# United States Department of the Interior National Park Service National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking ``x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter ``N/A" for ``not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Alexander House

other names/site number Churcher House; Gloyd House; 5CF.2048

#### 2. Location

**NPS Form 10-900** 

street & number 846 F Street

city or town Salida

state Colorado

code CO county Chaffee

code <u>015</u> z

20 4 a to 17

### \_\_\_\_\_ [N/A] vicinity zip code 81201

[N/A] not for publication

# 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 🔀 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property 🕅 meets 🥅 does not meet the National Register criteria. I recommend that this property be considered significant 🛄 nationally statewide X locally. ( See continuation sheet for additional comments.) 13 07 Deputy State Historic Preservation Officer Signature of certifying official/Title Office of Archaeology and Historic Preservation, Colorado Historical Society State or Federal agency and bureau In my opinion, the property i meets does not meet the National Register criteria. ( | See continuation sheet for additional comments.) Signature of certifying official/Title Date State or Federal agency and bureau 4. National Park Service Certification ionature of the Keeper I hereby certify that the property is: Date of Action rentered in the National Register See continuation sheet. 11.7.0 determined eligible for the National Register See continuation sheet. determined not eligible for the National Register. removed from the National Register See continuation sheet. other, explain See continuation sheet.

1148

#### Alexander House

Name of Property

#### 5. Classification

Ownership of Property (Check as many boxes as apply)

- [X] private
- [] public-local
- [] public-State
- [] public-Federal
- (Check only one box) [X] building(s) [] district [] site [] structure [] object

Category of Property

# Chaffee County, Colorado

County/State

### Number of Resources within Property

(Do not count previously listed resources.) Contributing Noncontributing

3	0	buildings
00	0	sites
0	0	structures
0	0	objects
3	0	Total

#### Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

# Number of contributing resources previously listed in the National Register.

N/A

# \_\_\_\_\_

0

#### 6. Function or Use

#### **Historic Function**

(Enter categories from instructions)

#### Domestic/single dwelling

Domestic/secondary structure

### **Current Functions**

(Enter categories from instructions)

Domestic/single dwelling Domestic/secondary structure

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

Late Victorian/Queen Anne

#### Materials

(Enter categories from instructions)

foundation	Stone	
walls	Brick	
roof	Asphalt	
other	Wood/Shingle	

### **Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

# 8. Statement of Significance

Applicable National Register Criteria (Mark ``x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [] B Property is associated with the lives of persons significant in our past.
- [X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [] D Property has yielded, or is likely to yield, information important in prehistory or history.

# Criteria Considerations

(Mark ``x" in all the boxes that apply.)

#### Property is:

- [] A owned by a religious institution or used for religious purposes.
- [] B removed from its original location.
- [] C a birthplace or grave.
- [] D a cemetery.
- [] E a reconstructed building, object, or structure.
- [] F a commemorative property.
- [] G less than 50 years of age or achieved significance within the past 50 years.

#### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

# 9. Major Bibliographical References

Bibliography (Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

# Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark X recorded by Historic American Buildings Survey
resource number: 5CF2048 temporary resource number: 18
recorded by Historic American Engineering Record
4

Chaffee County, Colorado County/State

# Areas of Significance (Enter categories from instructions)

Architecture

#### **Periods of Significance**

1901

1910

#### Significant Dates

1901

1910

#### Significant Person(s)

(Complete if Criterion B is marked above).

N/A

# **Cultural Affiliation**

N/A

# Architect/Builder

Unknown

# Primary location of additional data:

⊠s	tate Historic Preservation Office	
	Other State Agency	
F 🗌	ederal Agency	
<u> </u>	ocal Government	
<u> </u>	Iniversity	
	Other	
Name of repository: Colorado Historical Society		

Name of Property

#### **10. Geographical Data**

Acreage of Property less than 1

#### **UTM References**

(Place additional UTM references on a continuation sheet.)

1.	13 Zone	413027 Easting	4264869 Northing	(NAD27)
2.	Zone	Easting	Northing	
3.	Zone	Easting	Northing	
4.	Zone	Easting	Northing	[]

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

#### **Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

#### 11. Form Prepared By

name/title Lisa Christine Schott (Based largely on the previous architectural survey of R. Laurie and Thomas H. Simmons/ Front Range Research Associates, Denver) (Prepared for the property owner) date\_03/03/2007 organization N/A street & number 117 1/2 F Street Apartment 3 telephone (314) 941-2858 citv or town Salida state CO zip code 81201

### **Additional Documentation**

Submit the following items with the completed form:

#### **Continuation Sheets**

#### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location. A Sketch map for historic districts and properties having large acreage or numerous resources.

