

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.516.19** Parcel number(s):
- 2. Temporary resource number: **525150006**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Lucas, Dr. Wilbur, House; Johnston, J. Will, House; Clevenger, Mac V., House**
- 6. Current building name: **Horton-Rogers House**
- 7. Building address: **409 W 18th Street**
- 8. Owner name: **Keith Horton and Jennifer Rogers**
- Owner organization:
- Owner address: **409 W 18th St**  
**Pueblo, CO 81008**

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input 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 **SW 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533952** Northing: **4237161**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East 9 feet 3 inches of Lot 13 and all of Lots 14 and 15; Block 16**  
Addition: **Bartlett & Miller 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): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **2,435 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof**  
Other roof configurations:
19. Primary external roof material: **Terra Cotta Roof**  
Other roof materials:
20. Special features:  
**Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the south, this house rests on a concrete foundation. White stucco clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames and projecting, stucco-covered sills. Those opening in the first story of front (south) façade and the southern portion of the west elevation's first story have round-arch upper sashes. Other windows are single-light casement. The windows spanning a single-story room, protruding from the west elevation, feature divided-light casements, sidelights, and transoms, all beneath round arches. A porch spans the façade from the center to the eastern end. It has a red, terra-cotta tile floor and a green-painted, elaborately turned balustrade. The eastern portion of the porch features an arcade. Five brick steps approach the porch on the west end of its south elevation. Flanking it are black, wrought-iron railings. The principal doorway opens in the center of the façade. It hosts a 1-panel, 1-light oak door, with beveled glass. It opens behind an oak-frame screen door. Another doorway opens directly above this one, in the second story. It hosts a single-light, white-painted slab door. It provides access to a central balcony, with a scroll-cut wood balustrade mimicking to the front porch railing. The balcony continues to the east and west, behind the curvilinear parapets, which are highlighted with coping. Another doorway opens beneath a round arch in the south elevation of a single-story room protruding from the north half of the west elevation. It is a green-painted, vertical plank door, with 4 lights. It opens behind a wood-frame screen door. Approaching it are 6 brick steps. Opening in the rear (north) elevation is another doorway. Above it is an enclosed, sleeping porch. Green terra cotta tiles cover the centrally hipped main roof and all other roof surfaces. The shaped rafter ends are**

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**exposed beneath the broadly overhanging eaves. Stucco-clad chimneys protrude from the southeast and southwest corners and from the roof's east-facing slope.**

22. Architectural style: **Late 19th And 20th Century Revivals/Mission**

Other architectural styles:

Building type:

23. Landscape or special setting features:

**This property is located on terrain sloping downward from west to east, 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 north side of West 18th Street, between 401 West 18th Street to the east and 419 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 stucco-clad wall. 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 on the northwest corner of this property. Oriented to the south, the building rests on a concrete foundation. White stucco clads the exterior walls. Dominating the front (south) elevation is a 2-car, wood, overhead pivot type garage door, painted green. At the eastern end of this door is an integral, pedestrian door. Sheltering this doorway is a small, hipped roof, covered in green terra cotta tiles and supported on exposed rafters. Capping the front elevation is a shaped parapet with a niche at its apex. The rear (south) elevation has a pair of window openings. Gray sheets of asphalt cover the shed roof.**

2: Type: **Pergola**

Describe: **A pergola is located directly north of the house, along the northern edge of the property. It consists of a green-painted wood frame and flat roof. The north elevation has a stucco-covered wall.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1914**

Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **George W. Roe**

Source of information: **Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.**

27. Builder: **Frank C. Tribebes**

Source of information: **Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.**

28. Original Owner: **Dr. Wilbur Lucas**

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 1914 from a design by prominent Pueblo architect George W. Roe. An analysis of the style, materials, and historical records corroborates this date. This house has not been significantly altered since its construction by Frank C. Tribebes**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

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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 1914, was Pueblo physician Dr. Wilbur Lucas, a surgeon for the Colorado Fuel & Iron Company, later the CF&I Steel Corporation. He also served in the medical corps during World War I. Dr. Lucas was born on June 22, 1873, in Indiana. His wife, Edith J. Lucas, was born in Kansas around 1888. They had at least two children, Edith M. and Mary M. Lucas. The family remained here through 1925.

