

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.5786** Parcel number(s):
- 2. Temporary resource number: **525127016**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Bergstresser, Reuben, House; Maynard Dr. Carl W., House**
- 6. Current building name: **Valdez, Richard F. and Deborah J., House**
- 7. Building address: **620 W 19th Street**
- 8. Owner name: **Richard F. and Deborah J. Valdez**
- Owner organization:
- Owner address: **620 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
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 of **SW** 1/4 of **NW** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533642** Northing: **4237230**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **East 58 feet of the west 113 feet of Lots 1 to 5, and the the north 3 feet of Lot 6; Block 26 of Dundee Place. Also the west 25 feet of Lot 6 and the east 33 feet of Lot 7; Block 14 of Bartlett & Miller Addition**
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 (length x width): **1,694 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
Stucco
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
Other roof configurations:
19. Primary external roof material: **Wood Roof/Shingle Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
Porch
21. General architectural description:
Oriented to the north, this house appears to rest on a concrete foundation. A red-brick veneer clads the lower half of the exterior walls, while pink stucco covers the upper half. Windows are generally 6- to 9-over-1-light, double-hung sash, with green-painted wood frames and surrounds. A 3-sided, canted bay protrudes from the north end of the east elevation. Dominating the east and west sides of the symmetrical front (north) façade is a window consisting of paired, divided-light casements and a transom. A single-light hopper window pierces the north end of the west elevation. A front-gabled porch protrudes from the center of the façade. It has green-painted, beadboard-covered kneewalls. Approaching the center of the porch are 4 concrete steps. They approach a green-painted, wood-frame storm door. Wire-mesh screens enclose the porch. Wood shingles cover the gable-on-hip main roof and all other roof surfaces. The rafter ends are exposed, but capped by a green-painted wood fascia board, with projecting cornice. A tall, white-painted brick chimney protrudes from the roof's east-facing slope.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
Other architectural styles:

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Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from southwest to northeast, 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 19th Street are generally the same on this block. This property is situated on the south side of West 19th Street, between 616 West 19th Street to the east and 624 West 19th Street to the west. Separating the street from the sidewalk is a gravel strip. Running between sidewalk and the front yard is a brick retaining wall. A planted-grass yard, with mature landscaping, covers the lot. Partially surrounding the back yard is a chain-link fence. A gravel driveway runs along the west side of the house, connecting the garage to West 19th Street.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A garage is located southwest of the house. Oriented to the north, the building rests on a concrete foundation. The building is partially stuccoed. Dominating the front (north) elevation is a 16-panel, steel, overhead-retractable garage door, painted white. The west elevation hosts a pair of single-light, hopper, awning, or casement windows. Brown asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1915**
 Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**
26. Architect: **unknown**
 Source of information:
27. Builder: **unknown**
 Source of information:
28. Original Owner: **Reuben Bergstresser**
 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 1915. An analysis of the style, materials, and historical records corroborates this date. There have been no notable alterations to this house since its construction. However, the present stucco may not be original.
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

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 of this house, constructed in 1915, was Reuben Bergstresser. He was born around 1870 in Illinois. His wife, Ardo Bergstresser, was born in Missouri around 1890. They had at least three children: Ralph E., Florence E., and Barbara Anna Bergstresser. Reuben Bergstresser was a salesman at a local drug store. In 1920, he moved to 1415 Craig Street.

Around 1925, Dr. Carl Wesley Maynard purchased this property and resided here until his death 3 decades later. He was born on January 10, 1886, in Fairbank, Iowa. Maynard graduate from Emmetsburg High School and attended Morningside College, in Sioux City, Iowa, where he received his A.B. degree in 1905. He taught school for a year before deciding to become a

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pathologist. Maynard attended the Northwestern University School of Medicine and interned at Cook County Hospital, in Chicago. He worked at a mining company hospital in Eveleth, Minnesota, for three years before coming to Pueblo in 1913.

In Pueblo, Dr. Maynard first practiced with Dr. M.J. Keeney. In 1914, he established the first public health clinic in Pueblo, under Thomas H. Duke, the city commissioner of health. After Dr. Keeney left Pueblo to serve in World War I, Dr. Maynard worked as an independent pathologist until 1920 when he and other physicians established the Pueblo Clinic.

Dr. Maynard served as president of both the Pueblo Medical Society and the Colorado State Medical Society. He was member of the American Medical Association and was elected president of the American Society of Clinical Pathologists.

With his wife, Mabel H. Maynard, Dr. Maynard had two sons: Dr. Carl W. Maynard, Jr., and John T. Maynard. The elder Dr. Maynard died on June 15, 1955. Mabel remained at this address until her own death, on May 22, 1966.