#### Photographs

[] See continuation sheet

Representative black and white photographs of the property.

#### Additional Items

(Check with the SHPO or FPO for any additional items)

telephone

#### **Property Owner** (Complete this item at the request of SHPO or FPO.)

name Eugene A. and Dorothea N. Nollkamper

#### street & number 846 F Street

city or town <u>Salida</u>	state <u>CO</u>	zip code <u>81201</u>

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seg.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

Chaffee County, Colorado County/State

# National Register of Historic Places Continuation Sheet

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Alexander House Chaffee County, Colorado

#### DESCRIPTION

The 1901 Alexander House is a two-story, Late Victorian Queen Anne style residence, with a rectangular (44' x 34') plan, a complex roof, and front and side porches. The walls are made of brick, the foundation of dark stone, and the roof of asphalt/composition shingles. The facade is asymmetrical. The interior of the house reflects the Victorian style. The house is located on a corner lot with the facade facing east onto F Street and a secondary elevation facing south onto 9<sup>th</sup> Street. The lot has a grass lawn and a concrete sidewalk in front, with a planting strip and large deciduous street trees. A chain-link fence on the south separates the side yard from a parking strip at the street's edge.

Two secondary buildings stand behind the house. The first is a one-story garage located at the southwest corner of the lot. The second, located just north of the first, is a one-and-one-half-story building whose design and materials echo the main building. The property is in excellent condition, and has experienced few alterations since its construction.

#### **General Architectural Description**

The street grid in the area surrounding the Alexander House is oriented diagonal to the cardinal points of the compass. For the purposes of this description, F Street is considered to run north-south and 9<sup>th</sup> Street to run east-west.

The following exterior descriptions came from the 2005 architectural survey of the property conducted by R. Laurie Simmons and Thomas H. Simmons. Minor editing was done for clarity.

#### House

The two-story orange brick house has a dark brown brick course under the eaves, and brown brick at the second-story sill level, on lintels, belt course, and water table. The house rises from a raised, uncoursed, dark stone foundation. The complex roof has multiple gables clad with asphalt/composition shingles. The facade is asymmetrical, with a two-story bay at the south end and one-and-one-half-story section to the north. The southern-most bay has a two-story bay window crowned by a gable with a half-circle window and decorative shingles. A pent roof supported by large brackets under the eaves shelters the bay window. The two-story bay window has beveled walls and center round arched window with decorative arched brick lintel. The remaining windows on both stories are one-over-one double-hung sash, with gauged flat arch brick lintels and rockfaced stone sills. Both sills and lintels are painted. The eaves on the north flare to the first-story level and have a shingled face. Adjacent this is small shed roof dormer with shingled cheeks and double-hung sash window with round arched spandrel in upper sash. The dormer is above a shed roof projecting porch with short Tuscan columns atop a solid brick balustrade. The porch is accessed by concrete steps with brick side walls. Facing the porch is a glazed door with transom. South of the door is a double-hung sash window. North of the porch is a one-and-one-half-story gabled "tower" with shingled gable face and pent roof. The second story has a square plate glass window and the first story has a double-hung sash window; both have painted gauged brick lintels and stone sills. North Side-The north wall of the corner tower has a square double-hung sash window in the upper story and a tall double-hung sash on the first story. There is a

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corbelled-top chimney on the north roof slope. There is a steeply-pitched, broad gable west of the tower, which has a double-hung sash window on the gable face. The first story has a small double-hung sash window. There is a shed roof one-story brick projection on the rear with a small double-hung sash window.

Rear-The rear has a gable divided by a full-height corbelled top brick chimney. There are diamond-shaped decorative shingles and double-hung sash windows with gauged brick flat arch lintels and stone sills.

South Side—The south wall toward the front has double-hung sash windows on each story, followed by a projecting gabled bay crowned by a decoratively shingled gable with half-circle window, like the one on the front. There is a pent roof projecting above the second story that has large brackets under the eaves. There is a two-story bay window with central round arched window with decorative brick surround on the second story and flat arch windows on the sides and first story. At the west end is a projecting porch with short Tuscan columns atop a brick balustrade.

