

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.5765**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Bailey, Raymond H., House**
- 6. Current building name: **Autobee, Thomas V. and Betty Lou, House**
- 7. Building address: **320 W 18th Street**
- 8. Owner name: **Thomas V. and Betty Lou Autobee**
- Owner organization:
- Owner address: **320 W 18th St**
Pueblo, CO 81003

Parcel number(s):

525131012

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 **NW 1/4** of **SE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534007** Northing: **4237117**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 9 and 10; Block 24**
Addition: **Henry C. Brown's Addition** Year of addition: **1889**
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): **1,260 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Shingle
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: **Window/Glass Block**
Fence
Chimney
Porch
Window/Stained Glass
21. General architectural description:
Oriented to the south, this house rests on a concrete foundation. Basement windows are 3-light hopper, 1-beside-1-light sliding sash, and glass block. A golden, raked brick veneer clads the exterior walls. The brickwork features a brown-brick watertable. White-painted, square-cut wood shingles cover the gables. Cladding a shed-roofed addition to the rear (south) elevation is broad, white-painted, horizontal wooden composition siding. Windows are generally 3 (vertical)-over-1-light, double-hung sash, with white-painted wood frames, aluminum-frame screens, and brown brick sills. Flanking either side of a brown-brick hearth and chimney, engaged to the north end of the west elevation, are 3-light hopper or awning windows, with stained-glass depicting fleurs-de-lis. Spanning the rear addition are 4- and 6-light hopper or awning windows. A front-gabled porch spans the eastern two-thirds of the asymmetrical front (north) façade. It has a concrete floor, tan-brick kneewalls, and brown brick supports. The western two-thirds of the porch have been enclosed with wire-mesh screens. Five concrete steps approach the porch on the east end of its north elevation. Flanking them are black, wrought-iron railings. The principal doorway opens in the east end of the façade. It hosts a single-light oak-frame door, opening behind a white, vinyl-frame storm door. Another doorway opens in the west end of the rear elevation. It hosts a white-painted, paneled wood door, opening behind a white, vinyl-frame

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storm door. Above it is a transom. Brown asphalt shingles cover the cross-gabled main roof and all other roof surfaces. The rafter and perlin ends are exposed.

22. Architectural style: **No Style**

Other architectural styles:

Building type: **Bungalow**

23. Landscape or special setting features:

This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest and large, one- and two-story houses. Setbacks from West 18th Street are generally the same on this block. This property is situated on the south side of West 18th Street, between 314 West 18th Street to the east and 322 West 18th Street to the west. Separating the street from the sidewalk is a grass strip. A planted-grass yard, with mature landscaping, covers the lot. Surrounding the backyard is a combination of white vinyl and chain-link fences; a white vinyl picket fence runs along the east side of the front yard. A concrete driveway runs along the west side of the house, connecting the garage to West 18th Street.

24. Associated buildings, features or objects:

1 : Type: **Garage**

Describe: **A 2-car garage is located southwest of the house. Oriented to the north, the building rests on a concrete foundation. A golden, raked brick veneer clads the front (north) elevation; sand-colored stucco covers the rest of the exterior walls. Dominating the front (north) elevation is a 32-panel, steel, overhead-retractable garage door, painted white. A stepped parapet crowns the front elevation. Sheets of brown asphalt cover the shed roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1928**

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: **Raymond H. Bailey**

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 1928. An analysis of the style, materials, and historical records corroborates this date. The only notable modification appears to have been the installation of newer siding on the enclosed, rear porch, which was an original feature. This alteration most likely dates 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:

The first owner and resident of this house, constructed in 1928, was Raymond H. Bailey, owner and operator of an automobile

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business. He was born in Colorado around 1892. His wife, Letha S. Bailey, was born in Missouri around 1897. They were married around 1915 and had at least one child, Donna.

In 1935, the resident was Clarence M. Barnes, an employee of the White & Davis Dry Goods Company. He and his wife, Fern Barnes, lived here only briefly, moving next door, to 322 West 18th Street, by 1940. They eventually resided in Denver, where Clarence died in 1968.

Around 1940, the owner and resident of this house was prominent Pueblo merchant Emanuel "Eppy" Epstein, who moved here from 701 West 11th Street (5PE.517.15). He arrived in Pueblo from Russia in 1904 and was the owner of the Army and Navy Store and the Eppy Wine Company. He was a member of B'nai B'rith and congregation B'nai Jacob, of which he was a charter member. Epstein was a prominent civic booster while leading and contributing to social welfare and Jewish causes. He had two daughters, Marion Goodman and Millie Grossman; and three sons, Jay L. Ambrose, Al Ambrose; and Aub Ambrose. Epstein resided in this house only briefly; he died in 1949.

