

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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I. IDENTIFICATION

- 1. Resource number: **5PE.6613** Parcel number: **525121015**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **David M. Campbell House**
- 6. Current building name: **Scott A. and Aubree A. Adams House**
- 7. Building address: **521 West 19th Street**
- 8. Owner name: **Scott A. and Aubree A. Adams**
- Owner organization:
- Owner address: **521 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**
SW 1/4 **SE** 1/4 **NW** 1/4 **NE** 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533759** Northing: **4237276**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **West 76 feet of Lots 13 through 16; Block 22**
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: **972 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Fence**
Porch
Chimney
21. General architectural description:
Oriented to the south, this house rests on a concrete-block foundation. Narrow, cream-painted wood siding, with cornerboards, clads the exterior walls of the first story. Square-cut wood shingles cover the upper half story. The upper half story jetties slightly over the first story. Beneath the jetty is a frieze band with dentiled cornice. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. The blue-green-painted wood surrounds have projecting cornices. Opening in the north end of the first story of the west elevation is a small, three-sided bow window. Above it, in the upper half story, is a single-light hopper, awning, or casement window. A band of single-light windows of the same description pierces both faces of the northeast corner of the upper half story. An integral porch spans the eastern half of the asymmetrical front facade. It has a wood floor, Doric columns, and simple wood balustrade, with square balusters. Wood steps approach the western half of the porch. The principal doorway opens in the western end of the porch, just east of the center of the facade. It hosts a paneled wood door, with a single, oval light, opening behind a black, aluminum-frame storm door. French doors pierce the south end of the west elevation. A shed-roof porch spans the rear (north) elevation. It has square wood supports. A secondary doorway opens beneath this porch roof, offset to the western side of the elevation. Brown asphalt shingles cover the cross-gable roof. The house generally lacks overhanging eaves, but where they do exist they are boxed with wood faps and soffit. A dentiled soffit frames the front-facing gable. A red-brick chimney, with corbelled cap, protrudes for the roof's north-facing slope.
22. Architectural style: **Late 19th And Early 20th Century American Movements**
Other architectural style:
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 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 northeast corner of West 19th and North Elizabeth streets, with a deep setback from Elizabeth. Separating the street from the concrete sidewalk

is a packed-earth strip. A planted-grass yard, with mature landscaping, covers the lot. Enclosing the back and west yards is a wood fence. A low, rhyolite wall separates the sidewalks from the yard.

24. Associated building, features or objects:

GARAGE

A two-car garage is located just north of the house. Oriented to the west, the building rests on a concrete slab. Cream-painted, wood weatherboard, with cornerboards, clads the exterior walls. There are no windows. Dominating the front (west) elevation is a beadboard sliding door. Opening in the east end of the south elevation is a white-painted, one-light, four-panel wood door. The door's light has been boarded shut. Sheets of metal cover the front-gabled roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1903** 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: **Unknown**

Source of information:

29. Construction history:

According to Pueblo County tax assessor records, this house was constructed in 1903. An analysis of the materials, style, and historical records corroborates this date. The most notable alteration has been the raising of the roof's north slope, altering the symmetry of the west-facing gable. This appears to have been constructed in the 1940s or early 1950s. The building also has a concrete-block foundation, which was not an original feature. The modification was most likely completed after 1970. Stones from the original rhyolite foundation may have been used in the retaining walls.

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 original owner and resident of this house, built in 1903, is unclear. However by 1911, attorney David M. Campbell and his wife, Amarita B. Campbell, were the residents. David was born around 1871 in Illinois and Amarita around 1874 in Indiana; the couple was married circa 1892. David died on December 13, 1919, while he was a resident of this house. Amarita seems to have moved from this address shortly after her husband's death.

