 1922 and was living on East 4th Street. Butler Disman and his mother later moved to Kansas City, Missouri, where Butler Disman died in 1972.

The 1922-23 city directory listed Guy and Ollie Hall at this address. Mr. Hall was an agent for Salida Fuel Company. Also living here was Zetta E. Huston, a widow. By 1927-28, William R. and Carra E. Hathaway lived here. Mr. Hathaway was a clerk at the Railway Mail Service. Dr. Lawrence A. Ralston, age 39, lived here in 1930-31, with his wife Winona H., age 37. Dr. Ralston was born in Redfield, Kansas, in 1890. He married Winona Hall in 1912 in Kansas. The Ralstons estimated the value of the house at \$5,000 according to the 1930 Census. Their daughter, Bernice Ralston, age 16, also lived with them. Dr. Ralston was a dental surgeon for the Denver & Rio Grande Western Railroad Hospital. He graduated from Denver University Dental School in 1922, and had a practice in Denver during 1923-1924. Dr. Ralston first came to Salida in 1924 and practiced dentistry here until 1972, when he retired. The 1935-36 Chaffee County Directory indicated that the Ralstons continued to live here with their daughter Bernice, who was the society editor of the newspaper. Dr. Ralston was a life member of the Salida Lodge of Elks, a member of the United Methodist Church, and affiliated with several other clubs. He passed away in May 1974, several years after Mrs. Ralston's death in January 1967

By 1951, James R. and Marjorie Allphin had replaced the Ralstons. Mr. Allphin was Secretary-Treasurer of the Allphin Motor Co. and the owner of Allphin Mercury Sales. The Allphins had three children: Janet, Nancy and Barbara.

Fred and Clara Carmen Post lived at this address by 1965. They married on 27 January 1907 and eventually had six children. They moved to Salida in 1947, after retiring from ranching in Adobe Park. Born in 1880, Mr. Post passed away in May 1970. Clara Post was born in 1890 and passed away on 24 June 1972, after suffering from years of illness. Mrs. Post had been a lifelong resident of Chaffee County. She was a member of St. Joseph Catholic Church and the Altar and Rosary Society.

36. Sources of Information:

Salida City Directory, 1903-04, 1905-06, 1911-12, 1913-14, 1922-23, 1927-28, 1930-31, 1951, 1965; Chaffee County Directory, 1935-36; Mountain Mail, 5 May 1970, 3; 26 June 1972, 3; Salida Mail; 15 May 1974, 6; U.S. Census; Sanborn Maps, 1890, 1893, 1898, 1904, 1914, 1929, 1945; Colorado Press Association, comp., Who's Who in Colorado (Boulder: University of Colorado Extension Division, 1938), 122.

VI. SIGNIFICANCE

37. Local Landmark Designation: No Date of Designation: N/A

Designating Authority: N/A

Local Landmark Eligibility: Yes

Local Landmark Criteria: 1 - Exemplary Property X 3 - Architectural Signif. 5 - Archeological Imp.
X 2 - Historic Signif. 4 - Noted Designer: 6 - Contributing Bldg.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
X 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: Architecture
Commerce

40. Period of Significance: c. 1900-c. 1920

41. Level of Significance: Local

42. Statement of Significance:

This house is associated with pioneer Salida clothing merchant Benjamin Disman, who established a men and boy's clothing store in the city in 1884 and later became manager of the local power company. The house is a well-preserved example of the dwellings erected at the turn of the century by prosperous families in Salida. Edwardian era influences are seen in the complex roof; shingled gable faces; brick walls with multiple decorative courses; stone foundation; double-hung sash windows with gauged lintels; bay window; and porch with decorative frieze, turned spindle supports, and balustrade. This house is potentially eligible to the National Register and the State Register for its architectural significance and association with Benjamin Disman.

43. Assessment of Historic Physical Integrity Related to Significance:

This house displays substantial historic physical integrity. The frame projection on the rear appears to be a nonhistoric alteration.

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Eligible

45. Is there National Register district potential? Discuss. Yes

This resource was documented as part of survey of scattered resources in Salida. A previous reconnaissance of this neighborhood found that this area has high potential for containing a historic district. The boundaries of such a district have not yet been identified since only a small number of resources have been surveyed. A preliminary evaluation of whether this property would be a contributing resource, if found to be within the boundaries of a district, has been made to assist future studies.

If there is NRHP district potential, indicate contributing status: Contributing

46. If the building is in an existing NRHP district, indicate contributing status: N/A

### VIII. RECORDING INFORMATION

47. Photographic Reference(s): 3: 34, 36; 4: 3A

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

48. Report Title: Salida, Colorado, Historic Buildings Survey, 2005-06

49. Date(s): October 2005

50. Recorder(s): R.L. Simmons/T.H. Simmons

51. Organization: Front Range Research Associates, Inc.

52. Address: 3635 W. 46th Ave., Denver, CO 80211

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.