Mabel Maynard left this property to the Parkview Episcopal Hospital Association, which sold the property in 1980 to Stephen M. and Cathy L. Burns. A year later, Malaquias and Rosa E. DeVargas acquired the property from the Burnses. Bank Western Federal Savings Bank acquired the house and lot in 1986, selling them later that year to William Randolph Cosby. Richard F. and Deborah J. Valdez, the current owners and residents, purchased the property from Cosby in 1996.

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 1920. Precinct 4, Pueblo, Pueblo County, Colorado. Sheet 4A.

"Dr. Carl W. Maynard Expires At Hospital At Age of 69." Pueblo Chieftain, 16 June 1955, p. 1.

"Maynard (Mabel H.)" [obituary]. Pueblo Chieftain, 23 May 1966, p. 8B.

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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: **Architecture**40. Period of Significance: **1915**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A 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 is also significant under Pueblo Local Landmark criterion 1C for its association with Dr. Carl Wesley Maynard, a pioneering Pueblo pathologist and founder of the Pueblo Clinic. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Craftsman style. Character-defining features include exposed rafter ends and divided upper sash windows. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property would qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. It could be individually eligible as a City of Pueblo Landmark. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1915, 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

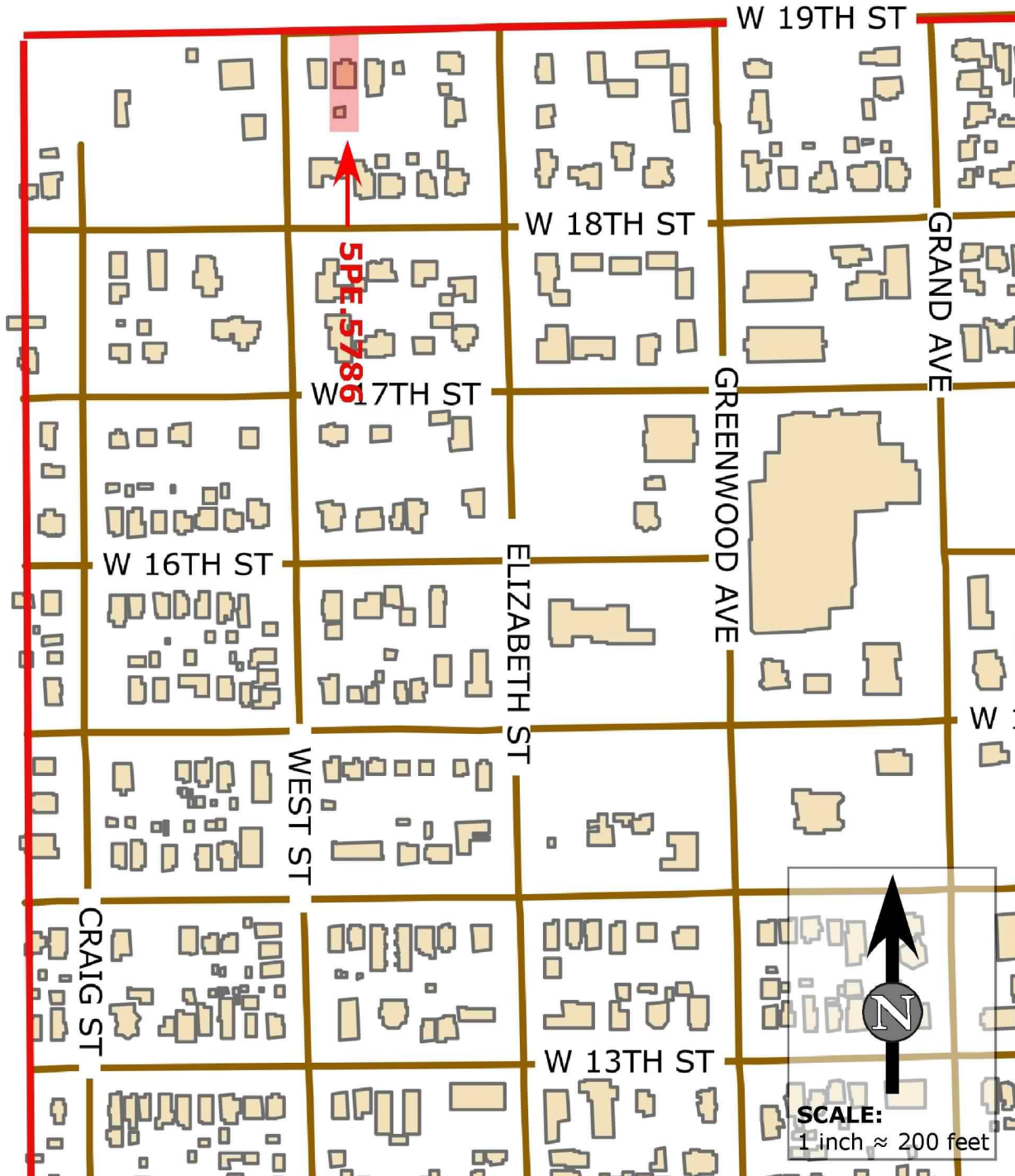
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents 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): 19thstw620
- 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): **08/03/05**
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**

