

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.5666** Parcel number(s):
- 2. Temporary resource number: **525414003**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Macon, John F., House**
- 6. Current building name: **Relaxation Techniques Message Therapy Clinic**
- 7. Building address: **116 W 14th Street**
- 8. Owner name: **Dexter D. and Helen Marie Koons**
- Owner organization:
- Owner address: **1906 Court 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**
NE 1/4 of **NE 1/4** of **NE 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534311** Northing: **4236714**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East half of Lot 9; Block 7**
Addition: **County Addition** Year of addition: **1869**
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): **768 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Synthetics/Vinyl** Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
Porch
21. General architectural description:
Oriented to the north, this building rests on a sandstone foundation, largely encased in white-painted concrete. Horizontal, gray vinyl siding clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with white-painted wood frames and white, aluminum-frame storm windows. The window opening in the front (north) façade has a narrow upper sash and flanking, white vinyl, louvered shutters. A 1-beside-1-light, sliding-sash window opens in the south end of the east elevation. A small, integral porch is located at the northeast corner of the house. It features a single, white-painted, turned wood support. Spanning between the top of the support and walls of the house are white-painted, wood spindle-work friezes. A shed-roofed enclosed porch spans the eastern three-quarters of the rear (south) elevation. Opening in the east end of its south elevation is a doorway, which hosts a white-painted slab door, opening behind a white, vinyl-frame storm door. Approaching the door are 2 concrete steps. Immediately west of the door is a single-light, fixed-frame window. Gray asphalt shingles cover the front-gabled main roof and the shed roof. A white-painted wood fascia and soffit box the shallowly overhanging eaves. Red-brick chimneys emerge just north of center on the roof ridge and at the southern end of the same ridge.
22. Architectural style: **Late Victorian**
Other architectural styles:

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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 14th Street are generally the same on this block. This property is situated on the south side of West 14th Street, on a particularly narrow parcel between vacant lots to the east and west. This house is the only building remaining on the south side of the 100 block of West 14th Street. Gravel covers the strip separating the sidewalk from the street. Gravel also covers the yard. A chain-link fence surrounds the back yard.

24. Associated buildings, features or objects:

1 : Type: **Shed**

Describe: **A standard modular shed is located on the southwest corner of the lot. Oriented to the north, the building rests on a concrete slab. Gray-painted sheets of particleboard, pressed into a vertical plank pattern, clad the exterior walls. The 1-by-4-inch cornerboards are painted white. A door of the same construction as the exterior walls opens in the center of the front (north) elevation. Gray asphalt shingles cover the front-gambrel roof.**

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.**

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. However it appears on an 1893 Sanborn map, and city directory listings for this address date to 1890, suggesting a circa 1890 date of construction. The only notable alterations have been the enclosure of the rear porch, sometime after 1952, and the installation of vinyl siding, which most likely occurred after 1990.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling****Domestic**32. Intermediate use(s): **Single Dwelling**33. Current use(s): **Clinic**34. Site type(s): **Message Therapy Clinic**

35. Historical background:

The first resident of this house appears to have been John F. Macon, a machinist. The Sherlock family lived here around 1909. They included James, Minerva V., and William. All were involved with City Package Delivery, located at 504 North Santa Fe Avenue. James appears to have been an owner or manager; William was also a manager; and Minerva was a bookkeeper.

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Mark Michael Brifey lived here around 1930. He was born and raised in Pueblo. Prior to World War I, Brifey owned and operated a print shop. During the war, he served in the U.S. Army, Company K, 159th Infantry. Following the armistice, Brifey worked for the Denver & Rio Grande Western Railroad. In his retirement, he was an employee of the Colorado Theater. With his wife, Ellen C. Brifey, Mark had a daughter, Elaine Schober. The family later moved to 908 East 7th Street, where Mark Brifey died in January 1953.

The resident in 1935 was Charles J. Allen. He had a son, Ray H. Allen, and four daughters: Mrs. G.H. Lamb, Mrs. H.F. Rogers, Mrs. C.L. Clark, and Mrs. Will McAvoy. Harry B. Rayburn lived at this address in 1940. With his wife, Harry Rayburn had a son, Donald Rayburn. In 1945, Harold E. Frye was the resident.

