

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.5689** Parcel number(s):
- 2. Temporary resource number: **525310001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Balcom-Phillips House**
- 6. Current building name: **McCluskey House**
- 7. Building address: **710 W 14th Street**
- 8. Owner name: **Sharol J., Michael W., and Jonathan McCluskey**
- Owner organization:
- Owner address: **5 Pedregal Ln**  
**Pueblo, CO 81005**

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 **SW** 1/4 of Section **25**
10. UTM reference zone: **13**  
 Easting: **533562** Northing: **4236704**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
 Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lot 1; Block 3**  
 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): **908 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos** Other wall materials:
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**  
**Porch**
21. General architectural description:  
**Oriented to the north, this house rests on a random-coursed sandstone foundation, now almost entirely obscured behind white-painted concrete. Generally, windows are 1-over-1-light, double-hung sash, with white-vinyl frames and green-painted wood surrounds. A shed-roofed addition across the rear elevation has 1-beside-1-light, sliding-sash windows, with white vinyl frames. A small, shed-roofed porch fills the inside (northwest-facing) corner of the asymmetrical front (north) façade. It has a low concrete floor and simple, square, white-painted wood supports. Two doorways, one in each face of the corner, open beneath the porch. The principal doorway opens in the north face and hosts a 6-panel, white-painted metal door, with a fanlight. The other doorway hosts a 3-panel, 2-light, glass-in-wood-frame door, opening behind a wood-frame screen door. Another doorway opens in the east end of the rear (south) elevation. It hosts a 6-panel, gray, metal door. Green, interlocking asphalt shingles cover the cross-gabled roof. White-painted wood soffit and green-painted fascia box the eaves.**
22. Architectural style: **No Style**  
 Other architectural styles:  
 Building type:
23. Landscape or special setting features:

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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 modest, one- and two-story houses. 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 1325 West Street to the east and 712 West 14th Street to the west. Grass covers the strip separating the sidewalk from the street. A planted-grass yard, with mature landscaping, covers the property. Enclosing the back yard is a woven-wire fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located on the southwest corner of the lot, fronting an east-west-oriented alley. Oriented to the south, the building appears to lack a formal foundation. Sheets of corrugated metal clad the exterior walls. Dominating the front (south) elevation are paired, vertical wood plank doors, opening on metal strap hinges. A window opening in the center of the east elevation has been boarded shut. North of it is a 4-panel wood door, painted white. Sheets of corrugated metal cover the front-gabled roof.**

2: Type: **Shed**

Describe: **A shed is located southeast of the house, on the eastern edge of the property. The structure is an L-shaped plan and appears to rest on a concrete foundation. White-painted vertical planks clad most of the exterior walls. However, the northern portion features horizontal planks and exposed studs, suggesting its use as a granary or, more likely, a coal storage shed. A small plywood door opens in the center of the west elevation. Dominating the south elevation is a 6-light window. Green sheets of asphalt cover the cross-gabled 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 1890. 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. Other than the installation of asbestos wall cladding, this building remained relatively unchanged through the period of significance (through 1955). At the time of this survey, however, the building was undergoing extensive renovation, including the replacement of all doors and windows and the construction of a relatively large addition across the rear elevation.**

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:

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## 35. Historical background:

The first resident of this house, constructed around 1890, was Mrs. A.M. Balcom, a stamp clerk at the post office. Sometime prior to 1900, the owner and resident was Pueblo attorney Charles B. Phillips, who was associated with J. Jewell & Company. He resided here with his wife, Lucy S., a teacher. Charles died prior to 1909, at which time Lucy moved in with her son, James Phillips, at 418 West 12th Street (5PE.5604).

Harry G. Grover, a meat cutter for the Langly Grocery Company, resided here around 1909. Living at this address in 1914 was Albion Paul Brooke, a telegrapher for the Atchison, Topeka & Santa Fe Railway. He later moved one street north, to 710 West 15th Street.

In 1925, the resident was G.W. Blunn, followed by Louis Steen in 1925. Around 1930 through 1935, Nina Wright lived here.

Following the death of her husband, Maitland Emory Bradley, in 1939, Mary Helen Bradley purchased this property and resided here for the rest of her life. She came to Pueblo around 1930 and was an employee of the dietary department of the nearby Colorado State Hospital. Bradley had a daughter, Mary Hazel Heath. Mary Helen Bradley died of a heart attack at Stapleton Airport, in Denver, on January 1, 1966.

Mary Hazel Heath retained sole ownership of the property until 1993, when she shared it with her daughter, Sharol J. McCluskey, and her daughter's family, Michael W. McCluskey and Jonathan McCluskey. The McCluskeys acquired sole ownership of the house and lot in 1996. They operate the house as a rental unit.

