

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6610** Parcel number: **525120017**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Frank and Alice McAvoy House**
- 6. Current building name: **Rachel L. Martinez House**
- 7. Building address: **411 West 19th Street**
- 8. Owner name: **Rachel L. Martinez**
- Owner organization:
- Owner address: **411 West 19th 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	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NW 1/4 SW 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533948** Northing: **4237282**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **West 35.15 feet of the east 118 feet of Lots 17, 18, and 19, and the south 1.30 feet of the west 35.15 feet of the east 118 feet of Lot 20; Block 21**
Addition: **Dundee Place** Year of addition: **1888**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **576 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
21. General architectural description:
Oriented to the south, this house rests on a concrete foundation with two 1-beside-1-light, sliding-sash basement windows. White-painted stucco clads the exterior walls as well as the foundation exposed above the ground. Covering the gables are blue-painted, square-cut wood shingles. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames and blue-painted wood surrounds. The south end of the east elevation hosts a sliding-sash window of the same description. A small porch protrudes from the center of the symmetrical front (south) façade. It features a concrete floor and battered piers covered in white stucco. The porch shelters the principal doorway, which opens in the center of the façade. The doorway hosts a white, 6-panel, steel door, opening behind an aluminum storm door. Gray asphalt shingles cover the side-gabled roof main roof, the shed roof over an small addition spanning the rear elevation, and all other roof surfaces. The rafter and perlin ends are exposed. A red, pressed-brick chimney rises above the roof from the center of the house.
22. Architectural style: **No Style**
Other architectural style:
Building type: **Bungalow**
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 surrounding residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from West 19th Street are generally the same on this block. This property is situated on the north side of the street, between 1901 North Grand Avenue to the east and 415 West 19th Street to the west. Separating the street from the pink sandstone sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1929** Actual Estimate
Source of information: **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: **Frank and Alice McAvoy**
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 house was constructed in 1950. However, the address appears in city directories beginning in 1929. An analysis of the materials, style, and historical records corroborates a circa 1929 date of construction. Modifications since that time include the construction of a small addition to the rear elevation, dating to before 1950; and a remodeling (after 2001), which replaced all doors and windows and applied new stucco.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:

The first owners and residents of this house, constructed around 1929, were Frank and Alice McAvoy. Frank was born around 1863 in New York, and Alice was born around 1860 in Wisconsin. The couple first moved to Colorado circa 1889; they owned and operated a saloon in Red Cliff. The McAvoy's retired from the business and moved to Pueblo in 1929. Frank died on January 13, 1935. Alice continued to reside here until her own death on December 15, 1939.

Charles A. and Alfreda J. Crosby lived here following Alice McAvoy's death. They moved from here prior to 1945. Around that same year, William R. and Gladys Pierce resided here. William worked as a metallurgist, presumably for the Colorado Fuel & Iron Company (CF&I). The couple moved from this address after 1950; William Pierce died on April 8, 1998.

The next residents, circa 1955, were Robert D. and Lucille Leonard. Robert served in the United States Marines during World War II, most notably fighting in the battle of Iwo Jima. Following the war, he worked as a salesman and manufacturer's representative for Ladies Ready-to-Wear Clothing. Leonard and his wife had no children, and, by 1960, moved to 1903 North Grand Avenue (5PE.6631). Robert Leonard died on June 20, 1962.

By 1960, Hugh E. and Nellie McDonald lived in this house. Hugh was born around 1887 and Nellie around 1893; both were born in Iowa. During the 1930s the couple owned and operated a café in Nebraska. When the McDonalds first moved to this address, Hugh was a deputy clerk for the Pueblo County Treasurer. Hugh died on February 12, 1964. Nellie continued to reside here until the late 1970s, when she moved back to her native Iowa. She died on June 2, 1981.

In 1978, ownership of the property transferred to R.K. Carlson Jr. and J. Carlson. Lockett F. Ballard purchased the property from the Carlsons in 1982 and subsequently sold it to Eugain W. Trujillo in 1985. Robert J. and Patricia A. Hart purchased the property from Trujillo in 1993 and sold it to current owner, Rachel L. Martinez, in 2001.

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.

"McAvoy (Frank)" [obituary]. *Pueblo Chieftain*, 14 January 1935, p. 5.

"Mrs. Alice McAvoy Called By Death." *Pueblo Chieftain*, 16 December 1939, p. 2.

"William R. Pierce" [obituary]. *Pueblo Chieftain*, 10 April 1998, p. 6A.

"Leonard (Robert D.)" [obituary]. *Pueblo Chieftain*, 21 June 1962, p. 6B.

U.S. Census of 1930. District 2, Tilden, Antelope County, Nebraska. Sheet 2A.

"McDonald (Hugh Emmet)" [obituary]. *Pueblo Chieftain*, 13 February 1964, p. 18B.