#### Carriage House

The north outbuilding is a one-and-one-half-story red brick carriage house with metal roofing. Segmental arch openings on the east are flanked by vertical board "shutters." The alley side has a sliding vertical board door and two segmental arch windows. The north and south walls have segmental arch openings on the upper story; the south wall has a segmental arch opening with vertical board door on the first story. The building is believed to date to the construction of the house. It retains a high degree of integrity and is considered a contributing resource.

#### Garage

The south outbuilding is one-story frame garage, with walls clad with drop siding and corrugated metal roofing. The alley side has a large sliding vertical board door and a paneled pedestrian door. There are no openings on the south. There is a single segmental arch window with shutters on the east. The building is believed to date to about 1910. The garage is considered to be a contributing resource.

#### Interiors-

#### House

Upon entering the front door that faces F Street, there is a living room south of, and a sitting room north of a central staircase. Adjacent and west of the living room is a dining room that exits to the south facing porch. Also adjacent and to the west of the dining room are a breakfast nook and the kitchen. There is a staircase that leads to a lower/basement level on the east wall of the kitchen. Adjacent to the kitchen is a short hallway with a bathroom to the north. This hallway also connects the kitchen to the north side sitting room.

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Alexander House Chaffee County, Colorado

The central staircase has one switchback and ends at a landing with three bedrooms and one bathroom adjacent, which comprise the second story. The two large bedrooms are on the south side of the house and both have second story bay windows. The third, on the north side, is smaller and was once used as a nursery and children's room.

The walls are made of plaster, and the floors are hardwood, but have been carpeted. All of the door and window surrounds in the house are comprised of light oak framing with corner blocks that have simple medallion detailing. These surrounds remain unchanged and with the original finish on the majority of the lower level, and have been painted white in the breakfast nook and in all rooms on the second story. The interior four paneled light oak doors are intact, also with their original finish, and are stored on the property. The sitting room has built in shelving and features a working light oak fireplace with the original blue tile surrounding the hearth and continuing onto the floor. The kitchen's original wood-burning Majestic stove remains, and is still functional, but is not used. The dining room features a large, built in light oak china cabinet on its north wall. Above the double doorway that separates the living room and dining room is decorative wood spindlework resembling that of the central staircase, both made of light oak. Throughout the house, corner protectors of light oak remain.

There is one notable alteration to the interior structure, which is the removal of one wall that once ran east to west creating the south wall of the sitting room. The light fixture in the sitting room has been moved slightly and the walls and ceiling have been painted to conceal the evidence of the wall removal. The kitchen and downstairs bathroom have been remodeled. The kitchen now features knotty pine paneled walls and a drop ceiling that did not exist during the period of significance. The bathroom shows a change in the wood door surround material as well as new cabinetry.

There is no major interior damage.

#### Carriage House

The interior has been a bit updated since the period of significance. The alterations include the replacement of the original dirt floor with wood flooring, and the rebuilding of the stairs that lead to the second story or loft. A small bathroom has also been added to the loft.

#### **Construction History**

(R. Laurie Simmons and Thomas H. Simmons)

The house does not readily appear on the 1882 bird's-eye-view map of Salida. The Salida newspaper, *The Mountain Mail*, records house plans being drawn in 1899. The Chaffee County Assessor records a 1901 date of construction. The 1904 Sanborn fire insurance map (the first to cover this site) showed the house as a two-story dwelling with beveled bays on the east and south walls, a small center one-story open porch on the facade, and an irregularly-shaped one-story section on the rear with open porches near its center and on its south wall. Two outbuildings were shown on the alley; a one-and-one-half-story barn to the north and a smaller rectangular building to the south. The configuration of the house remained unchanged on 1909 through 1945 Sanborn maps. Between 1909 and 1914, the smaller outbuilding was replaced by a larger rectangular building; in 1929, it was identified as a garage. The barn and garage were both present on the 1945 map.

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Alexander House Chaffee County, Colorado

#### **SKETCH PLAN 1: Footprint**



Sketch by Apex I∕ Windous™

Source/Note: This dimensioned foot print (Sketch Plan 1) of the Alexander House was acquired from the Chaffee County Assessor's Office located at the Salida courthouse. To create this footprint, measurements were taken along the exterior perimeter of the building. The two floor plan sketches (Sketch Plan 2 and 3) that follow were created with AutoCad and Illustrator by Lisa Schott. Interior photographs of the property and the dimensioned foot print were used as references. These highly simplified floor plans were created only to show the general layout of rooms and should not be considered a credible source for any other information.

