

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: 5CF2039
 - 2. Temporary Resource Number: 8
 - 3. County: Chaffee
 - 4. City: Salida
 - 5. Historic Building Name: Fitzer/Gill House
 - 6. Current Building Name: Chaffee County Board of Realtors
 - 7. Building Address: 321 F St.
 - 8. Owner Name and Address: EPP JOHN MARTIN, EPP LINDA COPEN, 415 W 15TH STREET, SALIDA, CO 81201
- Parcel Number: 380705150126
SHF/CLG Grant Number: CO-05-018

II. GEOGRAPHIC INFORMATION

- 9. P.M. N.M. Township 49N Range 9E
NW 1/4 NE 1/4 NW 1/4 NE 1/4 of Section 5
- 10. UTM Reference Zone 13 Easting 413443 Northing 4265336
- 11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
- 12. Lot (s): 21-22 Block(s): 50
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 52 X Width 23
- 16. Stories: 1
- 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 Window, Porch, Chimney, Fence
- 21. General Architectural Description:
One-story painted brick dwelling with flat roof and corbelled brick cornice on facade. Front has full-width shed roof porch with low pediment above entrance and tapered wood supports atop a concrete deck. Center, segmental arch door with transom. Flanking door are segmental arch double-hung sash windows. North wall has a full-height painted brick chimney near the center flanked by very wide six-light windows with wood sills. One-story painted brick section on rear, with lower shed roof addition on north with drop siding and band of four-light windows and entrance.
- 22. Architectural Style/Building Type: Late Victorian/Terrace Type

23. Landscaping or Special Setting Features:

Level site with grass; tall elms in parking lawn; vertical board and picket fences at rear.

24. Associated Buildings, Features, or Objects:

One-and-a-half-story painted brick building at rear with side gable roof, overhanging eaves, metal roofing, and brick chimney. Alley side has two large windows under eaves on second story, segmental arch window on first story, and two segmental arch openings with frame infill and flat arch windows. One-story brick bay at south end has segmental arch entrance and segmental arch window. Shed roof frame addition on north end. Some windows boarded up.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1890-93 Actual

Source of Information: Sanborn Maps, 1890-93

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 on the 1890 Sanborn fire insurance map. The 1893 map showed this house as a one-story dwelling with a short projection off the rear; there was also a small outbuilding on the alley behind this as well as a small square one-story secondary dwelling on the alley in lot 22 to the north. Between 1893 and 1898, a center open front porch was added to this house and the small outbuilding was removed. By 1904, a one-and-a-half story barn had been added to the south wall of the secondary alley house (which was numbered 317 F Street). The same configuration was shown on the 1909 and 1914 Sanborn maps; the secondary house was numbered 317 ½ F Street. Between 1914 and 1929, the rear of the main house was reconfigured; it was extended, inset from the south wall of the house, and featured an open porch on its north wall. One-story additions were added to the west wall of the secondary house and to the south wall of the barn. The 1945 Sanborn map showed the same situation as the 1929 edition.

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): Commerce and Trade/Professional

34. Site Type(s): House, Office

35. Historical Background:

This dwelling was occupied by two brothers during the time of the 1903-04 City Directory: Albert B. and Louis A. Fitzer. The brothers worked as bartenders at Ryan's Arcade. According to the 1910 Census, Albert Fitzer, then 64, was renting a house on D St. with his wife Alice, age 60. Albert Fitzer was born in New York and Alice Fitzer was born in Wisconsin. No occupation was listed for Mr. Fitzer in the 1910 Census. The 1905-06 City Directory lists W. Sherman Smith, captain of the Fire Department, here. Also living here during that time were Lillian and Bessie Kennedy, high school students, and their mother, Hester A. Kennedy, widow of Andrew Kennedy. Hester Kennedy married Robert Love in 1906 and died in 1916. In 1913-14 this was the residence of William J. En Earl, who was affiliated with the Salida Market. By 1922, Mabel A. En Earl, widow of William, was living here and working as a stenographer.

