

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5680**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Lucy, Emmett K., House**
- 6. Current building name: **Alvarez, John J., House**
- 7. Building address: **512 W 14th Street**
- 8. Owner name: **John J. Alvarez**
- Owner organization:
- Owner address: **512 W 14th St**
Pueblo, CO 81003

Parcel number(s):

525410004

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**
NW 1/4 of **NE** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533780** Northing: **4236711**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1952, Photorevised 1978**
12. Lot(s) : **Lot 6; Block 38**
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): **1,066 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** 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
Garage/Attached Garage
Chimney
Porch
21. General architectural description:
Oriented to the north, this house rests on a high, concrete foundation, covered in a brown, glazed-brick veneer. An asphalt-covered paper covers a front-gabled addition across the rear elevation. Basement windows are 3-light hopper. A tan, raked-brick veneer clads the exterior walls. Between the foundation and first floor is a watertable of alternating tan and brown brick squares. Windows are generally 1-over-1-light, double-hung sash, with brown aluminum frames. A pair of single-light casement windows flanks an engaged hearth and chimney on the north side of the east elevation. Large, single-light, fixed-frame windows surround the rear addition. A front-gabled porch dominates the eastern two-thirds of the front (north) façade. It has a brick kneewall and supports. Twelve concrete steps approach the porch on the west end of its north elevation. The principal doorway opens onto the porch, offset just east of center. It hosts a 6-light, glass-in-wood-frame door, painted white, opening behind a brown, aluminum-frame storm door. A garage door opens in the foundation, west of the porch. It hosts a white, fiberglass, overhead-retractable garage door. Brown asphalt shingles cover the cross-gabled roof, and the shaped rafter ends are exposed. Knee brackets appear at the apex and corners of the gables.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
Other architectural styles:

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Building type: **Bungalow**

23. Landscape or special setting features:

This property is located on terrain sloping downward from northwest to southeast, with an elevation of around 4,700 feet above mean sea level. The neighborhood features a mixture of small and large, one- to three-story houses and commercial buildings, with some residential and medical-related buildings towering many stories above the rest of the landscape. Setbacks from West 14th Street are generally the same on this block. This property is situated on the south side of West 14th Street, between 510 West 14th Street to the east and 514 West 14th Street to west. Grass covers the strip separating the sidewalk from the street. A brown, glazed-brick retaining wall, in turn, separates the sidewalk from the front lawn. A planted-grass yard, with mature landscaping, covers the property. The backyard is terraced and encircled by a chain-link fence.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1929**
Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**
Source of information:

27. Builder: **unknown**
Source of information:

28. Original Owner: **Emmett K. Lucy**
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 Assessor records, this building was constructed in 1929. An analysis of the style, materials, and historical records corroborates this date. This bungalow shares characteristics in common with adjacent houses at 510, 514, and 516 West 14th Street, and 1310 North Elizabeth Street, suggesting that the same builder constructed all of them. The original windows in this particular bungalow have been replaced, most likely after 1970. As well, a large addition was constructed across the rear (south) elevation, apparently dating to after 1990.

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): **Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

This house was constructed in 1929 on a previously undeveloped parcel. The first owner and resident was Emmett K. Lucy, who lived here until prior to 1940. That year, the owner and resident was prominent Pueblo businessman William Andrew Wills, Sr. He operated a Ford automobile dealership until 1954 and ran a Cadillac dealership from 1956 to 1957. He was a director of the Minnequa Bank and one of the main proponents of the Fryingpan-Arkansas irrigation project. He had three sons, Charles R. Wills, Lee R. Wills, and W.A. Wills, Jr.

In 1945, the resident was J. Ralph Donaghy, personnel manager and purchasing agent for the Fountain Sand & Gravel Company. He and his wife, Edith Bullen Donaghy, had two daughters, Phyllis Parker and Barbara Chapman.

John E. Padgett resided here in 1950. He was an employee of the Missouri Pacific Railway. John Padgett and his wife, V. Marie Padgett, had a son, Jack G. Padgett, and two daughters, Bonnie Hall and Joan Pelc.

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Around 1955, Howard A. Melton purchased this property and resided here. He was a veteran of World War I and was manager of the Continental Bakery Company. With his wife, Vera Melton, Howard had a daughter, Artha Mae Smith.

Clarence D. Brooks owned this property and resided here around 1960. John J. Alvarez, the current owner and resident, purchased the house and lot in 1976.

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.

"W.A. Wills, Sr" [obituary]. Pueblo Chieftain, 13 September 1978, p. 13C.

"J. Ralph Donaghy, Pueblo Resident Since 1930, Dies." Pueblo Chieftain, 22 September 1958, p. 2.