By 1925, the residents of this house were Robert H. and Ida B. Hirsch. Robert Hirsch was born around 1871 in Altenburg, Germany, and as a child, immigrated to the United States. The family settled in Utica, New York. While in his early 20s, Hirsch owned and operated a grocery store in Greenwood, Nebraska. He met his wife, the former Ida Bell, in Greenwood, and they were married on June 16, 1898. Ida had worked as a teacher, but gave up the occupation to allow her and her husband to move to Pueblo, which they did immediately after their marriage. Robert Hirsch initially worked for the Denver & Rio Grande Railroad as a boilermaker. He worked for the railroad only a few years before purchasing a grocery store in the 200 block of West Corona, in what is now The Blocks neighborhood. Ida Hirsch assisted her husband in operating the store. The Hirsches moved their store to 224 North Union Avenue in 1908, and in 1916, to the corner of Fourth Street and Santa Fe Avenue. They sold the store in 1926 and moved to California, where they operated a similar business. However, the Hirsches returned to Pueblo in 1928. They purchased the Marketaria

Grocery, located on West Abriendo Avenue, and renamed it Dundee Market No. 2; their son operated Dundee Market No. 1 at the corner of West 25th Street and Elizabeth. The family opened a third Dundee Market at 1110 Lake Ave Avenue. Mr. and Mrs. Hirsch returned to California in 1936, only to move to Pueblo for a third time in 1943. The couple formally retired from the grocery business in 1945. Their children would remain in the business, acquiring rights to the Arapahoe Market name in the Pueblo area. Robert Hirsch died at the age of 95, on November 15, 1966.

Rev. Roger C. and Bertha P. Boss occupied this house by 1930. Rev. Boss was born around 1869 in Iowa, and Bertha was born circa 1877 in Kansas. They were married around 1899 and moved to Pueblo in 1919. Roger served as the pastor of the Pilgrim Congregational Church; he died on September 22, 1936, in this house. Bertha Boss died on August 1, 1952, while still a resident at this address.

Grace R. Durham was the resident around 1955. She worked as a clerk for the Colorado State Department of Employment and resided here until the mid 1970s. By 1975, the residents were Harold E. and Patricia M. Weaver. Jose D. and Sharon L. Romero purchased the house and lot in 1977; Jose worked as the manager of a service station. The Romeros sold the property to John D. and Donna S. Walker in 1982. Eric L. Berry purchased the house and lots from the Otero Savings and Loan Association in 1986. Cathy A. Atkins purchased the property from Berry in 1992, and sold it four years later to Cathy A. and Frank B. Montoya. Current owners and residents, Scott A. and Aubree A. Adams, purchased the property from the Montoyas in 2005.

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.

U.S. Census of 1910. Precinct 7, Pueblo, Pueblo County, Colorado. Sheet 8B.

"Campbell, David M." [obituary]. *Pueblo Chieftain*, 16 December 1919, p. 4.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet unreadable.

"Robert H. Hirsch, 95, Dies; Was Pioneer Pueblo Grocer." *Pueblo Chieftain*, 16 November 1966, p. 1.

"Hirsch (Robert Herman)" [obituary]. *Pueblo Chieftain*, 16 November 1966, p. 7B.

"Hirsch (Robert Herman)" [obituary]. *Pueblo Chieftain*, 16 November 1966, p. 7B.

"Boss (Rev. Roger C.)" [obituary]. *Pueblo Chieftain*, 23 September 1936, p. 2.

"Boss (Mrs. Bertha P.)" [obituary]. *Pueblo Chieftain*, 2 August 1952, p. 8.

"Grace R. Durham" [obituary]. *Pueblo Chieftain*, 31 March 1993, p. 10D.