Around 1930, industrial investment broker J. Will Johnston purchased this property and resided here until his death a few years later. He was born around 1862 in Ohio. His wife, Clara M. Johnston, was also born in Ohio, around 1866. They resided here with a live-in domestic servant, Edith Owens. J. Will Johnston died in 1934. His widow, Clara, continued to reside here through at least 1935. She died on December 14, 1965.

Mac V. Clevenger purchased this property around 1940 and resided here until his death more than 4 decades later. He was born on April 6, 1888, in Utica, Kansas, moving to Pueblo in 1914. Clevenger initially worked as a cowboy on a ranch near Arlington, Colorado. Then, in 1917, he started selling used automobiles, opening a Dort dealership in 1919. From 1920 until 1928, he was the Pueblo dealer for Durant and Star automobiles. Clevenger operated a Plymouth and DeSoto dealership from 1928 to 1935. From that time until his retirement in July 1959, he owned the Chrysler-Plymouth dealership at the corner of 7th Street and Santa Fe Avenue. After his retirement, he spent his time operating ranches in Siloam, Westcliffe, and Kansas. He was an organizing member of the Turkey Creek Soil Conservation District, of which he was a president.

On July 11, 1940, Mac Clevenger married Maurine A. Baker in New Mexico. Mac had a daughter, Marilyn Wilgus, and a step-son, Gene Good. Mac Clevenger died on March 9, 1982. Maurine Clevenger remained the owner of this property until her death on August 7, 2000. In 2001, her estate sold the house and lot to Keith Horton and Jennifer Rogers, the current owners and residents.

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.

"Johnston (Clara M.)" [obituary]. Pueblo Chieftain, 16 December 1965, p. 7C.

"Mac V. Clevenger" [obituary]. Pueblo Chieftain, 11 March 1982, p. 10B.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 6A.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Sheet 4B.

World War I Draft Registration Card for Wilbur Lucas, Serial No. 1510, Order No. 1255.

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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: **Social History**  
**Architecture**40. Period of Significance: **Social History, 1914-1955; Architecture, 1914**41. Level of significance: National:  State  Local

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## 42. Statement of significance:

This property is significant under National Register Criterion A (Pueblo Local Landmark Criterion 1A--history) 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. This house was home to three notable Pueblo professionals, surgeon Dr. Wilbur Lucas, investment broker J. Will Johnston, and automobile dealer Mac V. Clevenger. The property is also significant under Local Landmark Criterion 2A (important individuals) for its association Lucas, Johnston, and Clevenger, who were all civic leaders. As well, the house is significant under National Register Criterion C (Local Landmark Criteria 2A and 2B--architecture) as an outstanding example of the Mission style. Character-defining features include the curvilinear-shaped parapet with coping; round-arch windows; a heavy tile roof; an arcaded porch; and a stucco finish. As well, it is one of the few houses in the North Side known to have been designed by architect George W. Roe, whose other commissions include the library at the University of Colorado, at Boulder, and buildings at the Colorado School of Mines, at Golden. The levels of architectural and historical significance, combined with physical integrity, are to the extent that this property could 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 most likely a contributing resource within any potential historic district.

