

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.5663** Parcel number(s):
- 2. Temporary resource number: **525311005**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Bland, John H., House**
- 6. Current building name: **Martinez, Marke Kee and Laura Lee, House**
- 7. Building address: **724 W 13th Street**
- 8. Owner name: **Mark Lee and Laura Lee Martinez**
- Owner organization:
- Owner address: **724 W 13th St.**
- Pueblo, CO 81003**

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 checked="" 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**
SW 1/4 of **NE** 1/4 of **NE** 1/4 of **SW** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533510** Northing: **4236602**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **west 4 feet of Lot 4 and the east 30 feet of Lot 5: Block 2**
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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **721 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
Stucco
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:
Fence
Chimney
Porch
Window/Segmental Arch
21. General architectural description:
Oriented to the north, this house rests on a buff-colored, rock-faced sandstone foundation arranged as coursed ashlar. The walls consist of white-painted brick. White-painted stucco covers the enclosed, western portion of the porch and its kneewall. A combination of beadboard and plywood encloses a two-story, shed-roofed porch situated within the southeast corner. Windows are generally 1-over-1-light, double-hung sash, with tan-painted wood frames. They open between tan-painted, rough-faced sandstone sills and segmental arches, also highlighted in tan paint. The window opening beneath the front- (north-) facing gable has a projecting archivolt. Above it, higher in the gable, is a band of corbelled bricks. Dominating the front (north) elevation of the enclosed porch is a tripartite picture window, with tan-painted steel frames. The window consists of a central fixed frame flanked by 3-light casements. Above the casements are small transoms. Enclosing the porch off the southeast corner are 1-beside-1-light, sliding-sash windows in the first story, and 4-light hopper, awning, or casements in the second story. A single-story, 3-sided, canted bay window protrudes near the center of the west elevation. It hosts 1-over-1-light windows, with the upper sashes hosting cottage-style glazing. A small window opening above this bay has been boarded shut. A hipped-roof porch wraps around the northeast corner of the house. The portion running along the east elevation remains open and has a stucco-covered kneewall. Resting on the kneewall are paired, square wood supports, with the voids between

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them subsequently filled. The porch provides access to the principal doorway, which opens in the north face of the inside (northeast-facing) corner. A doorway opens in south elevation of the porch along the southeast corner. It hosts a 4-panel, wood door, with white-painted rails and tan panels. It provides access to a red-painted wood deck. Another doorway in the east face has been boarded shut. Brown asphalt shingles cover the cross-gabled roof. Tan-painted wood fascia and soffit box the eaves. Rafter ends are exposed beneath the porch roofs. An engaged hearth and fireplace protrudes from the north end of the west elevation, and features an elaborately corbelled hearth and cap. Other brick chimneys emerge at the northeast corner of the house and at the junction of the roof ridges.

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 and commercial buildings. Setbacks from West 13th Street, the busy, principal east-west thoroughfare through this area, are generally the same on this block. This property is situated on the south side of West 13th Street, between 722 West 13th Street to the east and 726 West 13th Street to the west. Grass covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, covers the lot. Growing in front (north) of the house is a large pine tree. A combination of chain-link and wood privacy fences delimit the east and west edges of the property. Located along the southern edge of the property is a concrete basketball court, encircled by a high, woven-wire fence.

24. Associated buildings, features or objects:

1: Type: **Shed**

Describe: **A shed is located midway along the eastern property line. Oriented to the west, the building lacks a formal foundation. Wooden composition siding, painted alternatively tan and white, clads the exterior walls. Siding also covers the door opening the middle of the front (east) elevation. Black asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

2: Type:

Describe:

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1900** Actual:

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

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **unknown**

Source of information:

29. Construction history:

According to Pueblo County Tax Assessor records, this building was constructed in 1900. Sanborn maps and city directories corroborate this date. It was one of 4 nearly identical and neighboring houses: 722 (5PE.5662), 724 (5PE.5663), 726 (5PE.517.39), and 738 (5PE.517.4) West 13th Street. Based on Sanborn maps and building materials, the front and rear porches date to around 1950. The original front porch only occupied the northern portion of the east elevation, and did not wrap around the front (north) elevation as it does now. Thus, it did not obscure the large, round-arch window that dominated the façade. This window has now become an interior archway.

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

V. HISTORICAL ASSOCIATIONS

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V. HISTORICAL ASSOCIATIONS

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

The first resident of this house, constructed around 1900, was John H. Bland, of the firm Bland & Scott. In 1909, William Jones lived here, followed by E.J. Mackey in 1914. C.W. Ayres was the resident in 1919.

Prior to 1925, James Emmet Eubanks purchased this property and resided here with his family. He was born around 1886. Eubanks came to the Pueblo-Trinidad area around 1901 and was a trainman for the Atchison, Topeka, & Santa Fe Railway. With his wife, Mary, he had two sons, Morris and Charles, and a daughter, Mrs. Max Williamson. James Eubanks died in this house in June 1929. His widow and sons remained here through at least 1930.

In 1935, the resident was Norman A. McCune. Melvin L. Shafer owned this house briefly around 1940, before purchasing and residing at the house immediately east, at 722 West 13th Street (5PE.5662). The residents in 1945 were Albert M. Shubert and Tillman Terry. Virgil J. Nordyke lived here in 1950.

