

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received SEP 5 1986
date entered OCT 2 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic FITCH TERRACE
and/or common Same

2. Location

street & number 401-411 West 11th Street n/a not for publication
city, town Pueblo n/a vicinity of
state Colorado code 08 county Pueblo code 101

3. Classification

Category	Ownership	Status	Present Use	
n/a district	n/a public	n/a occupied	n/a agriculture	n/a museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	n/a commercial	n/a park
n/a structure	n/a both	<input checked="" type="checkbox"/> work in progress	n/a educational	<input checked="" type="checkbox"/> private residence
n/a site	Public Acquisition	Accessible	n/a entertainment	n/a religious
n/a object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	n/a government	n/a scientific
	n/a being considered	n/a yes: unrestricted	n/a industrial	n/a transportation
		n/a no	n/a military	n/a other:

4. Owner of Property

name Gloria M. Skufca Maupin
street & number 5774 Old Ranch Road
city, town Oceanside n/a vicinity of state California 92054

5. Location of Legal Description

courthouse, registry of deeds, etc. Pueblo County Courthouse
street & number 10th and Main
city, town Pueblo state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? ___ yes ___X no
date Ongoing ___ federal ___X state ___ county ___ local
depository for survey records Colorado Historical Society, OAHP
city, town Denver state Colorado

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Fitch Terrace is the best example in Pueblo of the Terrace Style, a term generally applied to an apartment building characterized by one or two stories, a flat roof with corbelled cornice, and often with one-story porches over individual or common front entryways. This type of structure was popular in Colorado from the late 1880s through the 1920s, with the largest number of examples found in the city of Denver. The Fitch Terrace was originally planned for construction in 1892 but was not built until 1902 when Pueblo's revived economy created a better climate for speculative apartment housing. Designed for professional career people, Fitch Terrace was a speculative venture financed by Colonel Michael Fitch, who also owned and occupied quarters on the first floor, east end of the building.

The building is two stories in height and has a full basement for utility and services. The exterior materials are of pressed brick with a sandstone water table and wood entry porches. An addition at the northeast corner of the structure was added presumably during the early 1920s. This addition was an extension to Colonel Fitch's apartment to allow for extra bedroom space. Dating of the addition is based upon similar brick corbelling, sandstone water table and matching of exterior materials.

Brick corbelling at the cornice level with a sandstone coping caps the parapet wall. A rhythm of segmentally arched windows with radiating voussoirs serve as the emphasis of the second floor. The rhythm of the fenestration is broken above the entry porches by extra spacing which defines the structural bays. Additional trim on the facade includes corbelled brick dripmoulding above the second floor windows. A continuous belt course at the second floor window is formed from the sandstone window sill meeting a raised brick belt course--with both the 11th Street and Grand Avenue articulated in the same manner. Flat sandstone lintels form the window heads at the first level, and the belt course of the second floor is duplicated. All apartment windows are one-over-one, single hung wood sash. A plain profile brick mould trims the windows at the exterior. The interior windows are cased with a fluted profile wood casing and impost blocks with a circular design.

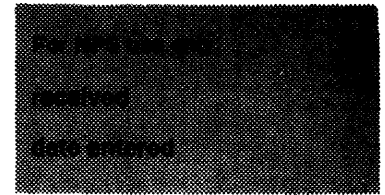
Three main entry porches highlight the 11th Street facade. The porches were slightly altered, probably at the same time as the addition was built at the northeast corner of the structure. Wood ballisters and handrails were replaced with solid double width brick with cast concrete coping, with the brick matching the original structure. Original square wooden columns remain, supporting a bracketed overhang, and the dentils are continuous between the brackets. At the fascia, a crown moulding finishes the detailing. The porches have low hipped roofs, covered with sawed wood shingles, that are attached to the building's main facade.

The Fitch Terrace foyer entry doors are multi-paneled with a central sunburst design and a glass panel bordered with a bead and reel design. All original main doors and entry hardware remain. Entry foyer offer the main access to an upper layer apartment. Each entrance porch has two main doors. Once inside the foyer, there are pyramidal-topped newel posts with a short ballister run leading to the second floor apartments.

The apartments are simple in design within each of the twelve units and are a duplicate of each other, with the exception of Col. Fitch's apartment. Each unit opens up to the parlor which is generous in space. The dining area is adjacent to the parlor with small kitchens serving it. Original space was allocated for the "modern bathroom" with

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fixtures and its own room flanked by one bedroom. The finishes are simple, plaster finishes with a high baseboard over the fir tongue and groove flooring.

