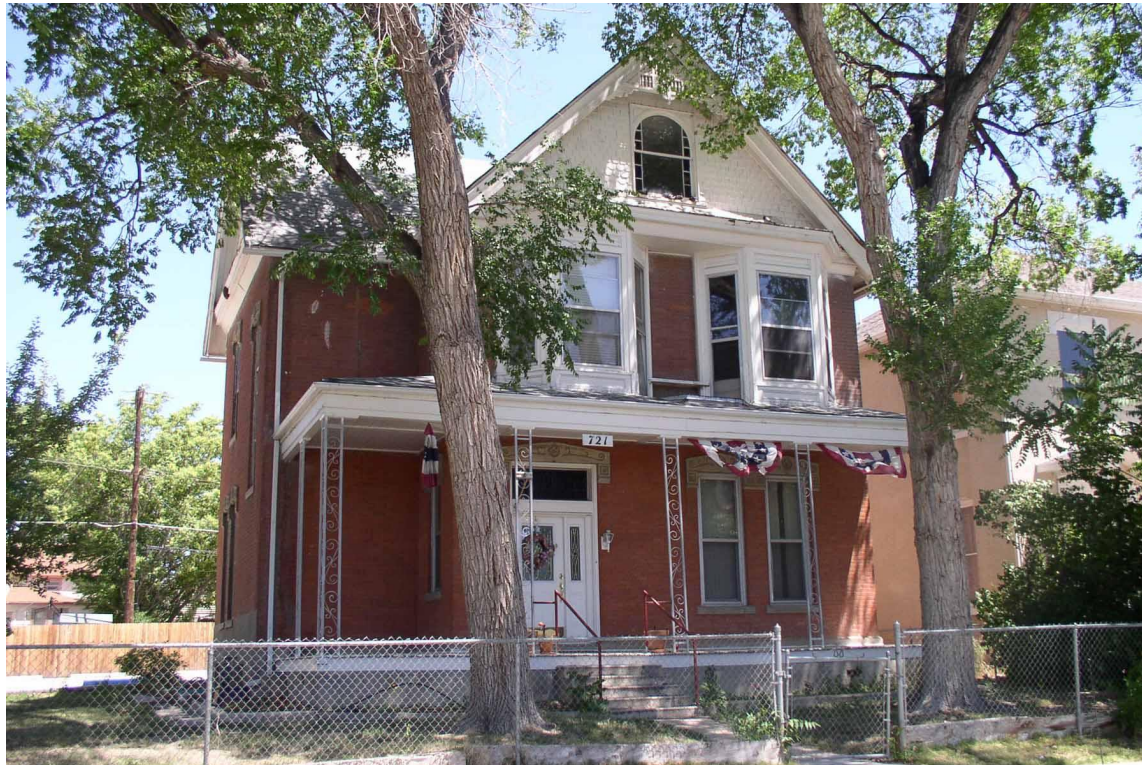


COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- ___ Determined Eligible-National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Need Data
 - ___ Contributing to eligible National Register District
 - ___ Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5PE.517.17**
- 2. Temporary resource number: **019**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Caffrey, Owen E., House**
- 6. Current building name: **721 West Eleventh Street**
- 7. Building address: **721 W 11th Street**
- 8. Owner name: **La Vine, LLC**
- Owner organization:
- Owner address: **PO Box 7009**
Pueblo West, CO 81007

Parcel number(s):

525319013

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SE 1/4 of **SE 1/4** of **NE 1/4** of **SW 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533512** Northing: **4236429**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 7 and 8; Block 1**
Addition: **Craig's Addition** Year of addition: **1871**
13. Boundary description and justification:
The boundary, as described above, contains but does not exceed the land historically associated with this property.
Metes and bounds exist:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,030 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Horizontal Siding
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Fence
Balcony
Chimney
Porch
Window/Glass Block
Window/Stained Glass
Window/Segmental Arch
21. General architectural description:
Oriented to the south, this house rests on a foundation of buff-colored, dressed, random sandstone ashlar, often covered in concrete stucco. The basement windows are 2-light hopper, with white- or red-painted wood frames. A red, pressed-brick veneer, with thin, pink-tinted mortar, clads the exterior walls. White-painted, variegated wood shingles cover the pedimented gables. Broad, wooden composition siding clads a pair of single-story, shed roof additions across the rear (north) elevation. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. Those windows opening within brick portions of the house have dressed sandstone sills, lintels, and rosettes. Pedimented lintels feature a carved central, circular floral patten with flanking vines. Dominating the second story of the front (south) façade

