

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6573** Parcel number: **525124011**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Magnus B. Nelson House**
- 6. Current building name: **Jeff A. and Rhonda G. Moffat House**
- 7. Building address: **615 West 19th Street**
- 8. Owner name: **Jeff A. and Rhonda G. Moffat**
- Owner organization:
- Owner address: **615 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 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**
SE 1/4 **SW** 1/4 **NW** 1/4 **NE** 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533662** Northing: **4237269**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 21 and 22 of Rgles Subdivision of Lots 1 through 16; Block 23**
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: **1,387 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Fence
Garage/Attached Garage
Porch
Roof Treatment/Dormer
Roof Treatment/Flared Eave
21. General architectural description:
Oriented to the south, this house rests on a pink-colored, rock-faced, random-coursed rhyolite ashlar foundation, with raised and beaded mortar. A veneer of red, pressed bricks clad the exterior walls. Red-painted, square-cut wood shingles cover the gables, dormers, and attached garage. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames. In brick portions of the house, the windows open above rock-faced rhyolite sills; in the shingle-covered area, the windows have cream-painted wood surrounds, with dentiled cornices. The windows enclosing the eastern half of the porch are 3 (vertical)-over-1-light, double-hung sash. A tripartite window, consisting of 1-over-1-light windows, dominates a front-gabled bay protruding shallowly from the east elevation. Above this window, in the gable, is a three-light, Prairie-style art-glass window, opening as a casement. A single-light window of similar design opens in the front (south-facing) gable. The same kind of window pierces both faces of the southwest corner of the house. Both faces of the northeast corner of a shed-roofed addition to the western three-quarters of the rear (north) elevation host 6-light, fixed-frame windows. The north elevation of the single-car garage, attached to the rear elevation, hosts a single-light awning, hopper, or casement window. Above this window is a front-gabled dormer, hosting a pair of two-light hopper or awning windows. A hipped-roof porch spans the asymmetrical facade. It has a concrete floor, brick kneewalls with rock-faced rhyolite caps, and brick supports. The eastern half of the porch has been enclosed; the western half remains open. Concrete steps approach the porch just west of center, corresponding to the principal doorway. This doorway hosts a green-painted, 1-panel, 3-light wood door, opening behind a brown, aluminum-frame storm door. A secondary doorway opens in the east elevation of the rear addition. It hosts a 2-panel, 9-light steel door, providing access to a small, unsheltered wood deck. The south elevation of the attached garage hosts a red-painted, wooden, overhead-retractable garage door. Gray, interlocking asphalt shingles cover the centrally hipped main roof and all other roof surfaces. Cream-painted beadboard soffit and green-painted fascia, with protruding cornices, box the broadly overhanging, flared eaves. The attached garage has straight eaves with exposed rafter ends. A red, pressed-brick chimney protrudes from the apex of the roof.

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 vary greatly on this block, with this house having a relatively shallow setback. This property is situated on the north side of the street, between a north-south-oriented alley to the east and 619 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. Surrounding the front yard is a white-picket fence, with an arched trellis. A wood privacy fence encloses the back yard. Connecting the alley to the attached garage is a concrete driveway. Behind (north of) the garage is a unsheltered brick patio.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1911** 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: **Magnus B. Nelson**

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 1911. An analysis of the materials, style, and historical records corroborates this date. According to Sanborn maps, the front porch was originally entirely open and the garage was not physically connected to the house. The modifications most likely date to the 1920s. The only other notable change since that time has been the replacement of some windows, probably occurring after 1990.

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 1911, was Magnus B. Nelson. He was born around 1879 in Sweden and immigrated to the United States in 1893. His wife, Hulda, was born circa 1882, also in Sweden, and immigrated to the United States around 1889. They were married circa 1902 and appear to have settled in Colorado at about the same time. The couple lived in this house with their daughters, Alvera, Alice, and Evelyn. Magnus was the proprietor of the Globe Saloon, located at 110 North Union Avenue. The Nelson family lived here only a few years.

By 1919, the residents were Newton Tilman and Mary H. Overdorf. The couple lived here with their daughters, Marjorie and Dorothy. Mr. and Mrs. Overdorf owned and operated Overdorf's Quick Lunch, a diner located at 417 North Union Avenue. The family lived at this address nearly ten years.

This house's longest-term owners and residents were Roy N. and Anna G. Vining, who moved here around 1930. Roy Vining was a native of Arizona born around 1893, while Anna was a native of New York state born circa 1896. The

couple was married around 1916 and had two children: Joan H. and Robert J. Vining. Roy Vining was an electrical superintendent at the Colorado Fuel & Iron Company's Minnequa Works, holding that post for many years. He died in December 1944, leaving Anna as the sole owner of the property. Mrs. Vining remained a resident here until her death on July 29, 1981.

Laurie Christine Griffith purchased the property after Anna Vining's death and sold it to Steven J. Roper in 1984. Chris Edward Gott purchased the property from Roper in 1985, and sold it to Alexander R. Krinsky in 1995. Current owners Jeff A. and Rhonda G. Moffat purchased the property from Krinsky in 1999.