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SKETCH PLAN 2: First Floor



SKETCH PLAN 2: Second Floor



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Alexander House Chaffee County, Colorado

#### SIGNIFICANCE

The 1901 Alexander House is eligible for the National Register under Criterion C for its architectural significance as an important local example of the Queen Anne style. Its size, materials and ornamentation typify the design characteristics of the free classic subtype, making of particular local architectural significance.

The 1910 garage is also an architecturally important contributing resource. The building reflects the early twentieth century adaptation of residential properties to accommodate automobile ownership. This purpose-built building replaced the older carriage house as the storage location of the family's primary mode of mechanical transportation. Intact garages are rare from the first decade of the twentieth century.

The Alexander House is comprised of several elements that are representative of a late version of Queen Anne style residences. The Alexander House has elaborate ornamentation and an asymmetrical composition with multiple gables, angles, projections, and heights. The porches with columns atop brick balustrades that house the front and side entrances of the house help emphasize the asymmetry of the facades. A variety of materials are used, in this case, wood shingles, brick, and stone. The changes in brick color and configuration of the wall courses and arched lintels, as well as the multi-colored shingle decoration in the gables and the first and second story bay windows combine to create a highly textured façade with very little plain, flat space. All of these features, in combination, make the Alexander House an excellent example of residential free-classic Queen Anne architecture.

The Alexander House was one a few large and expensive Queen Anne properties erected in Salida during a period of exceptional growth, and it is the only example with primarily brick walls and extensive brick detailing. It was built following two large scale fires and exemplifies Salida's corresponding interest in brick construction.

#### Historical Background

The following information comes from the 2005 architectural survey of the property conducted by R. Laurie Simmons and Thomas H. Simmons.

The Salida City Directory lists Edwin R. and Mrs. Mary E. Alexander at this address by 1903-04 and they may have been the original occupants. Mr. and Mrs. Alexander were both born in Iowa. Edwin Alexander was born in 1858 and Mary Alexander was born 1862. Mr. Alexander was president and manager E.R. Alexander Mercantile Co., Iocated at 127 F. St., while Mrs. Alexander was employed as a secretary at the business. Their son, Warren R. Alexander (b. 1887), was a student at Salida High School. They also has another son, Harry A. (b. 1890), and a daughter, Helen B. (b. 1882). Warren was born in Iowa, but Harry and Helen were born in Colorado. The Alexanders were shown at this address in the 1905-06 city directory, but by the 1910 U.S. Census, the Alexanders were listed at 303 F. Street. Warren had joined his father as a grocery merchant by that year. In the 1913-14 city directory Edwin Alexander's residence was indicated to be Ottawa, Kansas.

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Alexander House Chaffee County, Colorado

The 1911-12 city directory indicated that his was residence of the Frank B. Churcher family. Churcher was a partner in Churcher and Johnson, a firm dealing in furniture, carpets, undertaking and embalming. In the 1880s, Churcher was a partner in one of the city's oldest furniture and undertaking firms, Haight & Churcher. The owners had moved from Cleora to Salida, initially engaging in contracting. In 1900, the *Salida Semi-Weekly Mail* reported the firm of Haight & Churcher was" one of the strongest in this part of the state. They carry a stock of furniture and carpets valued at over \$20,000 and also own considerable improved real estate." Eleanor Fry noted that the company was the only maker of caskets in Salida, and "if people didn't like what was in stock, the store would order fancy furniture and coffins for people who were willing to wait." Frank Churcher was born in New York in 1857, and his wife, Jessie, was born in Tennessee in 1867. The couple had two daughters, Ruth and Nina. By 1920, Jessie Churcher was a widow living here with Nina and her husband, Thomas A. Thompson, who was superintendent of a smelting company. The Thompsons had one son, Frank.