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is a pair of canted bay windows. The portion of the bay windows facing towards the middle appear to also act as doors, providing access to a small balcony, complete with built-in bench, between the windows. A shallow, hipped roof spans the bays, providing protection to the balcony. In the center of the front- (south-) facing gable is a window with a round-arch upper sash and stained-glass sidelights. Above this window is a collar beam with decorative spindlework spandrel. The southernmost window on the west elevation is offset, indicating that it most likely corresponds to an interior staircase. Above it, in the gable, is a 4-over-4-light, sash window. This window features a transom of diamond-shaped glazing with stained glass. Windows in the second story have raised segmental arches. The rear (north) additions have white, aluminum-frame windows, and a window filled with glass blocks. A hipped-roof porch spans the entire front (south) elevation and wraps around the southwest corner. It features a wood floor, beadboard ceiling, and aluminum supports. A 5-step concrete stoop approaches the porch west of center. It has a pair of red-painted, channel-iron railings. The principal (south) doorway is offset west of center in the asymmetrical façade. It is a two-panel, white door, with a single light, featuring leaded glass and a brass kickplate. A leaded-glass sidelight is east of the door. Spanning both the door and sidelight is a stained-glass transom. A red-painted, steel staircase rises on the rear (north) elevation, providing direct access to a doorway on the east side of the elevation. This doorway hosts a 4-light, 2-panel, white-painted metal door. An identical door opens in the east end of the rear (north) elevation's first story. Gray, interlocking asphalt shingles cover the cross-gabled roof. The eaves are generally boxed with white-painted wood fascia and soffit. Evenly spaced, shaped modillions can be seen beneath unboxed portions of the eaves. Two, short, brick chimneys emerge above the roof from the rear (north) elevation.

22. Architectural style: **Late Victorian/Edwardian**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. A grass strip separates the sidewalk from the street. The house is situated on the northeast corner of West 11th and Craig streets. A planted grass yard surrounds the house. A chain-link fence delimits the south and part of the west sides of the property; a wood fence lines the north and remaining portion of the west side. A large concrete parking area and basketball court is northeast of the house. A flag pole rises from the southwest corner of the parcel.

24. Associated buildings, features or objects:

1: Type: **Barn**

Describe: **A 2-story barn is located north of the house, at the northeast corner of the property. Oriented to the north, the building rests on a concrete foundation. The walls consist of red, pressed brick, partially concealed close the foundation by concrete stucco. Faded green-painted, variegated wood shingles cover the pedimented gables. Dominating the front (north) façade are white-painted, wood, sliding doors hanging from steel runners. Above these doors, in the gable, are paired, wood-plank doors. A 4-panel wood door opens north of center in the west elevation. Appearing beneath segmental arches, the window openings have been boarded shut. Sheets of corrugated metal cover the front-gabled roof, and the eaves are boxed. A brick chimney protrudes near the northeast corner of the building.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1890** Actual:
- Source of Information: **Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.**
26. Architect: **Patrick P. Mills**
- Source of information: **Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981. (Note written on form by OAHF staff.)**
27. Builder: **Owen E. Caffrey**
- Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**
28. Original Owner: **Owen E. Caffrey**

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Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**

29. Construction history:

According to Pueblo County tax records and other sources, this house was constructed in 1900. However, city directories and Sanborn insurance maps reveal that this house existed by 1893. An analysis of the form, style, and materials corroborates a circa 1890 date of construction. The most notable alteration to the façade has been the replacement of the original porch, which, according to Sanborn maps, wrapped around both the southwest and southeast corners. This change appears to have been made in the 1970s. Additions to the rear (north) elevation are recent, dating to the 1990s or later. The barn also dates to around 1890 and was most likely Owen Caffrey's carpentry shop.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
 32. Intermediate use(s): **Single Dwelling**
 33. Current use(s): **Multiple Dwelling**
 34. Site type(s): **Residence, Group Home**
 35. Historical background:

Patrick P. Mills, probably the first architect to open an office in Pueblo, designed this house. Pioneer Pueblo and Denver builder Owen E. Caffrey constructed the dwelling around 1890 as his own residence. An Irish immigrant, Caffrey resided here until about 1900. He died in October 1934.