Frank J. Berger purchased this house around 1955. He had two daughters, Rita A. Heaton and Marcia Kay Treber. He was stepfather to Mrs. Pat A. Longgrear. Berger lived here through at least 1960, later moving to Phoenix, Arizona. He returned to Pueblo shortly before his death on August 24, 1975.

John W. Bolte, Jr., and Katheryne H. Bolte purchased this property in 1976. They sold it to Al Bezona in 1997. Mark Lee and Laura Lee Martinez, the current owners and residents, acquired the house and lot from Bezona a few months later in 1997.

36. Sources of information:

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.

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.

"Frank H. Berger" [obituary]. Pueblo Chieftain, 25 August 1975, p. 6B.

"James Emmet Eubanks" [obituary]. Pueblo Chieftain, 28 June 1929, p. 10.

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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. 1900**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings joined the smaller, plainer dwellings originally constructed here. It is also associated with Pueblo's professional, entrepreneurial middle class, which largely settled in the neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Edwardian style. 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, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 1900, this house 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. Replaced and enclosed porches have removed or obscured some character-defining features. However, these modifications occurred within the period of significance. This house, moreover, still retains its basic form and other architectural features typical to the style.

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): 13thstw724
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): 06/29/05

50. Recorder(s): Adam Thomas

51. Organization: Historitecture, L.L.C.

52. Address: PO Box 419
Estes Park, CO 80517-0419

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

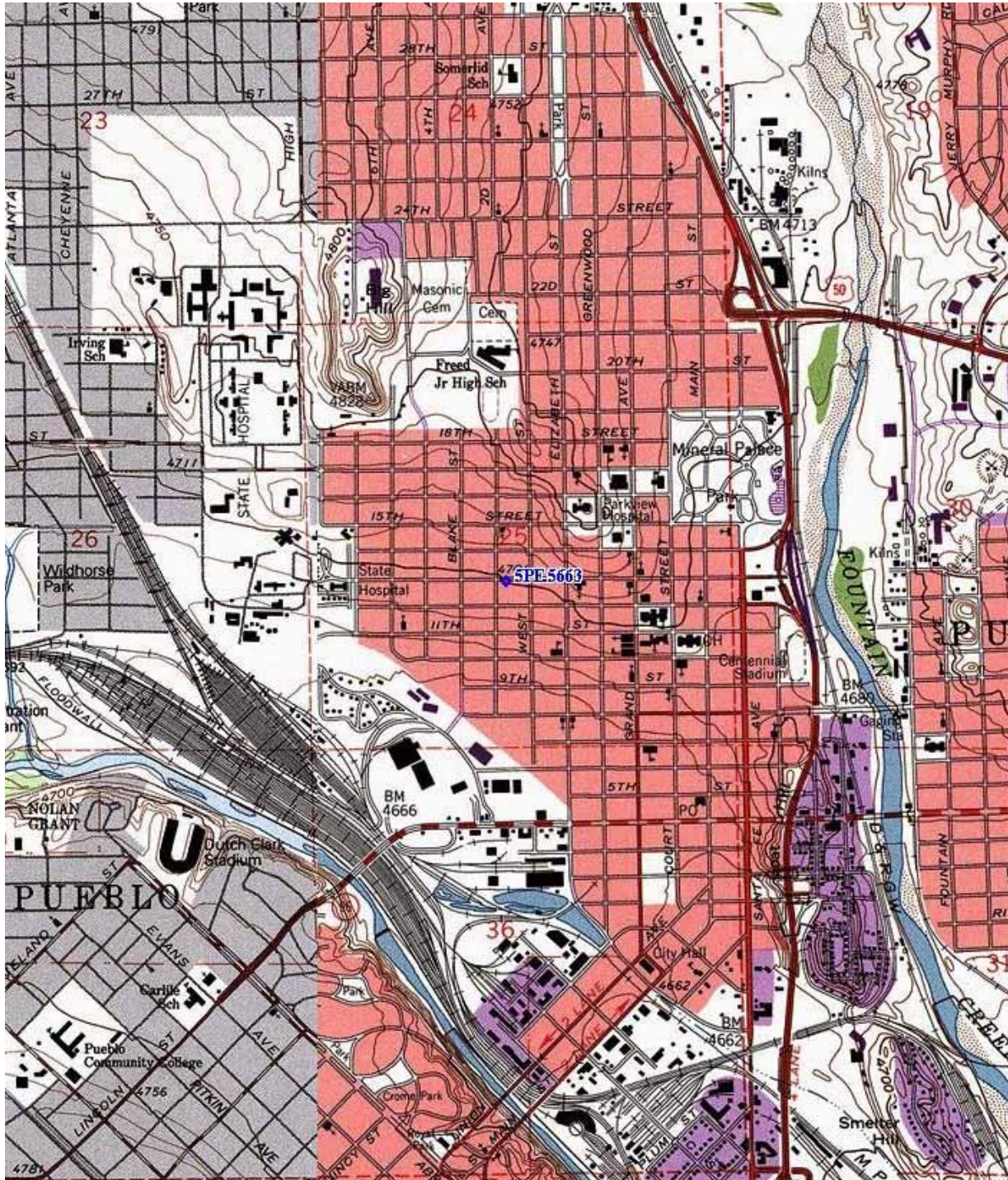
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SITE SKETCH MAP



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LOCATION MAP



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