Heating is apparently furnished by central coal gravity furnaces (3). The exception to the plan is the owner's apartment which is adorned with oak flooring and two fireplaces, now since removed. One more bedroom space was afforded by the addition, as previously noted. The interior casework is similar in design to the other apartments.

The front and the backyards are sparse in landscaping, if not non-existing. There are no primary fences. However, small rear service porches extend over the common rear entrances of the lower apartments. The screened lattice work rests over the beaded board siding and wood frame.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

Specific dates 1902-1930 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Fitch Terrace is important as Pueblo's best example of terrace construction. It is also notable for its association with locally prominent Colonel Michael Fitch, a businessman involved in the early economic development of Pueblo.

Constructed in 1902 during a period of a locally expanding economy, the Fitch Terrace today is an excellent representative of the terrace, a distinctive style most generally applied to apartment buildings, popular in the 1880-1920 period. The Fitch Terrace is brick, two stories in height, and has a flat roof with corbelled brick cornice. One-story wood porches over the entrances on the facade complete the primary elements characteristic of the style. Features that add interest to the design include the fenestration of the facade, the use of stone and brick corbelling to accent the bays, and the belt courses that emphasize the sense of horizontality. The front porches, altered in the 1920s, still reflect their historic appearance. Much of the interior floor plan and wood trim remains intact.

The terrace was built by Colonel Michael Fitch, a businessman with many areas of interest and influence within the community of Pueblo, historically the state's most important industrial city, founded in 1872. For many years Fitch was president of the Stockgrowers National Bank, a well known local pioneer banking institution. He was also one of the incorporators of the Pueblo Board of Trade and an incorporator of the Missouri Pacific Railroad (once called the Pueblo and the State Line Railroad). Other achievements include leadership in the consolidation of the city of Pueblo and assisting in the establishment of the U. S. Government Building in Pueblo.

Michael Hendrick Fitch was born in Lexington, Kentucky on March 12, 1837 and, at the age of nine, moved with his parents to Ohio. He was principally educated at Clermont Academy near New Richmond, Ohio and Farmer's College at College Hill near Cincinnati. While teaching in public schools in Batavia, Ohio, he began reading law. In the spring of 1860, he was admitted to the bar.

Fitch then headed west to Prescott, Wisconsin where he practiced law with success until the outbreak of the Civil War. In the spring of 1861 he enlisted and assisted in raising Company B of the 6th Regiment Wisconsin Volunteers. While serving in the Union Army for four years, he received many commendations for valor in such battles as the Chattanooga Campaign and Sherman's March to the Sea.

After discharge from the army, Fitch opened a law office in Milwaukee. However, because of health reasons--his own as well as his wife's--Fitch and his family moved to Colorado. He settled on a ranch near Pueblo and engaged exclusively in stock raising on a large scale.

In 1872 Fitch was appointed major general with the Colorado State Militia in southern Colorado, a title he held for four years. In 1876 he was appointed receiver of public

9. Major Bibliographical References

See Continuation Sheet .

10. Geographical Data

Acreage of nominated property .48

Quadrangle name Northeast Pueblo Quad

Quadrangle scale 1:24000

UTM References

A

1	3	5	3	3	9	7	0	4	2	3	16	4	16	0
Zone		Easting					Northing							

B

Zone		Easting					Northing							

C

Zone		Easting					Northing							

D

Zone		Easting					Northing							

E

Zone		Easting					Northing							

F

Zone		Easting					Northing							

G

Zone		Easting					Northing							

H

Zone		Easting					Northing							

Verbal boundary description and justification

Lots 14, 15, 16, Block 27, County Addition. Included in the nominated area is the terrace and a small yard area to the rear. No other buildings stand on the lot.

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Edward J. Simonich
Gary Trujillo Edited: GM

organization Pueblo County Historical Society
Architect/HGF Architects, Inc. date July 2, 1986

street & number 5204 Thatcher
429 West 10th Street telephone (303) 561-8588
543-7600

city or town Pueblo state Colorado
Pueblo 81003

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler

title State Historic Preservation Officer date August 18, 1986

For NPS use only

I hereby certify that this property is included in the National Register

for Allene Byers the date 10-2-86
Keeper of the National Register

Attest: date

Chief of Registration

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money for the Land Office in Pueblo, a position he held for nine and a half years.

In 1876, the directors of the Stockgrowers National Bank, in which he was one of the largest stockholders, invited Fitch to become president of the bank. He accepted and continued in that office for 12 years. At about the end of his term as bank president, Fitch became one of the incorporators of the Missouri Pacific Railroad, an important freight and passenger line which ran from Pueblo to Missouri.