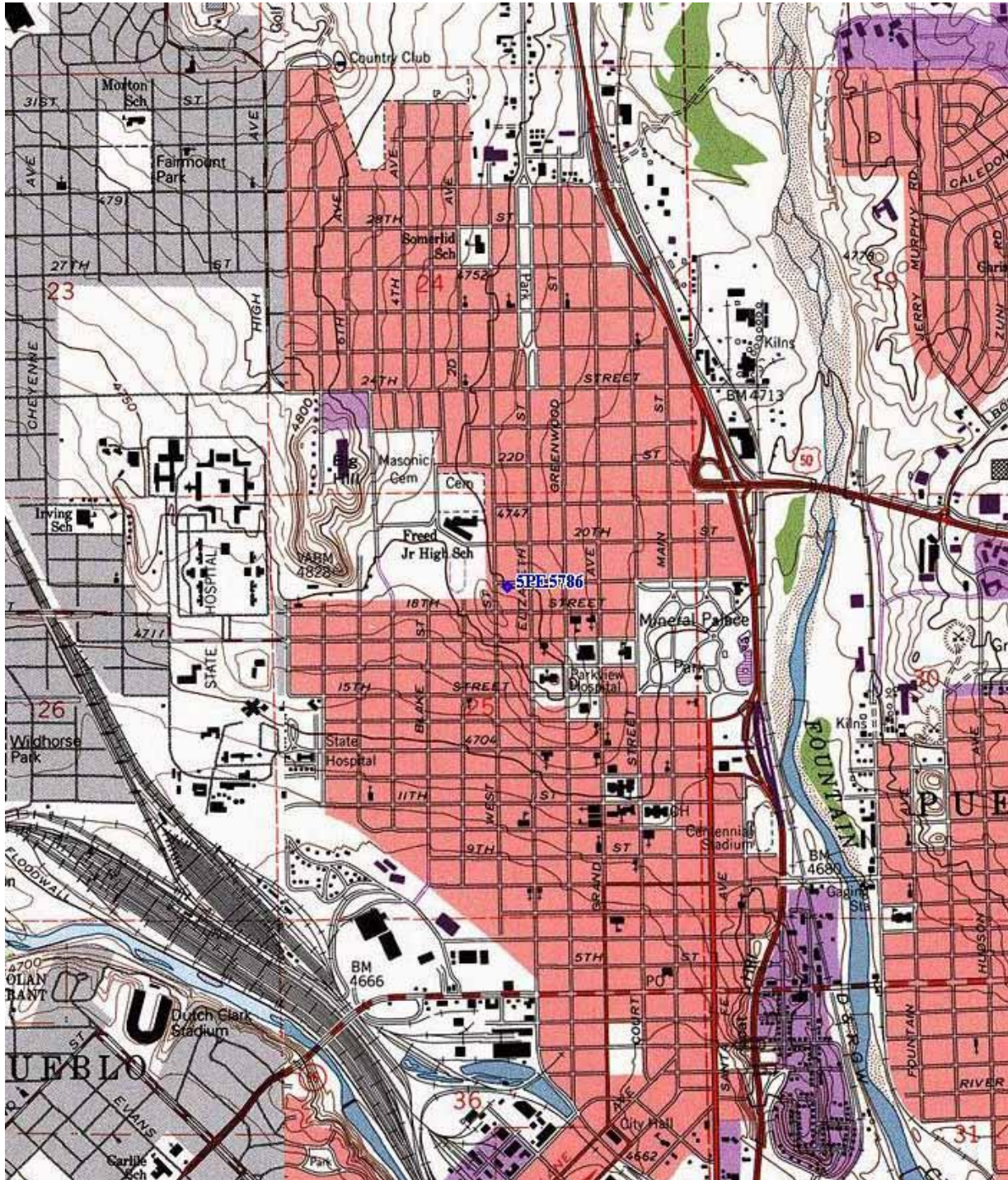
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SITE SKETCH MAP



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LOCATION MAP



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