Harry Rosenblum purchased this property around 1945 and resided here until his death nearly a decade later. He arrived in Pueblo in 1901 and was the proprietor of Rosenblum's Men's Store. Rosenblum was a member of Temple Emanuel and the United Hebrew Center. He also served as a president of B'nai B'rith. His wife, Bess Rosenblum, arrived in Pueblo in 1927. Together they had a son, Dr. Morton Rosenblum. Harry Rosenblum died on December 10, 1954. Bess continued to reside here until her own death, on March 29, 1991.

Nan E. Grant purchased this property in 1991 from Bess Rosenblum's estate. In 2001, Thomas V. and Betty Lou Autobee, the current owners and residents, acquired the house and lot from Grant.

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.

"Barnes (Clarence M.)" [obituary]. Pueblo Chieftain, 27 January 1968, p. 3A.

"Epstein (Emanuel)" [obituary]. Pueblo Chieftain, 20 June 1949, p. 10.

"Rosenblum (Harry)" [obituary]. Pueblo Chieftain, 11 December 1954, p. 9.

"Bess Rosenblum" [obituary]. Pueblo Chieftain, 31 March 1991, p. 6F.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Sheet 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: **1928**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 20th-century development of Pueblo’s North Side Neighborhood, when the city’s professional and entrepreneurial class moved northward to construct large homes, like this one, in the latest contemporary suburban styles. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Bungalow form. 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 in 1928, 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 only notable modification has been the installation of siding over the original wall cladding of the rear, enclosed porch. 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