The next owner and resident was attorney John Ritter. He was born in September 1843 in Kentucky. Ritter resided at this Pueblo house with his wife, Martha, and children Earl B., Julian R., Nina, Ruby M., and Carl. While residing here, Julian was an engineer and Carl a fireman for the Atchison, Topeka & Santa Fe Railway. Nina was a packer for the National Biscuit Company. Members of the Ritter family lived here through the early 1920s.

From around 1925 through the 1960s, this house was home to the Gatton (also spelled Gayton) Frazzini family. Gatton Frazzini was born in Italy around 1867. His wife, Mary Frazzini was also born in Italy, around 1866. Gatton was an employee of the streetcar company. Residing with them were two sons, Michael, a bookkeeper for a printing company, and Louie, an employee of bottling works. Paul Frazzini, a saddle maker, was the last member of the family to own this house and reside here. He died on October 28, 1972.

Timothy Cervantes purchased this property in 1981. In 1992, Kim Benson Savage acquired the house and lot, selling it to Ronnie Lee Bezona two years later. Thomas E. and Dee M. La Vine purchased the property in 1999, transferring it to La Vine, LLC, in 2002. Pueblo Community Services, a non-profit organization, currently leases the property and operates it as a group home for youths.

36. Sources of information:

"Ritter (Charles E.)" [obituary]. Pueblo Chieftain, 3 November 1953.

"Four Pioneers Taking Part in Caffrey Rites." 27 October 1934.

"Paul Frazzini" [obituary]. Pueblo Chieftain, 27 October 1972, p. 8B.

Pueblo County Office of Tax Assessor. Property information card [internet].

Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.

Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.

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Colorado Historical Society, Office of Archaeology and Historic Preservation. Colorado Architects Biographical Sketch for Mills, Patrick P. Denver: CHS-OAHP, 11 April 2001.

U.S. Census of 1930; Pueblo, Pueblo, Colorado; Roll: 249; Page: 4A; Enumeration District: 9; Image: 242.0.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

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 possess high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Pueblo Standards for Designation:

1a. History Have direct association with the historical development of the city, state, or nation; or1b. History Be the site of a significant historic event; or1c. History Have direct and substantial association with a person or group of persons who had influence on society.2a. Architecture Embody distinguishing characteristics of an architectural style or type; or2b. Architecture Be a significant example of the work of a recognized architect or master builder, or2c. Architecture Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation;2d. Architecture Portray the environment of a group of people or physical development of an area of the city in an era of history characterized by a distinctive architectural style.3a. Geography Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city, or3b. Geography Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or3c. Geography Make a special contribution to Pueblo's distinctive character.Not Applicable Does not meet any of the above Pueblo landmark criteria.39. Area(s) of Significance: **Architecture**40. Period of Significance: **ca. 1890**41. Level of significance: National: State Local

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42. Statement of significance:

This property is significant under Pueblo Local Landmark Criterion 1A (history) for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. As well, the house is significant under Local Landmark Criterion 2A (architecture) as an intact example of the Edwardian style. It has many usual architectural details, including the window surrounds, double bay windows, balcony, and decorative features. It is also significant under Local Landmark Criterion 2B as one of six houses known to have been designed by Patrick P. Mills, probably the first architect to open an office in Pueblo. The other houses identified with the architect are the 1888 J.L. Streit House (5PE.526.60), 2201 North Grand Avenue; the 1889 Barndollar-Gann House (5PE.525.4), 1906 Court Street; the 1888 T.G. McCarthy House (5PE.513.30); the circa 1890 Grome House, 19 Carlile Place; and a circa 1900 residence at 2007 North Greenwood Street (5PE.526.83). This 11th street residence is also an example of the craftsmanship of builder Owen E. Caffrey, who also constructed the Edgar Olin House, 727 West 13th Street (5PE.517.40), a City of Pueblo Landmark. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property would qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. Nonetheless, this property could be individually eligible as a City of Pueblo Landmark. It is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1890, the principal building on this property exhibits a moderate level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. The most notable alteration has been the replacement of the original porch. Additions to the rear (north) elevation are clearly differentiated for the original structure, are entirely isolated to this secondary elevation, and are small in scale. Moreover, most of the character-defining features remain intact. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data
Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents the evolution of the city's professional middle and upper classes. Its diversity of architectural styles and forms directly represents the city's changing economic and cultural climates. As well, the neighborhood is distinctive because it appears to have evolved independently of the area's dominant industry, steel manufacturing.**
- If there is National Register district potential, is this building contributing: Yes No N/A
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 11thstw721
- Negatives filed at: **Special Collections**
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-4290
48. Report title: **Pueblo North Side Neighborhood Survey**
49. Date(s): **06/08/05**
50. Recorder(s): **Adam Thomas**
51. Organization: **Historitecture, L.L.C.**
52. Address: **PO Box 419**
Estes Park, CO 80517-0419