By 1922, Frank Walter and Fannie Sherwood Gloyd lived here. The Gloyds had lived at 338 E. 3rd St. in 1920. Frank Gloyd was born in 1877 in Cameron, New York, and was educated at Woodhull Academy and Keuka College. He came to Salida in January 1900, from Bath, New York, to improve his health. Fannie Gloyd was born on 6 August 1880, coming to Salida in 1903, after marrying Mr. Gloyd in Bath. The Gloyds had no children. In 1904, Mr. Glovd founded the Glovd Agency Co., which provided real estate services, loans and insurance, and he was active in civic projects. He was also affiliated with the Salida Granite Company beginning in 1921 and served as president. The Granite Company had been established about 1903 and its Federal Quarry was the biggest in the area. Stone was finished at a plant erected in Salida and shipped across the country via the Denver & Rio Grande Railroad (D&RG). The company worked on a steadier basis than other quarries in the area according to Dick Dixon. Granite production grew as gold mining dwindled. One of the company's biggest commissions was providing stone for the Mormon Battalion monument in Salt Lake City, accomplished under Gloyd's leadership. The company remained profitable during the Depression and continued to operate until it closed during World War II. Mr. Gloyd was a vice president and director of the First National Bank and served on the Library Board. The Glovds still lived here at the time of the 1930-31 city directory. The 1951 City Directory again lists the Gloyds at this address. No mention was made of the Company. Mr. Gloyd died on 21 March 1954 of a heart condition that had bothered him for two years. He had been a patient in the D&RG hospital since February 9. Mrs. Glovd passed away on 10 February 1957. She was described as an active member of the Daughters of the American Revolution and Tuesday Evening club, as well as a member of the First Baptist Church. By 1965, Orris H. and Zola M. White occupied the house. Mr. White was employed by the Denver & Rio Grande Western Railroad.

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Alexander House Chaffee County, Colorado

#### BIBLIOGRAPHY

McAlester. Virginia and Lee. A Field Guide to American Houses. New York: Alfred Knopf, 1990.

- Simmons, Laurie R. and Thomas H., Architectural Inventory Form. Front Range Research Associates, Inc. Denver, CO, October 2005.
- Simmons, Laurie R. and Thomas H., Salida, Colorado, Historic Buildings Survey, 2005-06. Denver, CO. February 2006.
- "Past Tense." The Mountain Mail. Salida Newspaper. April 1999.

#### **GEOGRAPHICAL DATA**

#### VERBAL BOUNDARY DESCRIPTION

The land included in this nomination is defined as Lots 10 through 13 inclusive, Block 102, Haskell's Addition, Salida, Chaffee County, Colorado.

#### **BOUNDARY JUSTIFICATION**

The boundary includes all the land historically associated with the property during its period of significance. This is also the legal boundary description at the time of nomination.

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Alexander House Chaffee County, Colorado

#### SKETCH MAP

(R. Laurie Simmons and Thomas H. Simmons, 2005)



NPS Form 10-900-a (8-86)

Section number 10

United States Department of the Interior National Park Service

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Alexander House Chaffee County, Colorado

#### PHOTOGRAPH LOG

The following information pertains to all photograph numbers. Views are plan directions unless otherwise noted:

Photographer: Lisa Schott Date of Photographs: 3/10/2007 Location of Negatives: Lisa Schott, 117 ½ F Street, Apt. 3, Salida, CO 81201

Photo No.	Photographic Information	Digital File
1	Facade (F Street elevation); view to the west.	CO_ChaffeeCounty_Alexander1.tif
2	East and north sides of house with carriage house in background; view to the southwest.	
3	South side (9 <sup>th</sup> Street elevation) taken from W. 9 <sup>th</sup> Street; view to the north.	CO_ChaffeeCounty_Alexander3.tif
4	West (rear) and south sides taken from W. 9 <sup>th</sup> Street; view to the northeast.	CO_ChaffeeCounty_Alexander4.tif
5	South and east sides taken from F Street; view to the northwest.	CO_ChaffeeCounty_Alexander5.tif
6	Southeast corner of house taken from F Street; view to the northwest.	CO_ChaffeeCounty_Alexander6.tif
7	Close-up of facade upper story of facade; view to the northwest.	CO_ChaffeeCounty_Alexander7.tif
8	East and north sides of carriage house (on right) and garage (on left); view to the southwest.	CO_ChaffeeCounty_Alexander8.tif
9	West and south sides of garage (or right) and carriage house (on left), taken from the alley; view to the northeast.	CO_ChaffeeCounty_Alexander9.tif
10	Sitting room, taken from front entryway, view to the north; 4/16/2007.	CO_ChaffeeCounty_Alexander10.tif
11	Built-in cabinet, taken in dining room, view to the north; 4/16/2007.	CO_ChaffeeCounty_Alexander11.tif
12	Stove, taken in kitchen, view to the north; 4/16/2007.	CO_ChaffeeCounty_Alexander12.tif
13	Fireplace, taken from sitting room, view to the north; 4/16/2007.	CO_ChaffeeCounty_Alexander13.tif
14	Central staircase, taken from sitting room, view to the south; 4/16/2007.	CO_ChaffeeCounty_Alexander14.tif