## 43. Assessment of historic physical integrity related to significance:

Constructed in 1914, this house exhibits a 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. It has not been notably altered since its construction. 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

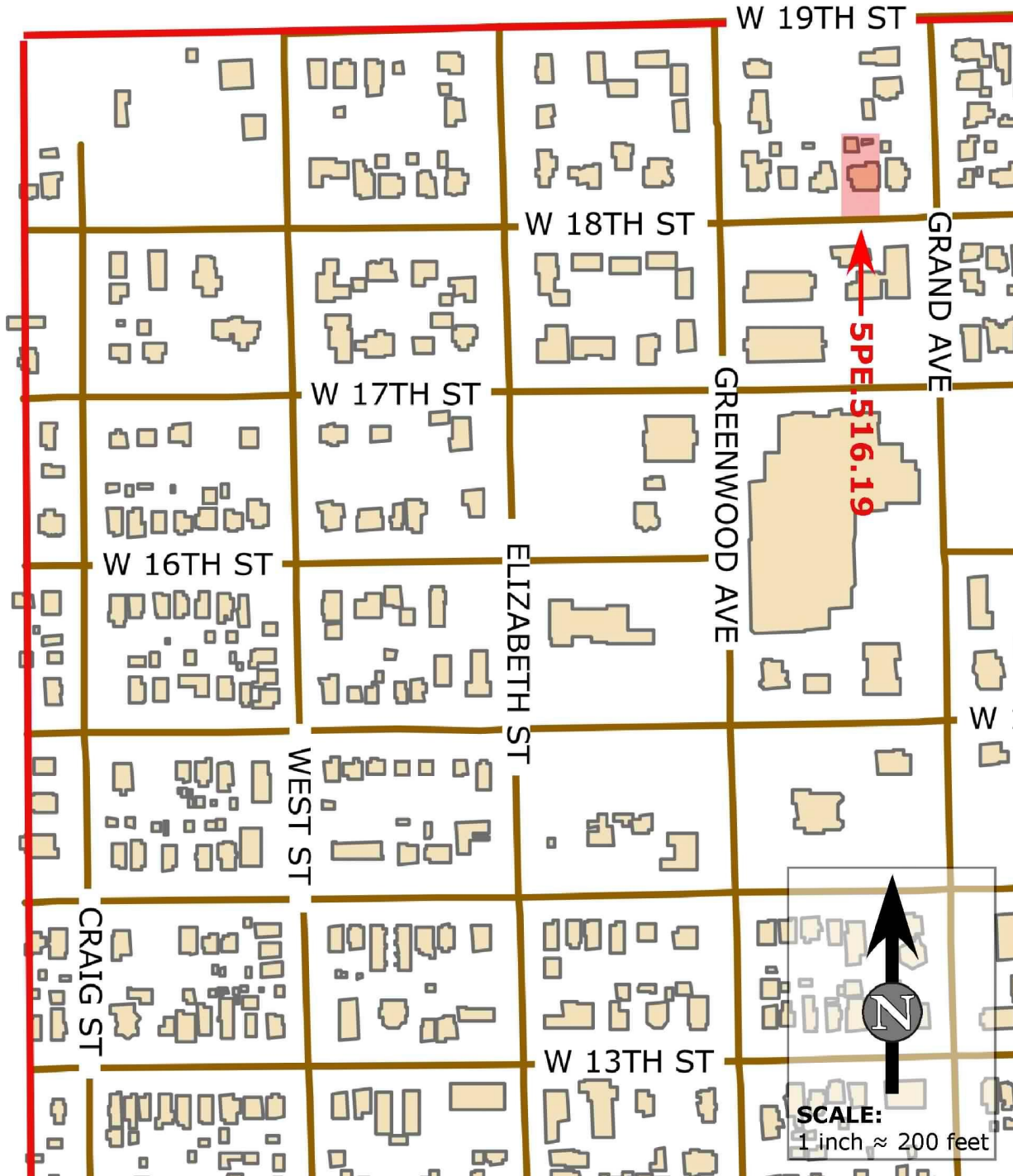
## VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): 