"Mrs. Nellie Rose McDonald" [obituary]. *Pueblo Star-Journal*, 4 June 1981, p. 2B.

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 patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Pueblo landmark criteria:

- 1a. History: Have direct association with the historical development of the city, state, or nation; or
- 1b. History: Be the site of a significant historic event; or
- 1c. 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; or
- 2b. Architecture: Be a significant example of the work of a recognized architect or master builder, or
- 2c. 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, or
- 3b. Geography: Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or
- 3c. Geography: Make a special contribution to Pueblo's distinctive character.
- Does not meet any of the above City of Pueblo landmark criteria.

39. Areas of significance: **Architecture**
40. Period(s) of Significance: **ca. 1929**
41. Level of Significance: National State Local

42. Statement of Significance:

This house is architecturally significant as an example of the bungalow form. Character-defining features include the side-gabled main roof with front-gabled porch, exposed rafter and perlin ends, and battered porch piers. However, the levels of architectural and historical significance, combined with physical integrity, are not 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, in any case, a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed around 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. While remodelings have removed the original windows and doors, the original plan is relatively unchanged and some character-defining features, such as the original porch, exposed rafter and perlin ends, and battered porch piers, remain intact. This building retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed
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

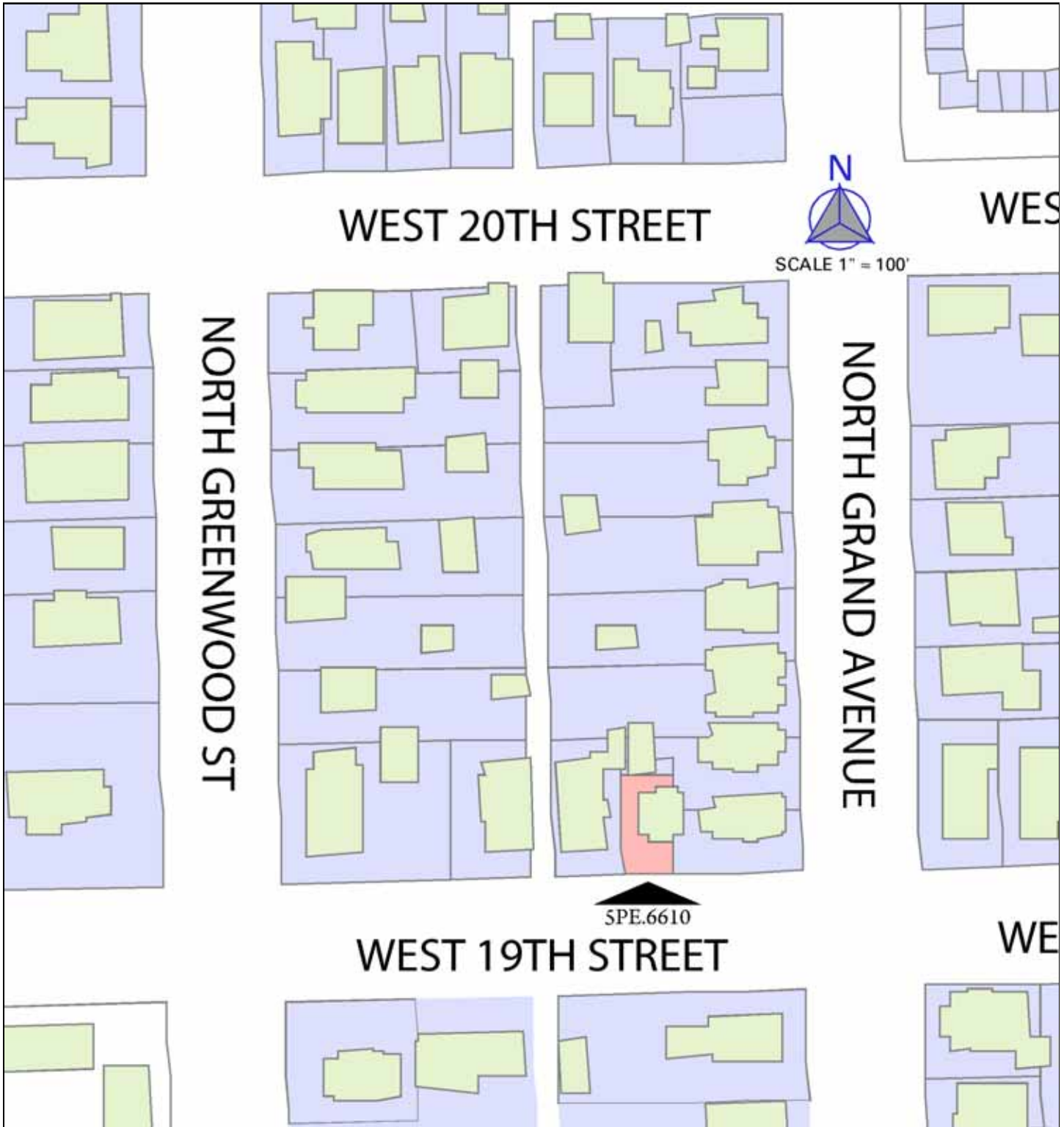
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **19thstw411 - 1 to - 2**
Digital photographs filed at: **Robert Hoag Rawlings Public Library
100 E Abriendo Ave
Pueblo, CO 81004-4290**
48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**
49. Date(s): **2/1/2008**
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 419
Estes Park, CO 80517-0419**
53. Phone number(s): **(970) 586-1165**