## 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.

"Brooke (Albion Paul)" [obituary]. Pueblo Chieftain, 20 April 1944, p. 2.

"Bradley (Mary Helen)" [obituary]. Pueblo Chieftain, 2 January 1966.

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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: **Not Applicable**40. Period of Significance: **n/a**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 for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one, the product of an emerging professional and entrepreneurial class, joined the smaller, plainer dwellings originally constructed here. 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 building 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. A renovation in 2005 replaced the original windows and constructed an addition across the rear elevation, removing or concealing some character-defining features. Yet other features are intact and the basic form, as viewed from the street, remains unchanged. 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): 14thstw710**  
 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): **07/18/05**

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**

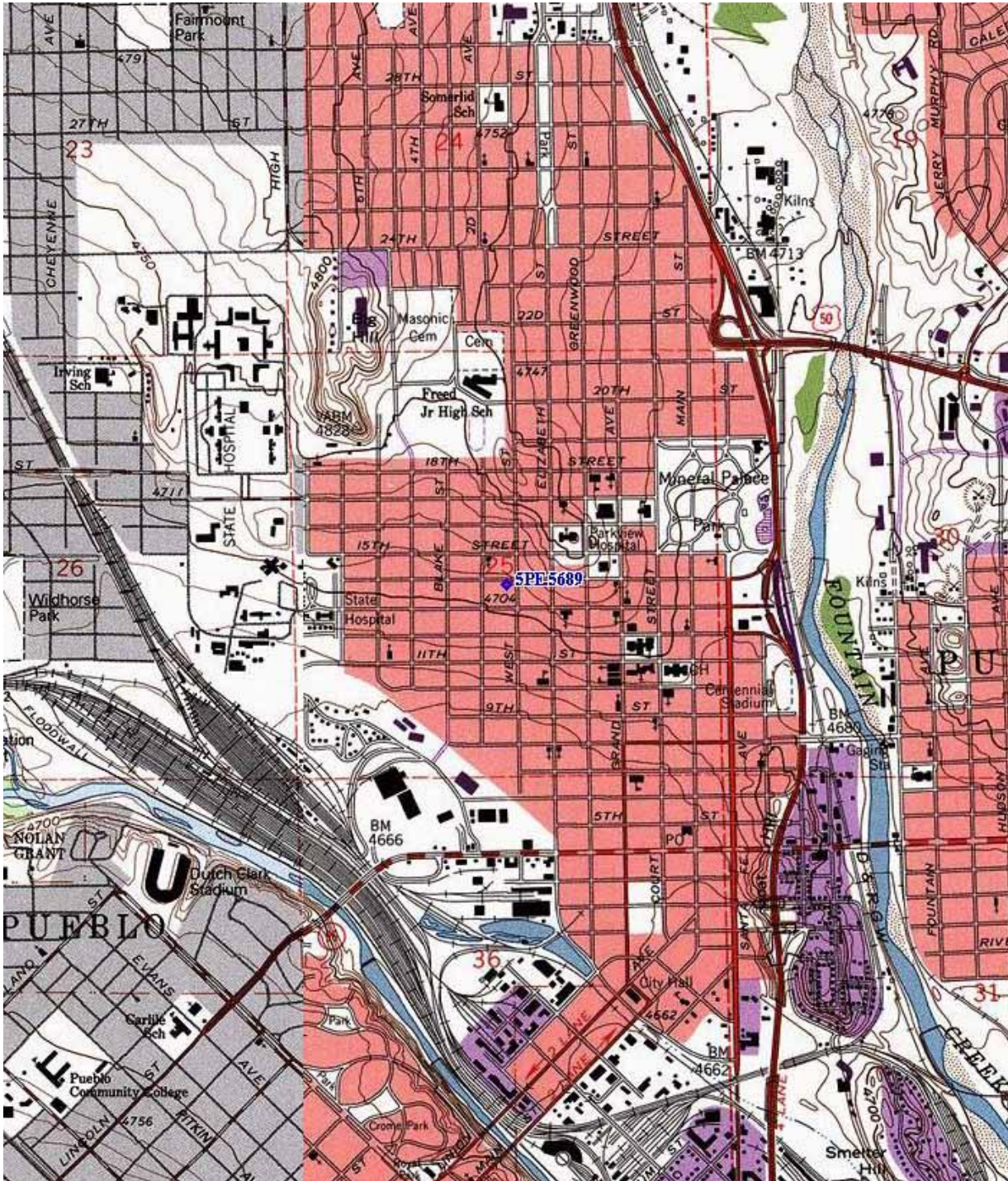
### Architectural Inventory Form

SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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