In the latter part of 1888, Fitch sold his interest in the Stockgrowers National Bank and resigned as president. He then established a business office at the rear of the Stockgrowers Bank building at 103 West Third and became involved in real estate, expanding into investments and insurance. It was as a real estate investor that Fitch announced the construction in 1891 of an 80 foot by 135 foot pressed brick and stone terrace. Although he had purchased the land in 1886, it was not until April 1902 that he had the building erected. He thereupon moved his residence from the Grand Hotel to 401 West 11th, a unit in the east end of the terrace, where he resided until his death.

Fitch had many civic accomplishments. In July 1885, he, along with 50 other citizens, petitioned the Pueblo City Council to elect three commissioners to meet with commissioners of South Pueblo and Central Pueblo, to arrange terms and conditions for the consolidation of the three divided cities. The petition was granted and Colonel Fitch was elected as one of the commissioners. Other contributions include his promotion of an improved mass transit system in Pueblo, from a horse-drawn trolley to an overhead electric system. He was also instrumental in attracting the federal government to construct an office building in the community, which had an impact on employment and the growth of Pueblo as a regional center.

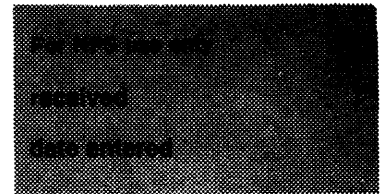
At the age of 68, Fitch devoted much of his time to traveling and writing. He is the author of the following five books:

- Echos of the Civil War As I Have Heard Them (1905)
- Physical Basis of Mind and Morals (1906)
- Chattanooga Campaign (1911)
- Universal Evolution (1913)
- Ranch Life and Other Sketches (1914)

After an active career in Pueblo lasting 60 years, Colonel Fitch died on April 27, 1930, at the age of 93.

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Continuation sheet Fitch Terrace Item number 9 Page 2

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- _____ . "New Building." March 22, 1891.
- _____ . "The Oil Pipe Line." May 8, 1891.
- _____ . "The Pueblo Building." August 25, 1891.
- _____ . "The Public Building." October 27, 1891.
- _____ . "Our New Building." March 13, 1892.
- _____ . "The Country Club." April 10, 1892.

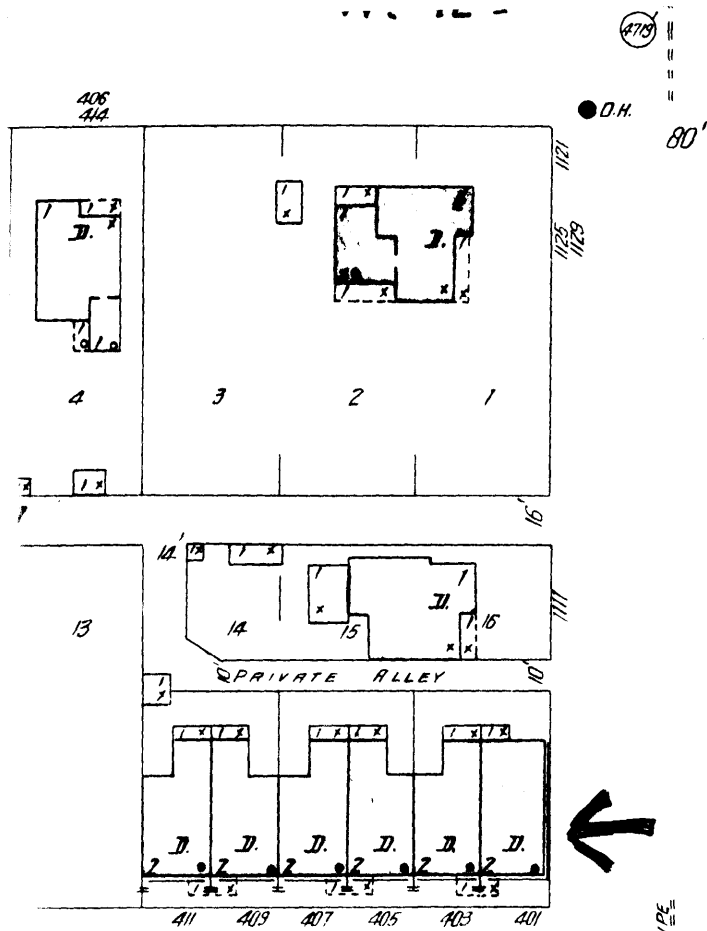
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Fitch Terrace
Pueblo County, CO

Insurance Map of Pueblo, CO, Vol. I., p. 24
Published by Sanborn Map Company.
Broadway, New York, 1904.

Fitch Terrace indicated by arrow.

