

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: 5CF2031
- 2. Temporary Resource Number: 3
- 3. County: Chaffee
- 4. City: Salida
- 5. Historic Building Name: Stevens/Twitchell House
- 6. Current Building Name: Gann House
- 7. Building Address: 330 E St.
- 8. Owner Name and Address: GANN JACQUELINE R, GANN GLENN PATRICK, 330 E ST, SALIDA, CO 81201

Parcel Number: 380705150116
SHF/CLG Grant Number: CO-05-018

II. GEOGRAPHIC INFORMATION

- 9. P.M. N.M. Township 49N Range 9E
SE 1/4 NE 1/4 NW 1/4 NE 1/4 of Section 5
- 10. UTM Reference Zone 13 Easting 413483 Northing 4265277
- 11. USGS Quad Name: Salida East, Colo. Year: 1983 Map Scale: 7.5'
- 12. Lot (s): 8-9, 10 (part) 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): Irregular
- 15. Dimensions in Feet: Length 57 X Width 44
- 16. Stories: 1
- 17. Primary External Wall Material(s) (enter no more than two):
Stucco
- 18. Roof Configuration (enter no more than one):
Gabled/Cross Gabled
- 19. Primary External Roof Material (enter no more than one): Asphalt/Composition
- 20. Special Features (enter all that apply):
Segmental Arch Window, Porch, Chimney, Attached Garage
- 21. General Architectural Description:

One-story textured stucco house with original eastern component having gabled L plan, off-set projection on rear, and garage attached on south. House has composition roofing, two central stucco chimneys and a metal pipe chimney on north, and overhanging eaves. Front gable end has hipped roof bay window with segmental arch double-hung sash windows. At angle of intersection of gables is flat roof porch with dentiled cornice, wrought iron supports, and concrete deck. Two paneled and glazed doors with segmental arch transoms face porch (one facing north and one east). One tall, narrow, arched double-hung sash window north of doors. The foundation is covered with concrete.

North. North gable end has a central segmental arch double-hung sash window. West of this is a shed roof, stuccoed, enclosed entrance bay with sliding window facing east and a sliding window and door facing north. Tall metal pipe chimney on roof. Further west is slightly taller, shed roof projection with one tall segmental arch window on the north wall.

South. There are two tall segmental arch double-hung sash windows on the south wall of the house. At the rear, projecting to the east, is a flat roof stucco attached (former) garage, which now has a sliding glass patio door facing a concrete stoop.

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

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

Level site with grass; evergreen bushes in front of house; large bush at northeast corner.

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

Gable roof frame shed and second stuccoed outbuilding.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** Estimate 1882-1885 Actual

Source of Information: Bird's-Eye-View Map, 1882 and Panoramic Photograph, 1885

26. **Architect:** Unknown

Source of Information:

27. **Builder/Contractor:** Unknown

Source of Information:

28. **Original Owner:** Charles C. and Julia Stevens (?)

Source of Information: Salida Mail, 11 December 1935, 1.

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

This house is not shown on the 1882 Bird's-Eye-View map but is shown on the 1885 panoramic photograph of Salida. The 1888 Sanborn map indicates that the block contains "detached dwellings," but does not show their footprints. The house is shown on the 1890 Sanborn map. Between 1929 and 1945 the attached garage was added on the south. After 1945 an enclosed entrance projection was built on the north wall. The date of the stucco is unknown.

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 erected in the early 1880s and was the long-time home of Allen C. and Rose M. Twitchell and Mrs. Twitchell's family: her brother, Frank R. Stevens, and her parents, Charles C. and Julia A. Stevens. The original owner of the house is not definitely known, but the Stevens family came to Salida in 1884 and may have been the first owners. The family lived in Pennsylvania, Kansas, and Pueblo before moving to Salida. Charles Stevens (1839-1894) operated a grocery and meat business in Salida for several years. Julia A. Stevens died in 1893 and Charles Stevens passed away in July 1894. Allen C. and Rose M. Twitchell and Frank R. Stevens are listed in the 1903-04 city directory at this address. Rose Twitchell was born in 1872 in Bradford, Pennsylvania. She married Allen Twitchell on 29 September 1891 in Salida, after which they lived in this house until their deaths. The Twitchells had no children. Mrs. Twitchell's obituary noted that "their home at 330 E street has been the only home of the Stevens and Twitchell families since their residence in Salida."