Varolin Cordova purchased this property and resided here around 1950, followed by James A. Steadman in 1955. The residents in 1960 were Elmer P. Yaden and Loren W. Goddard. John K. and Florence R. Nichols purchased this property in 1980, selling it five years later to Rodney C. Gostnell. Steven C. Eller acquired the house and lot from Gostnell in 1991, selling it in 1993 to Jeff O. and Phyllis A. Kintner. They, in turn, sold the property a little more than a year later to Linda Jean Sniff. Dexter D. Koons and Helen Marie Koons, R.N., the current owners, acquired the house and lot in 2004. They use it to house their "Relaxation Techniques" message therapy clinic. The Koonses are licensed massage therapists and internationally certified neuromuscular therapists.

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.

"Brifey (Mark Michael)" [obituary]. Pueblo Chieftain, 14 January 1953, p. 14.

"Allen (Charles J.)" [obituary]. Pueblo Chieftain, 31 December 1950, p. 10.

"Rayburn (Harry B.)" [obituary]. Pueblo Chieftain, 13 March 1947, p. 9.

"Varolin Cordova" [obituary]. Pueblo Chieftain, 6 June 1993, p. 2B.

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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 house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of late Victorian-era domestic architecture. 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 1890, this house exhibits a moderately high 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 installation vinyl siding conceals the original exterior wall cladding, obscuring a character-defining feature. Otherwise, the house has not been notably modified. This property certainly 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