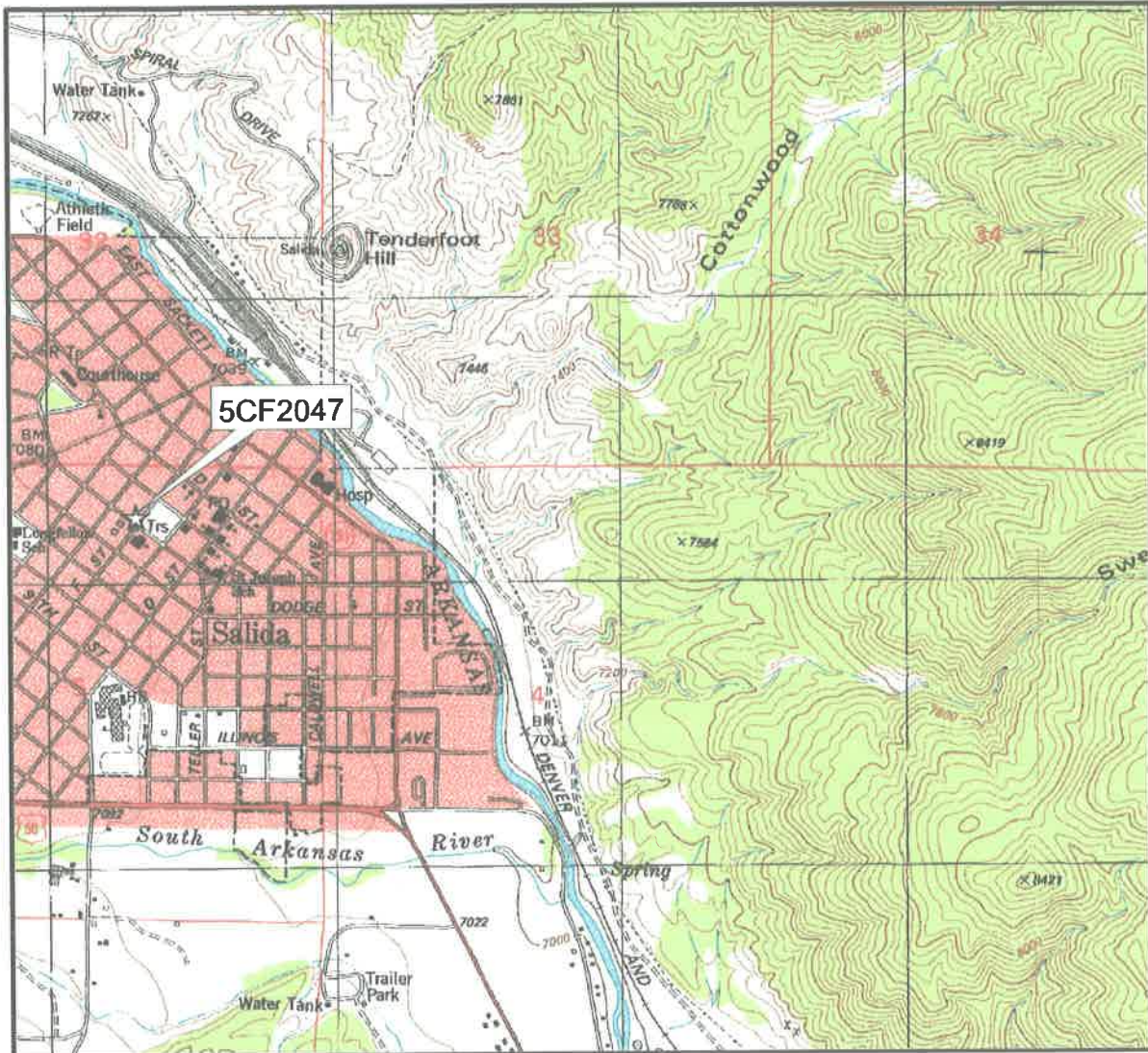
Colorado Historical Society-Office of Archaeology and Historic Preservation  
1300 Broadway, Denver, Colorado 80203 (303) 866-3395



448 F Street



SOURCE/NOTE: Based on CAD file supplied by the Town of Salida. The darker-shaded resource is described by this survey form. Other resources surveyed in this project are shaded gray. Associated outbuildings (if any) are crosshatched. Resources not included in this project are not shaded. Dashed line is boundary of Salida Downtown Historic District.



448 F Street

1000 0 1000 2000 Feet



SOURCES/NOTES: Extract of U.S. Geological Survey 7.5 minute quadrangle map, "Salida East, Colo." (1983). A star with a label indicates the location of the surveyed resource.