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: **Social History**

40. Period(s) of Significance: **Social History, 1911-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant 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 attorney David M. Campbell and grocery store owners Robert H. and Ida B. Hirsch. 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 in 1903, this house exhibits a moderately low 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 most notable modification has been the raising of the roof's north slope, which altered the character of the house when viewed from all but the principal elevation. However, the building does retain many of its character-defining features (including the Doric porch and dentiled cornices) and form. 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.**

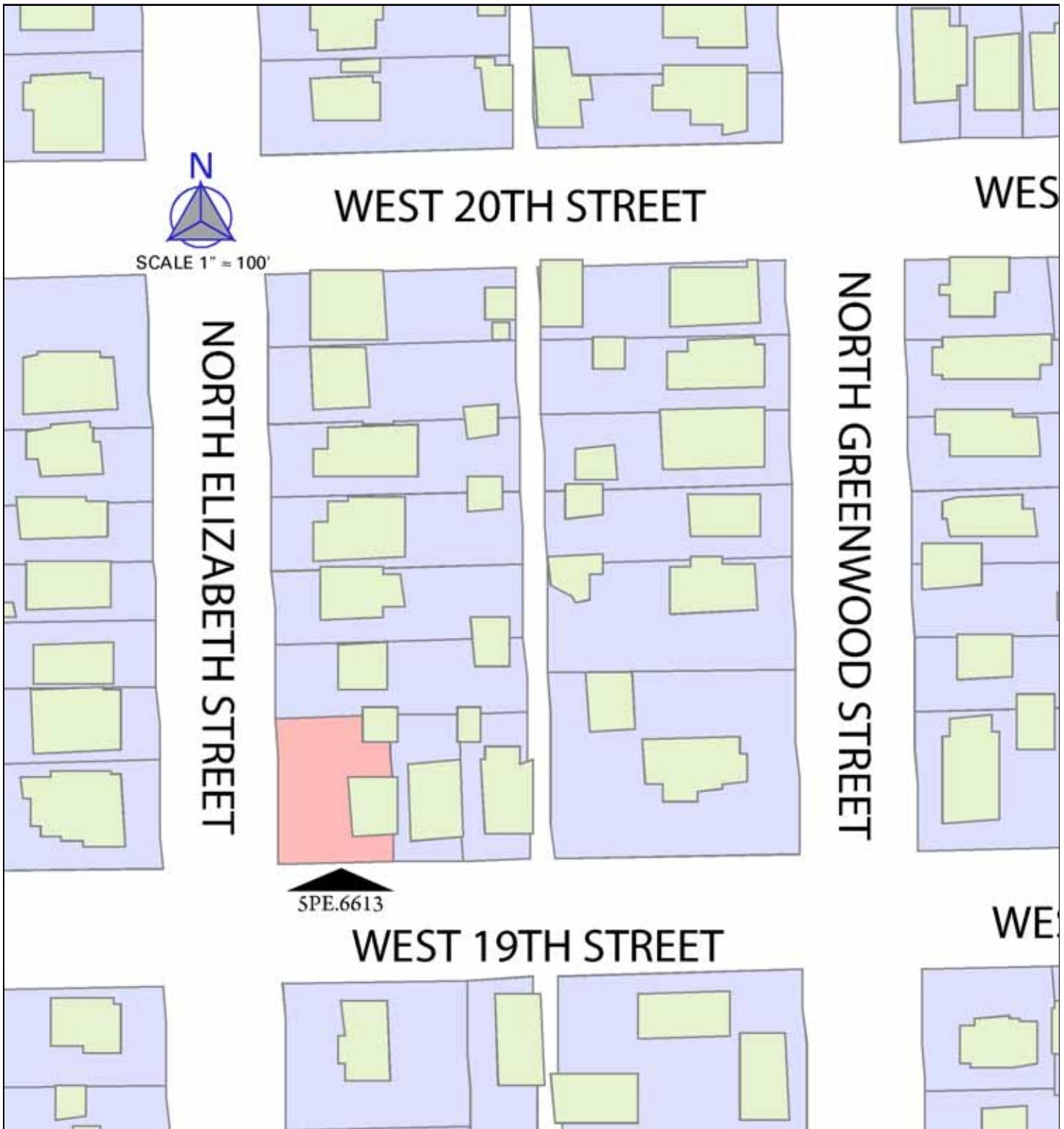
If there is National Register district potential, is this building contributing: Yes No N/A