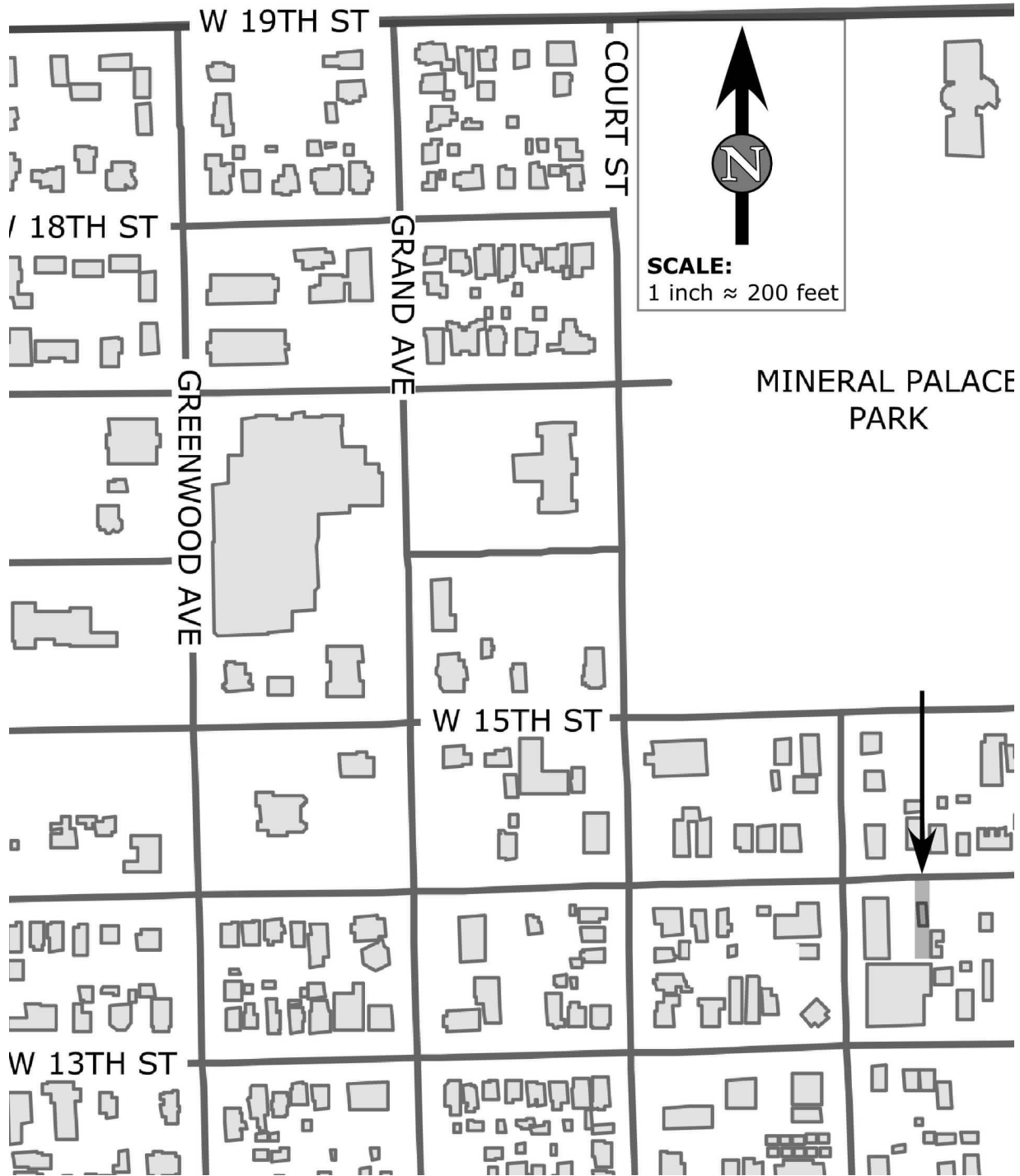
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 14thstw116
- Negatives filed at: **Special Collections**
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Estes Park, CO 80517
48. Report title: **Pueblo North Side Neighborhood Survey**
49. Date(s): **07/11/05**
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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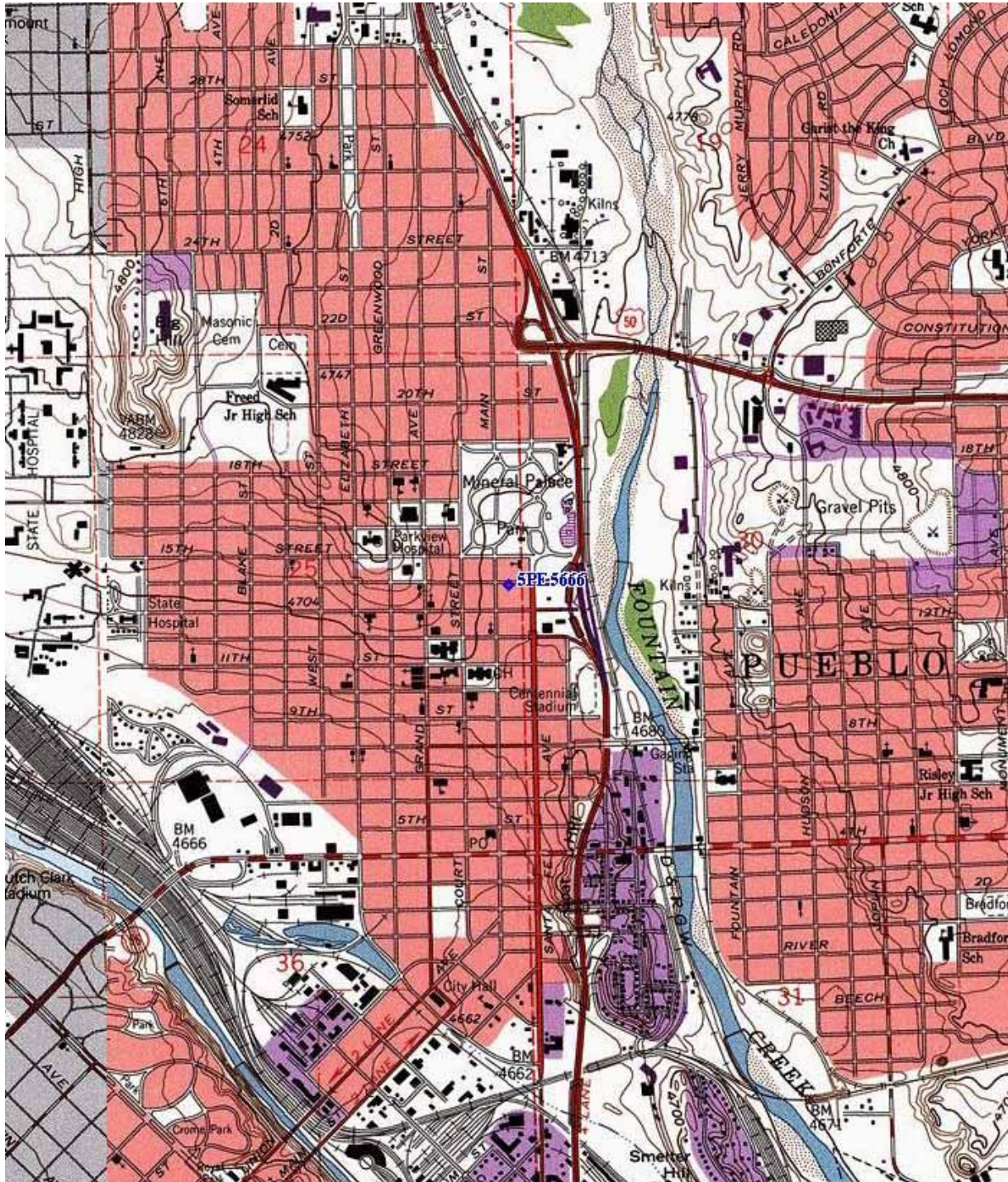
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SITE SKETCH MAP



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LOCATION MAP



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