

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6458** Parcel number: **525120020**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Royal W. Olson House**
- 6. Current building name: **Louis E. and Aleta L. Zobeck House**
- 7. Building address: **419 West 19th Street**
- 8. Owner name: **Louis E. and Aleta L. Zobeck**
- Owner organization:
- Owner address: **419 W 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 checked="" type="checkbox"/> Individually eligible	<input 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**
NE 1/4 SE 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533907** Northing: **4237291**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **East 50 feet of Lots 13 through 16; 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,296 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
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**
Roof Treatment/Dormer
Roof Treatment/Flared Eave
Porch
21. General architectural description:
Oriented to the south, this house rests on a pink-colored, rock-faced, random-coursed, sandstone and rhyolite ashlar foundation, with raised and beaded mortar. Protruding from the rear (north) elevation is a basement bulkhead. A tan, pressed-brick veneer, with thin, white mortar, clads the exterior walls. Covering the gables are red-painted, square-cut wood shingles. Windows are generally 1-over-1-light, double-hung sash, with red-painted wood frames and aluminum-frame storm windows. They open above rock-faced rhyolite sills. Flanking either side of an interior hearth are small sash windows with diamond-shaped glazing in the upper sash. Rectangular bays shallowly protrude from both side (east and west) elevations. They are sheltered beneath their own shed roofs, with flared eaves. A band of single-light casement windows open in the south side of the west bay. The rear elevation hosts a pair of 6-light hopper, awning, or casement windows. The front-gabled dormer, protruding from the roof's south slope, hosts a band of three hopper, awning, or casement windows, with diamond-shaped glazing. An integral porch spans the symmetrical front (south) facade. It consists of a concrete floor and brick piers and kneewalls, with rock-faced rhyolite caps. Concrete steps, flanked by wrought-iron railings, approach the center of the porch, corresponding to the principal doorway. The doorway hosts an oak door, with nine beveled lights, opening behind an aluminum-frame storm door. The western third of the porch enclosed with screens. Providing access to this portion of the porch from the house are French doors. A secondary doorway opens in the west end of the rear elevation, providing access to an unsheltered wood stoop. Gray, interlocking asphalt shingles cover the side-gabled main roof and all other roof surfaces. The shaped rafter ends are exposed beneath the flared eaves and gables host knee brackets. A tan-brick chimney protrudes from the east end of the roof's south slope.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
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 a north-south-oriented alley to the east and 425 West 19th Street to the west. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. A split-rail fence separates the eastern edge of the property from the adjacent alley, and a gravel parking area is located behind (north of) the house.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1913** Actual Estimate

Source of information: **Pueblo County Assessor Property Profile.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Royal W. Olson**

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 1913. An analysis of the materials, style, and historical records corroborates this date. The only notable modification has been the enclosure of a small, integral porch at the west end of the rear elevation. Sanborn maps suggest that this modification was made prior to 1951.

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 owner and resident of this house, built in 1913, was Royal W. Olson. He was born around 1880 in Wisconsin. His wife, Grace, was born around 1883 in Missouri. Royal Olson worked as a dispatcher for the Denver & Rio Grande Railroad. The family did not remain at this address long, moving prior to 1919.

The residents of this house that year were Fred A. and Kathleen Young. Fred was a buyer for the Ridenour-Baker Mercantile Company. By 1925, the couple had moved from this house.

In 1925, the residents were Edward F. and Sophia Nichols, having moved here from 421 West 20th Street. Both Edward and Sophia were born around 1864 in Missouri. They married circa 1886 and had two children: Urline and Thomas. They appear to have moved to Pueblo around the time of their marriage. Edward Nichols had worked as a teacher in Bowling Green, Missouri, before moving to Pueblo. Once here, however, Nichols was appointed clerk for the district court in Pueblo by his brother-in-law, Judge John H. Voorhees, who lived at 1901 North Greenwood Street (5PE.6530) and later at 419 W. 18th Street (5PE.516.20). Edward Nichols died on March 14, 1937, ending what the *Pueblo Chieftain* called "one of the longest records of public service in the history of Pueblo County...." He had been district court clerk for 42 years.

Fred R. and Marie N. Pursell began their residency in this house prior to 1940. Fred Pursell was born around 1892 in Colorado, and, with his parents, moved to Pueblo in 1906 from Cripple Creek. In 1910, at age 18, Pursell began

working for Corkish-Flaks Cigar Company as a salesman. He retired from the company in 1962, after 52 years of service. The Pursells lived in this house continuously until the early 1960s. Fred died on November 8, 1967.

Cecil and Martha M. Carter moved into the house prior to 1970 and remained here until the late 1970s. Cecil was a driver for Colorado Fuel & Iron Company (CF&I). Current owners and residents Louis E. and Aleta L. Zobeck purchased the property in 1979. The couple owned and operated Zobeck Photography.