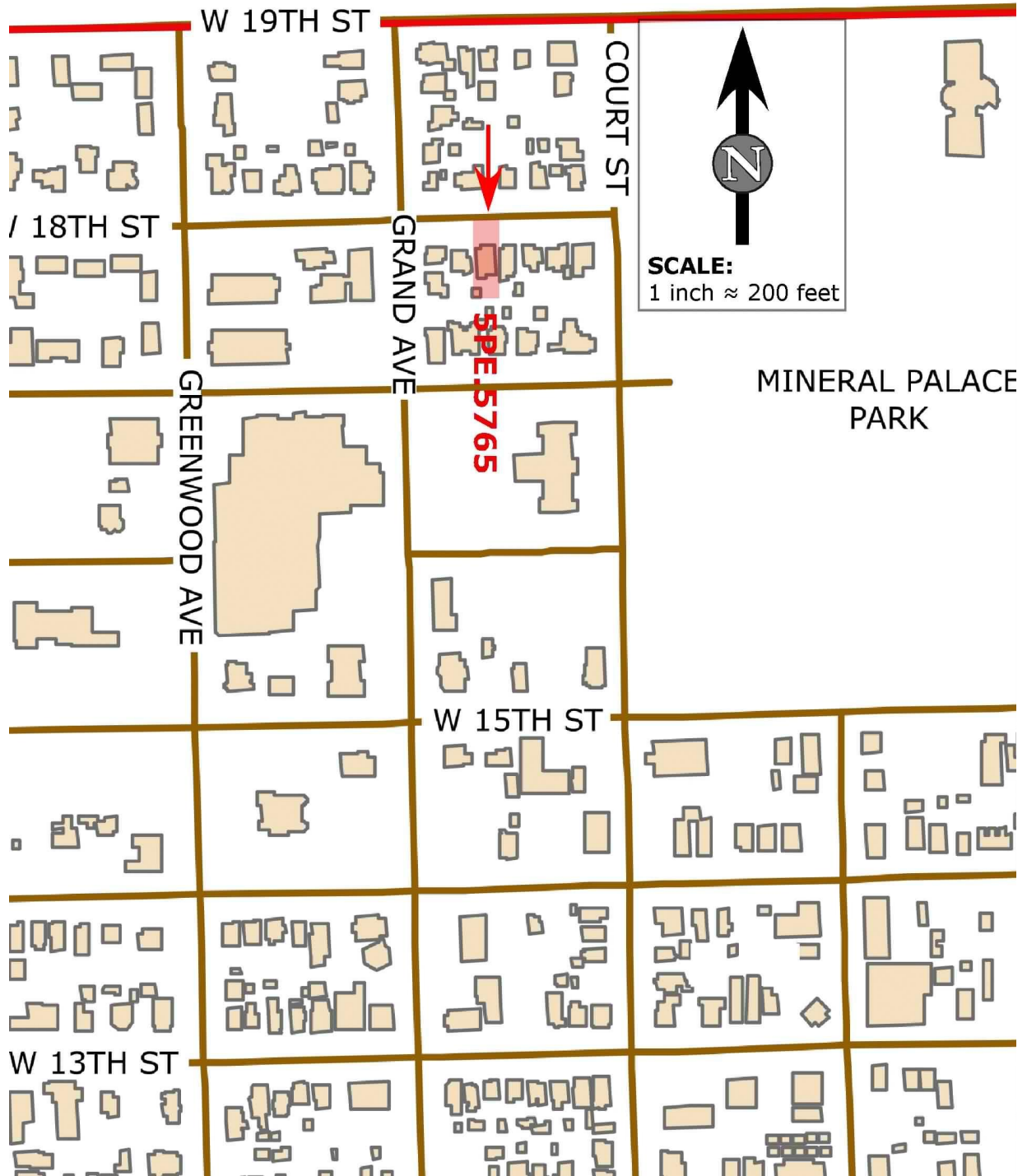
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 18thstw320
 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): **07/27/05**
 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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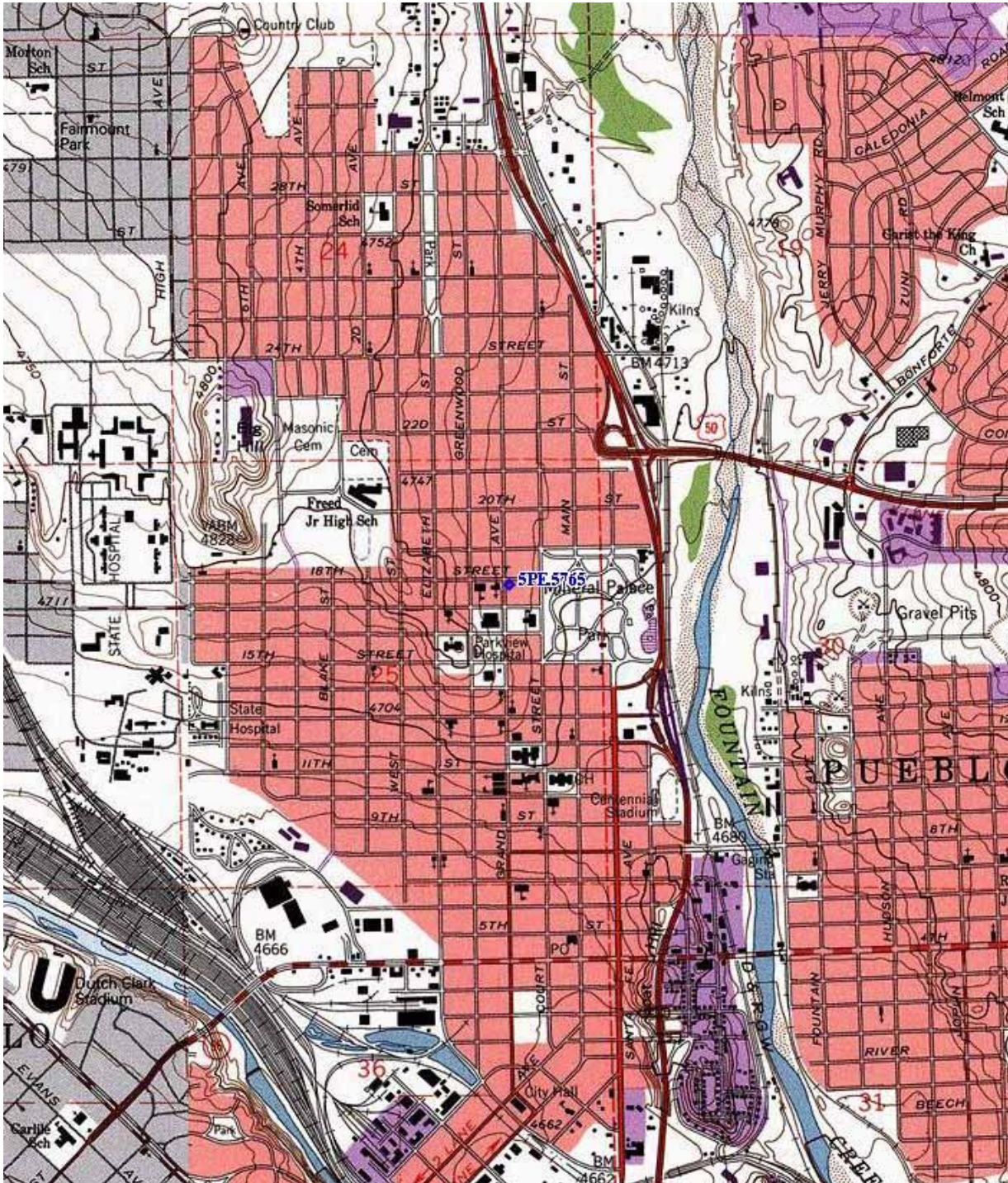
SITE SKETCH MAP



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LOCATION MAP



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