Rose Twitchell was described as a pioneer of Salida, "well known throughout the community," and "prominent in

social affairs." Her obituary in December 1934 stated, "She was one of the most highly respected citizens of Salida and the entire community will feel the great loss of one whose place can never be fulfilled." Her husband, Allen Clark Twitchell, was a 45 year employee of the Denver & Rio Grande Railroad. He was born on 28 November 1859 in Boston, Massachusetts. In 1885 he visited Salida to see an uncle, N.R. Twitchell, an early settler of the town who built one of its business blocks and was one of the donors of Alpine Park to the city. Allen Twitchell decided to relocate to Salida and became a railroad employee, working in the shops as a brakeman and later as conductor on the Third Division. He held the position of Chief Conductor in the Order of Railway Conductors at one time. After Mrs. Twitchell's death, her husband and brother continued to live here. Allen C. Twitchell died at the Rio Grande Hospital in January 1938 after a stroke. Frank Stevens, who was born in Kansas in 1878, and also worked as a brakeman and conductor for the D&RG for many years, continued to live here. He passed away in February 1965 at Salida Hospital. The 1965 city directory indicated that the house was vacant.

The current owner, Jacqueline Gann, states that she bought the house 12 years ago. Ms. Gann was a teacher before her retirement. She indicates that "Mrs. Vance's mother" owned the house for many years and that Richard H. Murphy owned the house for many years. Ms. Gann allowed the consultants to copy early historic photographs of the house which show a man, woman, girl, and small child on the porch. One of the photographs is included in the survey report.

36. Sources of Information:

Salida Mail, 11 December 1934, 1, and 17 January 1938, 1; Mountain Mail, 17 February 1965, 1; Jacqueline Gann, Interview by Tom and Laurie Simmons, July 2005 and Historic Photograph of 330 E St.; Chaffee County Assessor records; Salida City Directories; Sanborn Fire Insurance Maps; Bird's-Eye-View Map, 1882; June Shaputis, Fairview Cemetery Index, <http://www.rootsweb.com/~usgenweb/co/chaffee.htm>, retrieved 26 September 2005; U.S. Census, 1910, 1920, 1930; Panoramic photograph of Salida, William Henry Jackson photographer, 1885, in Russ Collman, ed., Trails Among the Columbine (Denver: Sundance Publications, Ltd., 1992), 40.

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 one of the one-story dwellings erected along the 300 block of E Street during the 1880s with Late Victorian stylistic features. Historic photographs indicate that the house had Italianate details, but the application of a heavy coat of stucco and alteration of the porch have covered up or removed some features of the style. Remaining elements reflecting the house's 1880s design include the hipped roof bay window, tall segmental arch windows, stone foundation, and two paneled and glazed doors facing the porch. This block of houses attracted a number of longtime railroad employees. For more than 50 years, this was the home of Frank R. Stevens, a brakeman and conductor for the Denver & Rio Grande Railroad. Mr. Stevens shared the house for more than 30 years with Allen C. and Rose M. Stevens Twitchell. Allen Twitchell was a longtime conductor for the Denver & Rio Grande Railroad. The house may have been built by the Stevens's parents: Charles C. and Julia Stevens, who arrived in Salida in 1884 with their children and were considered pioneers of the city. This house is not considered eligible to the National or State Registers.

43. Assessment of Historic Physical Integrity Related to Significance:

This house has undergone several alterations, including application of a thick coat of stucco, alteration of the porch, construction of an attached garage, and construction of an enclosed entrance bay on the north. The house retains enough historic physical integrity to convey its Victorian era construction through its scale and plan, and features such as the bay window on the facade and the tall, narrow, double-hung sash segmental arch windows.