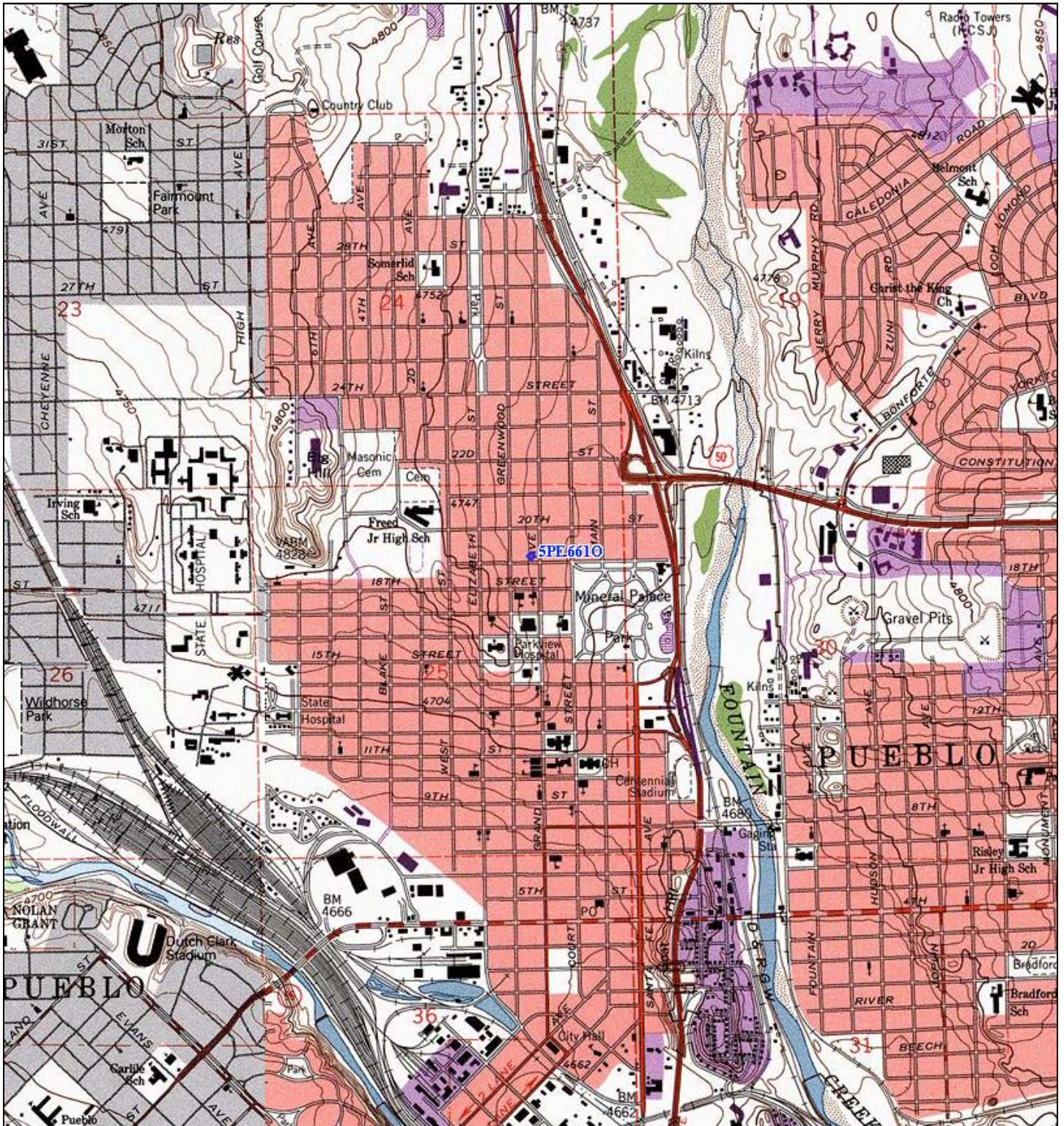
Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

SKETCH MAP



LOCATION MAP



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