In 1927-28, Frederick Julius Gill and Julia M. Gill occupied this address. The Gills were married in Cripple Creek in 1896. Mr. Gill was born in Ezernikow, Germany, on 20 February 1857. His grandmother raised him after his parents died at an early age. He emigrated to the U.S. when he was twenty-six, out of a desire to live "in a more democratic country," according to the Salida Mail. He was listed in the 1885 Colorado Census, living in Chaffee County. He

lived briefly in Wisconsin and Denver, and spent ten years in Cripple Creek, but lived continuously in Salida other than that. Mr. Gill operated the Enterprise Bakery here with his brother Frank for a number of years. The operation provided quality baked goods, and included a complete stock of confectionery, cigars, tobacco, and fancy groceries. The 1910 Census listed Mr. Gill (52) living on W. 3rd Street, employed as a baker and living with his wife Julia and daughter Louise. Mrs. Gill, age 43 in that year, was originally from North Carolina and worked as the landlady of a rooming house. Also living with the Gills in 1910 were Julia Gill's mother, Emily Gregory, age 78, and Lizzie (20) and Mae (16) Barnes, along with seven lodgers. The 1920 Census seems to identify Mr. Gill incorrectly as Grant Gill, a bookshop clerk. The Gills lived on W. 2nd St. during 1920, according to the Census. Julia Gill was still listed as proprietor of a rooming house during 1920.

The 1930-31 City Directory lists Clifton Warren Brookshire and Mrs. Esther V. Brookshire living at the building in back of the house. Mr. Brookshire was a carpenter and Mrs. Brookshire worked at a beauty shop. Mr. Brookshire died of a heart attack during a hunting trip in September 1961, after residing in Salida for 40 years. His obituary stated his occupation as a carman for the Denver and Rio Grande Railroad. He was born 5 October 1904 in Guthrie, Oklahoma. Mrs. Brookshire died in July 1967 in Alamosa. Born in Romeo, CO, she was a member of the Presbyterian Church and active in church, school, and public affairs.

The Gills still lived in the main house during 1935-36. Mr. Gill died at home after a short illness of influenza and pneumonia, in April 1935. His obituary recalled that, "He was held in high esteem by the entire community" and he "lived a consistent Christian life." He was called a "pioneer Salidan."

By 1951, Arnel C. and Louise Pierce lived here. Mr. Pierce worked as a supervisor for the State Revenue Taxes. By 1965, this house was vacant.

36. Sources of Information:

Salida City Directory: 1903-04, 1905-06, 1922-23, 1927-28, 1930-31, 1951, 1965; Chaffee County Directory: 1935-36; Salida Mail, 30 April 1935, 1; 18 September 1961, 1; Mountain Mail, 17 July 1967, 1, Census, 1885, 1910, 1920; Sanborn Maps, 1890, 1893, 1898, 1904, 1914, 1929, 1945; Chaffee County Assessor Records; Bird's-Eye-View Map, 1882; Salida News, Holiday Edition, 1889; Colorado Illustrated Business Directory, 1887-88; Eleanor Fry, Salida: The Early Years (Salida: Arkansas Valley Publishing Co., 2001), 81.

VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation: N/A

Designating Authority: N/A

Local Landmark Eligibility: No

Local Landmark Criteria:	1 - Exemplary Property	3 - Architectural Signif.	5 - Archeological Imp.
	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;
- 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: N/A

40. Period of Significance: N/A

41. Level of Significance: N/A

42. Statement of Significance:

This house is representative of the Victorian era dwellings erected in this neighborhood of Salida, as reflected in the small scale, brick walls with corbelled cornice, simple composition with symmetrical facade, entrance with segmental arch transom, and segmental arch windows. The house is somewhat unusual for its flat roof design. One of the residents associated with the house was German immigrant Fred Gill, who operated the successful Enterprise Bakery in Salida with his brother. The property is also notable for having a historic secondary house and barn at the rear. The house is not eligible to the National or State Register.