"John E. Padgett" [obituary]. Pueblo Chieftain, 10 February 1977. p. 8B.

"Howard A. Melton" [obituary]. Pueblo Chieftain, 27 February 1978, p. 4B.

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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: **1929**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 in the first half of the 20th Century, when popular suburban styles and forms of houses, like this one, were widely constructed on the remaining undeveloped portions of this neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a Craftsman-style bungalow. 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. Nonetheless, it is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1929, 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. The replacement of the original windows removed an important character-defining features and the rear addition altered the form. However, other character-defining features, such as the exposed rafter ends and knee brackets, remain in place, and the addition is clearly differentiated from the original building and isolated to a secondary elevation. 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): 14thstw512
- 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): **07/13/05**
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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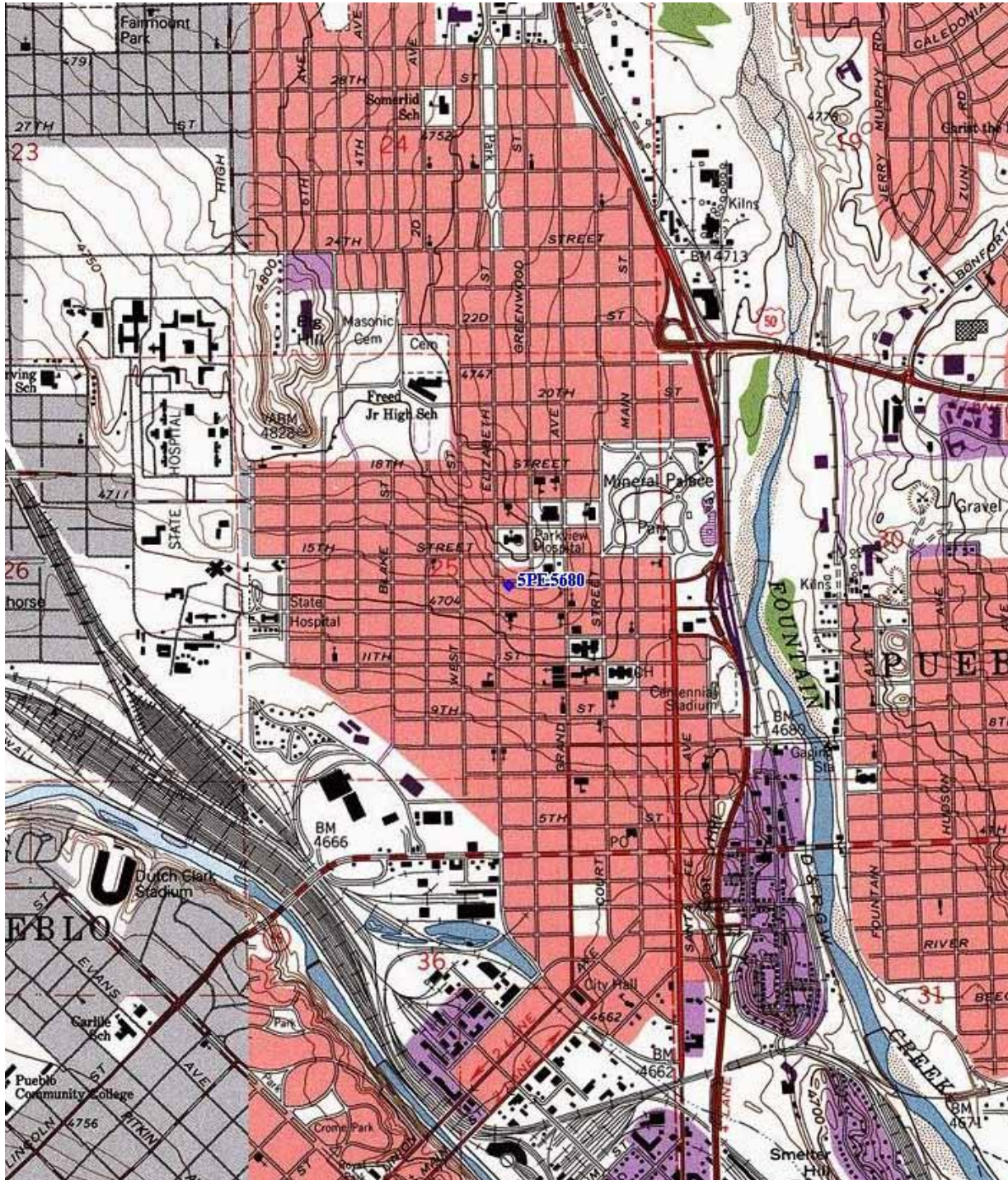
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SITE SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Northeast Pueblo topographic quadrangle - 1952, Photorevised 1978