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.

Zobeck, Aleta L. Interview with Adam Thomas, 1 February 2007

"Death Takes E.F. Nichols." *Pueblo Chieftain*, 15 March 1937, p. 1.

"Pursell (Fred R.)" [obituary]. *Pueblo Star-Journal*, 9 November 1967, p. 13B.

U.S. Census of 1910. Precinct 1, Pueblo, Pueblo County, Colorado. Sheet 1B.

U.S. Census of 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 10A.

U.S. Census of 1920. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 3B.

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**
Social History

40. Period(s) of Significance: **Architecture, 1913; Social History, 1913-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant (Pueblo Landmark Criterion 1A) for its association with the twentieth-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct modest and large homes in the latest contemporary suburban styles. This house was home to longtime district court clerk Edward Nichols and salesman Fred Pursell. As well, the house is architecturally significant as an example of a Craftsman-style bungalow. Character-defining features include the side-gabled main roof with front-gabled dormer, exposed rafter ends, knee brackets, and rectangular bays. This house exhibits Asian stylistic influences, particularly the shaped rafter ends and flared eaves, reminiscent of a pagoda. While Asian influences are not unusual in the Craftsman style, they are rarely seen in Pueblo. While 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 or the Colorado State Register of Historic Properties, the house's history and architecture could make it eligible 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 in 1913, 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. The only modification was the enclosure of a small porch isolated to the rear elevation and completed within the period of significance. 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.**

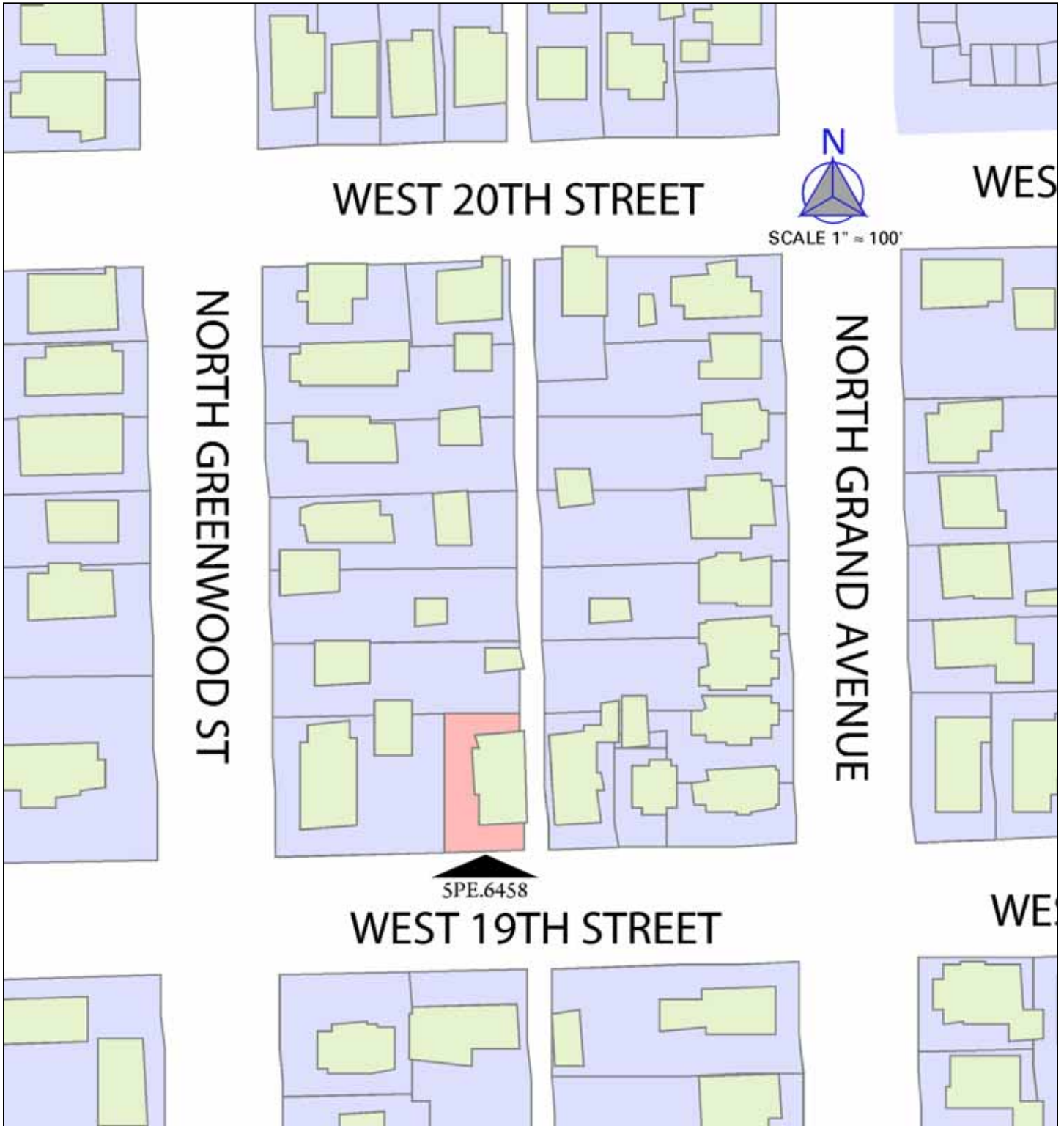
If there is National Register district potential, is this building contributing: Yes No N/A