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 1, Pueblo, Pueblo County, Colorado. Sheet 10B.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 1B.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 4B.

"Vining (Roy N.)" [obituary]. *Pueblo Chieftain*, 16 December 1944, p. 10.

"Ann G. Vining" [obituary]. *Pueblo Chieftain*, 30 July 1981, p. 8B.

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, 1911; 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 business owners Magnus B. Nelson and N. Tilman Overdorf, as well as CF&I electrical superintendent Roy N. Vining. As well, the house is architecturally significant as an example of Late 19th and Early 20th Century American Movements. Character-defining features include the rectangular plan, dormers, and hipped roof with flared eaves. 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 1911, 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. The most notable modifications have been the enclosure of half of the front porch and the construction of addition connecting the house to its garage. However, these modifications did not remove character-defining features were completed within the period of significance. While some of the windows have been replaced, the original art-glass windows 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

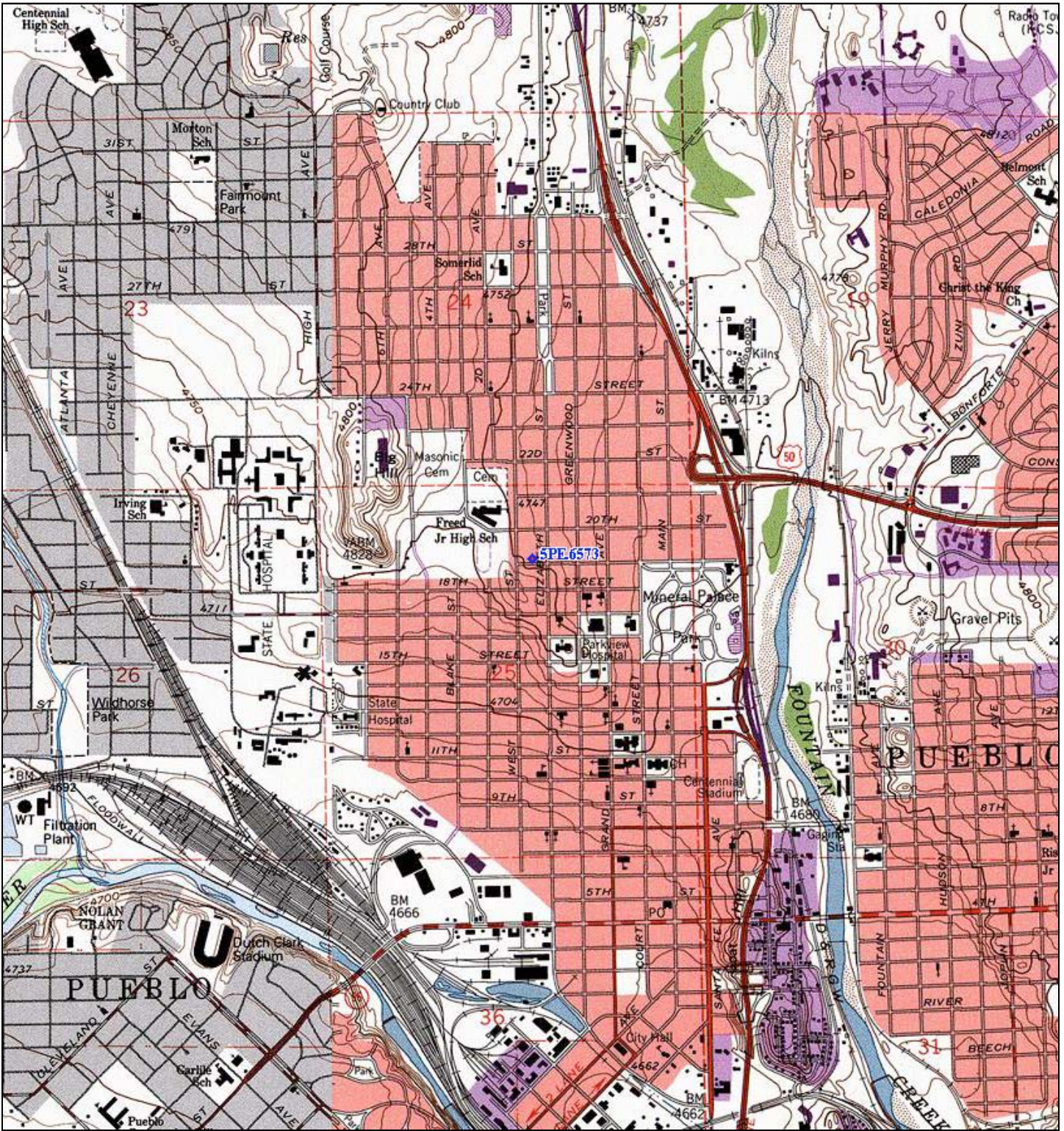
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **19thstw615 - 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

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com