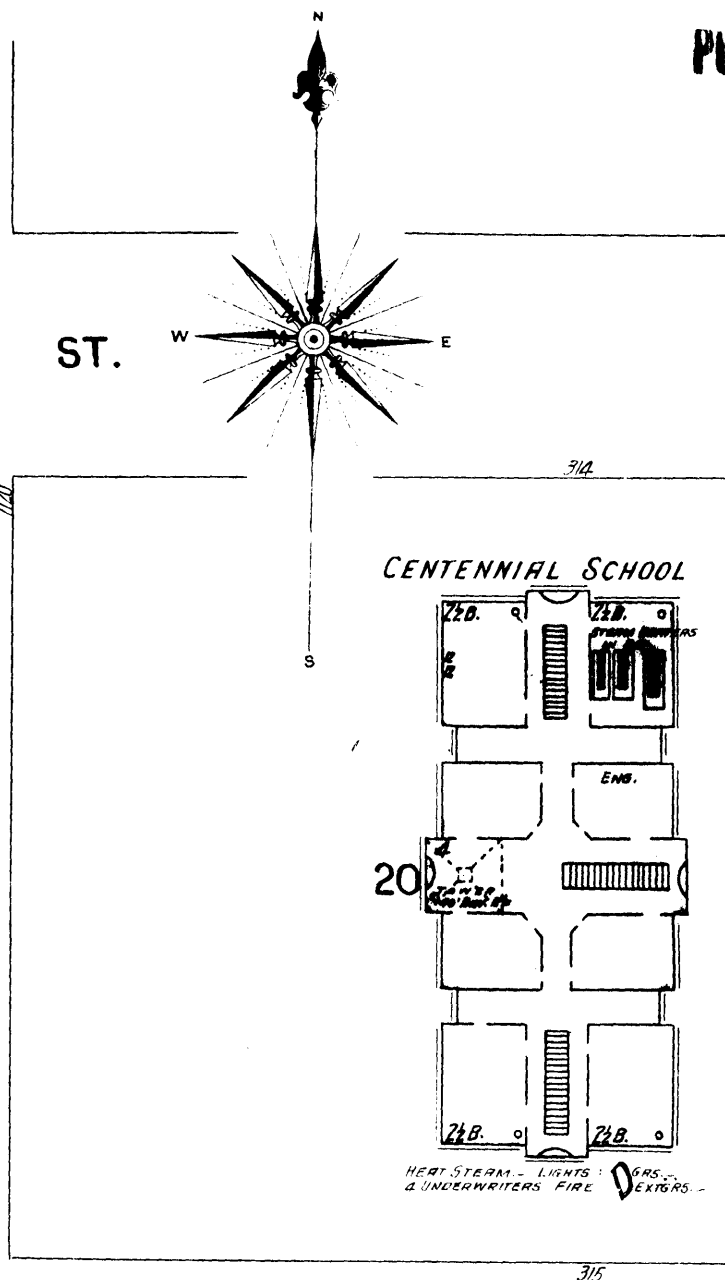


W. 11TH

6" W. PIPE 4" W. PIPE

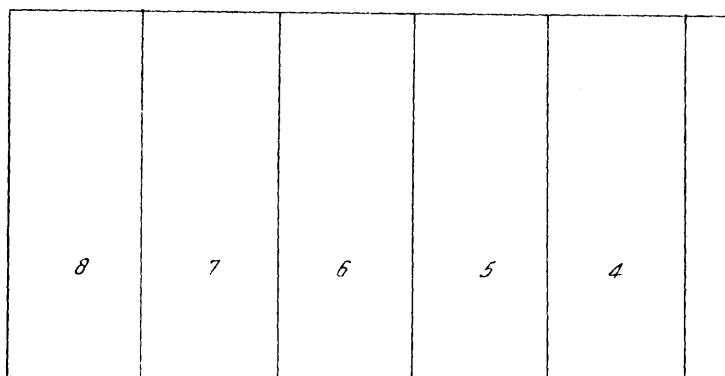
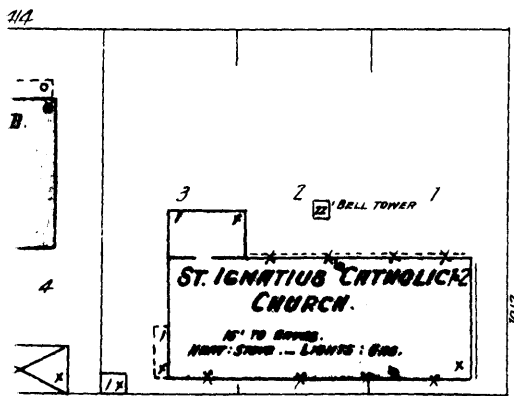
6" W. PIPE 4" W. PIPE

GRAND AV.



ST.

A



19