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

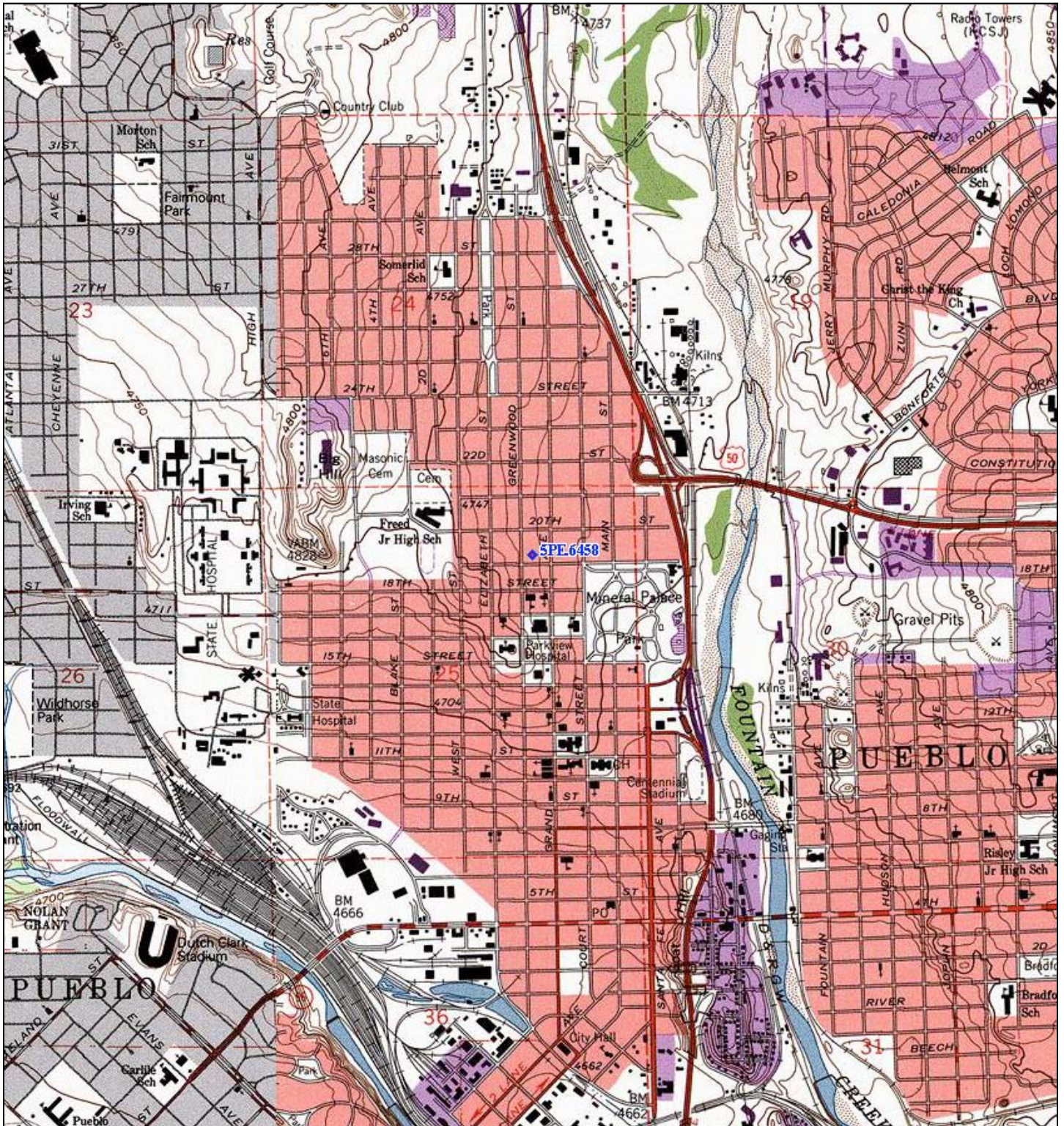
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **19thstw419 - 1 to - 5**
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**

SKETCH MAP



LOCATION MAP



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