18thstw409**
- 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): **07/26/05**
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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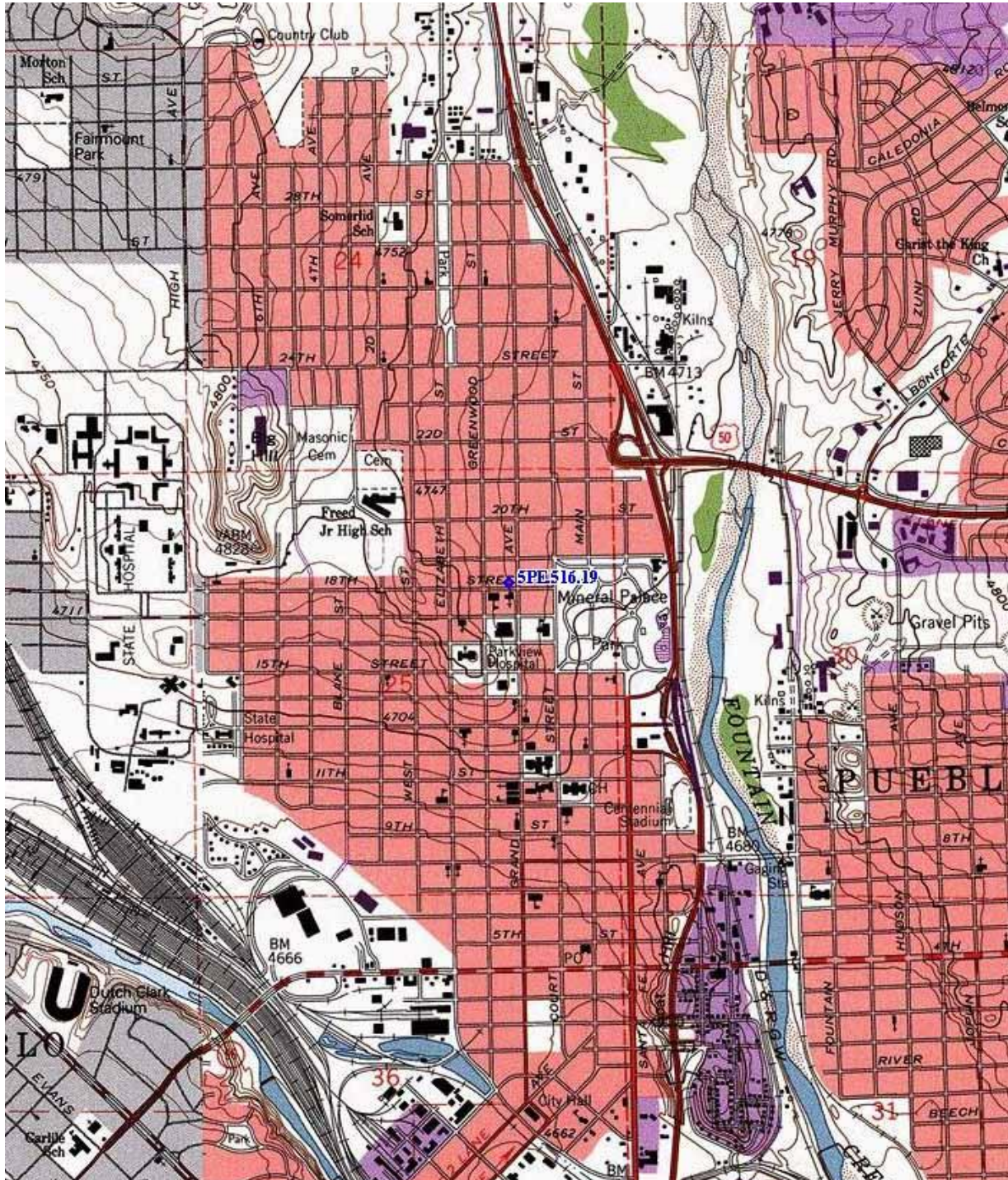
#### SITE SKETCH MAP





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## LOCATION MAP



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