43. Assessment of Historic Physical Integrity Related to Significance:

In addition to the historic changes to the house noted in the Construction History above, the porch appears to have been rebuilt and there are nonhistoric windows on the north wall. The house retains its historic integrity despite these changes, as it maintains its small scale, flat roof, brick walls and corbelled brickwork, symmetrical facade, and segmental arch openings.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Not 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): 5: 24, 26, 28; 6: 11

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

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

49. Date(s): July 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.

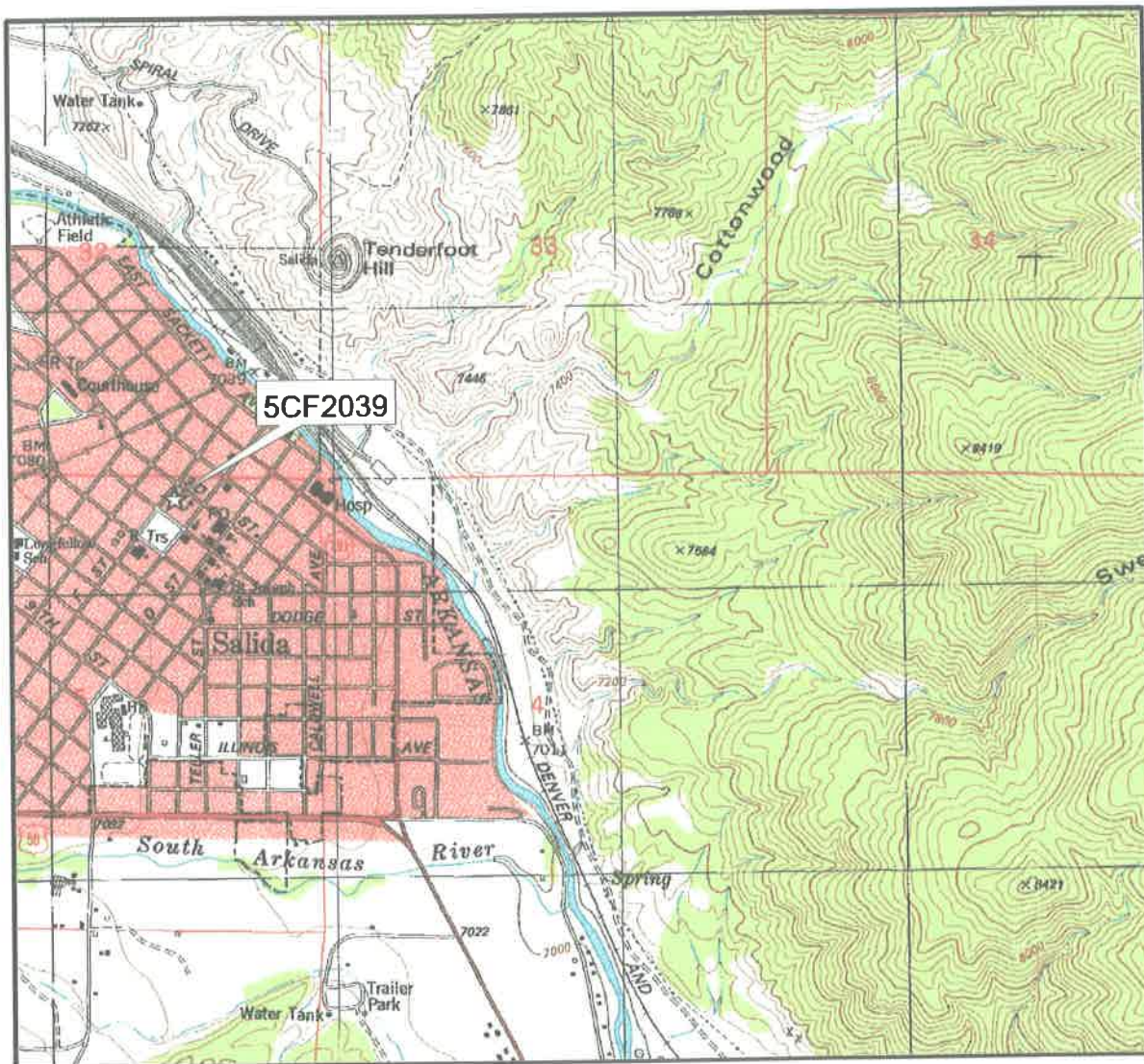
Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395



321 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.



321 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.