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

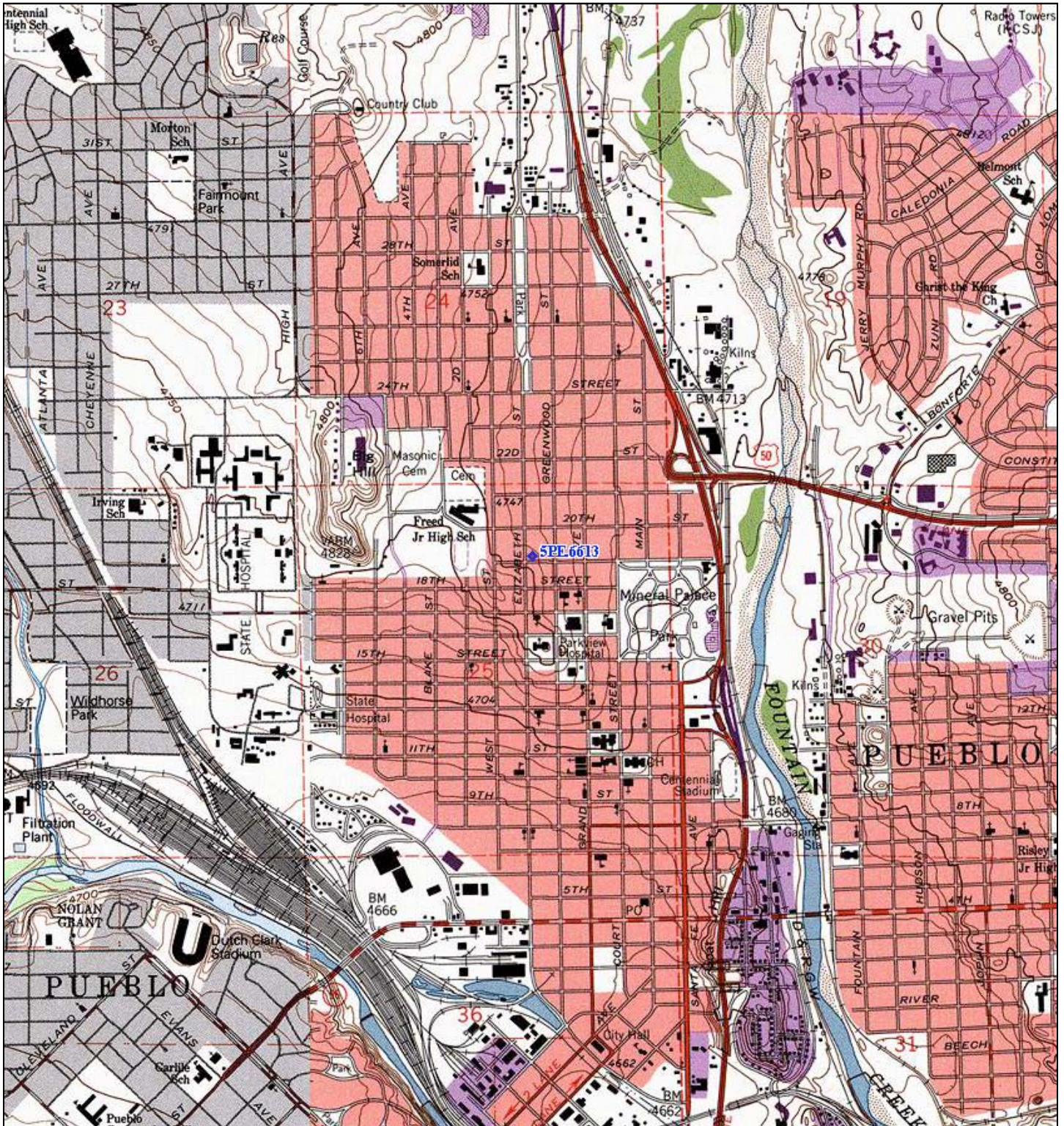
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **19thstw521 - 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)

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

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