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): 1: 15, 18, 20

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

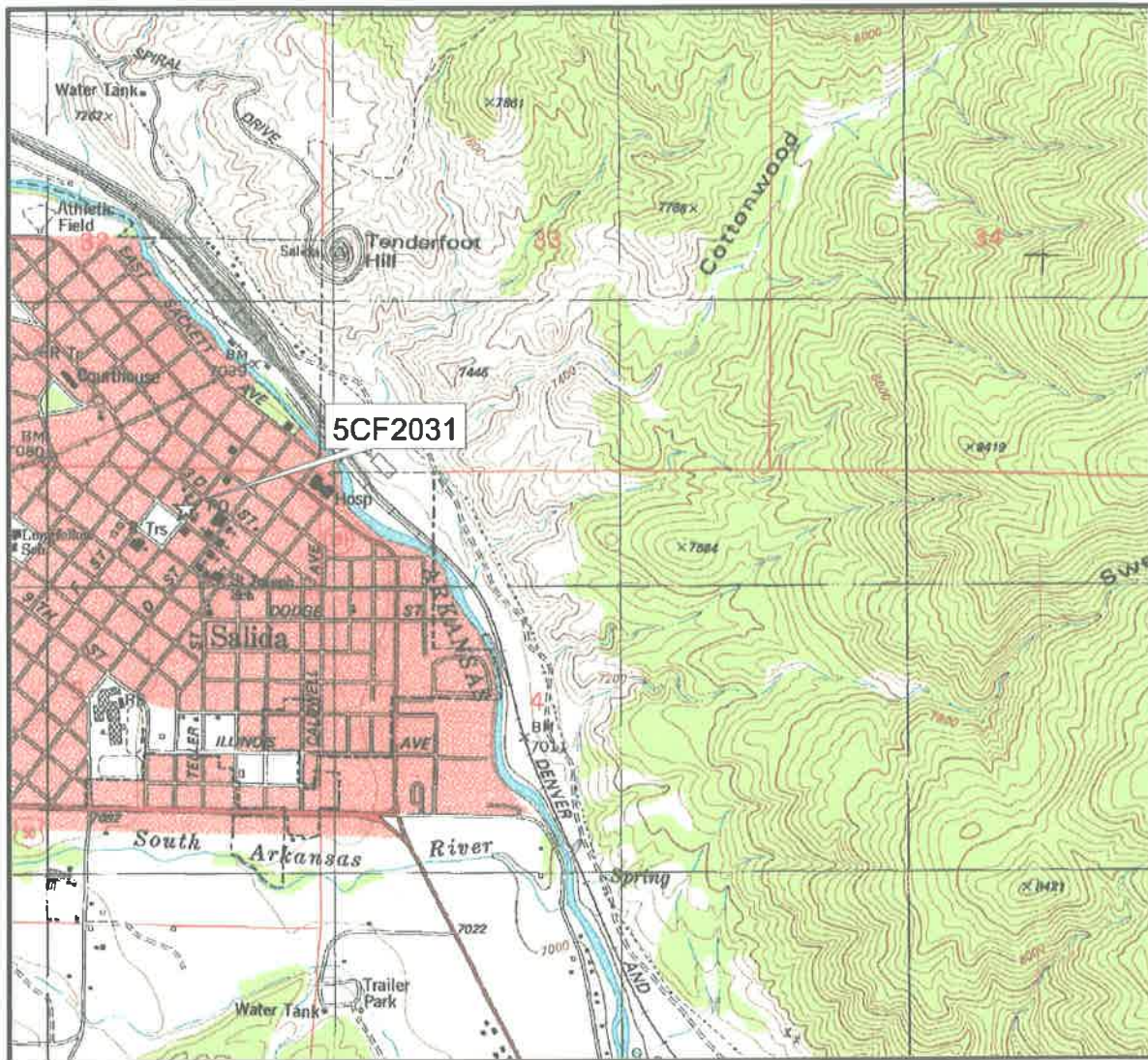


330 E Street

20 0 20 40 Feet



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.



330 E 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.