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53. Phone number(s): **(970) 586-1165**

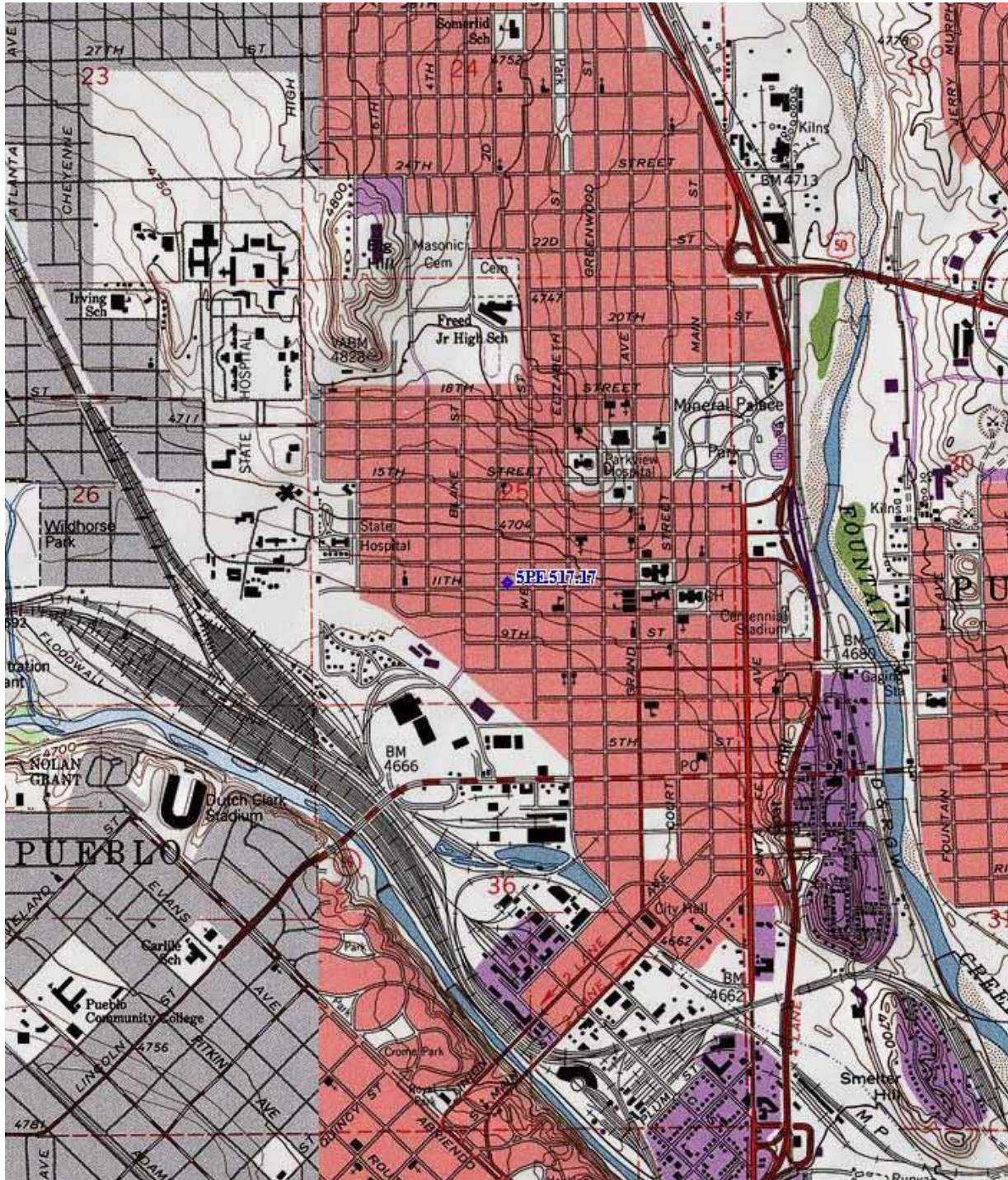
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



Source: U.S. Geological Survey 7.5' Northeast Pueblo topographic quadrangle - 1961 (Photorevised 1970 and 1974)