

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5PE.6615** Parcel number: **525124009**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Leold "Leo" Guggenheim House**
- 6. Current building name: **Ross H. and Linda Beatty House**
- 7. Building address: **621 West 19th Street**
- 8. Owner name: **Ross H. and Linda Beatty**
- Owner organization:
- Owner address: **2211 N Grand Ave  
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 **SW** 1/4 **NW** 1/4 **NE** 1/4 of section **25**
10. UTM Reference Zone: **13**  
Easting: **533629** Northing: **4237271**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 17 and 18 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: **1,679 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**  
**Wood/Shingle**  
Other wall materials:
18. Roof configuration: **Hipped Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Porch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**Oriented to the south, this house rests on a pink-colored, rock-faced, random-coursed rhyolite ashlar foundation. A tan, glazed-brick veneer, with protruding watertable, clads the exterior walls. Brown-painted, square-cut wood shingles cover the dormer, the rear (north-facing) gable, and portions of the rear elevation. Tan-painted sheets of particleboard cover a shed-roofed addition to the western third of the rear elevation. A shed-roofed bay shallowly protruding from the eastern third of the same elevation is covered in brown sheets of asphalt, pressed into a faux brick pattern. Windows are generally 1-over-1-light, double-hung sash, with brown-painted wood frames and rock-faced, rhyolite sills. A shed-roofed dormer protrudes from the roof's south-facing slope. It hosts a 1-beside-1-light, sliding-sash window, with an aluminum frame. Flanking the window are louvered vents. Beneath this dormer, near the center of the facade, is a band of 12-light casement windows. Two sets of paired casement windows open in the south end of the east elevation; however, the southern set has been boarded shut. The front-gabled bay, protruding from the center of the rear elevation, hosts a pair of small 3-over-3-light windows. West of this bay, in the addition, is a 1-beside-1-light, sliding-sash window. An integral porch spans the asymmetrical front (south) facade. However, the western third of the porch has been enclosed, with translucent panels in the south elevation and a stuccoed panel on the west elevation. The rest of the porch has a concrete floor. The corner supports are constructed of bricks; the inside supports are battered wood piers, resting on brick pedestals. Concrete steps approach the center of the porch. The principal doorway opens in the east end of the facade. It hosts a 6-light wood door, opening behind an aluminum-frame storm door. A secondary doorway opens in the north elevation of the addition to the west end of the rear elevation. Brown, interlocking asphalt shingles cover the centrally hipped main roof and all other roof surfaces. The rafter ends are exposed. A tan brick chimney, with corbelled cap, protrudes from near 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 deep setback. This property is situated on the north side of the street, between 619 West 19th Street to the east and 625 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. Partially enclosing the back yard is a wood privacy fence.

24. Associated building, features or objects:

**GARAGE**

A garage is located at the northeast corner of this property. Oriented to the north, it lacks a formal foundation. Tan-painted, corrugated sheets of metal clad the exterior walls. Doorways open in the north and west elevations, but lack doors. Gray asphalt shingles had covered the front-gabled roof, but they have largely fallen off of the roof.

---

#### 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: **Leold "Leo" Guggenheim**

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. Modifications include the construction of small, frame additions to either end of the rear (north) elevation, on either side of the gable-bay. Other changes include the enclosure of the western third of the front porch and of windows in the east elevation. According to Sanborn maps, all of these modifications date to after 1952 and, based on the materials, after 1970.**

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 Leold "Leo" Guggenheim, an auditor for the Union Trading Company and a Pueblo City Treasurer. He was born in Tennessee around 1875. His wife, Hattie Guggenheim, was born in Illinois around 1877. They had two daughters: Bernice and Subila Guggenheim. The Guggenheim family moved to this address from 1203 North Greenwood Street (5PE.5815) and later moved from the Pueblo area.**

**The next residents of the house, circa 1919, were Bayard T. and Angelina Clark. Bayard was born around 1866 in Indiana, and Angelina was born circa 1872, also in Indiana. Mr. Clark was a conductor for the Atchison, Topeka & Santa Fe Railway. The couple moved from here prior to 1920.**

**Samuel T. and Carolyn B. Jones lived here around 1925. Samuel was born in Tennessee around 1881, and Carolyn was born in Ohio around 1875. They were married circa 1906 and had two children: Samuel T. Jones Jr. and Carlton B. Jones. The elder Samuel Jones was a storekeeper for the Colorado Fuel & Iron Company (CF&I). He later became a purchasing agent for the steel giant. He died on October 27, 1960, and his wife moved from this house shortly thereafter; the couple had lived here for over 35 years.**

Anna L. Steed purchased the property in 1974 and sold it two years later to Roger D. and Judy A. Graham. Roger Graham became the sole owner in 1984, and he sold the property in 2001 to Rodney Laird. US Bank assumed ownership of the property in May of 2003, and sold it to current owners, Ross H. and Linda Beatty, seven months later.

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 3, Pueblo, Pueblo County, Colorado. Sheet 10B.**

**U.S. Census of 1920. District 3 Pueblo, Pueblo County, Colorado. Sheet 10A.**

**"Clark, Bayard Taylor" [obituary]. *Pueblo Chieftain*, 30 May 1921, p. 10.**

**U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 5A.**

**"Jones (Samuel T. Sr.)" [obituary]. *Pueblo Chieftain*, 28 October 1960, p. 8A.**

## 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 auditor Leo Guggenheim, railroad conductor Bayard Clark, and CF&I purchaser Samuel Jones. As well, the house is architecturally significant for representing a transition from the Classic Cottage to the Craftsman bungalow. It exhibits the centrally hipped roof and central dormer of a Classic Cottage, but also includes the exposed rafter ends of the Craftsman style. The large front porch and other features could be components of either style. 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. Modifications, such as the enclosure of the front porch, replacement of some windows, and construction of small additions to the rear elevation have removed or obscured some character-defining features. Overall, however, the building retains its form and most other character-defining features. 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**

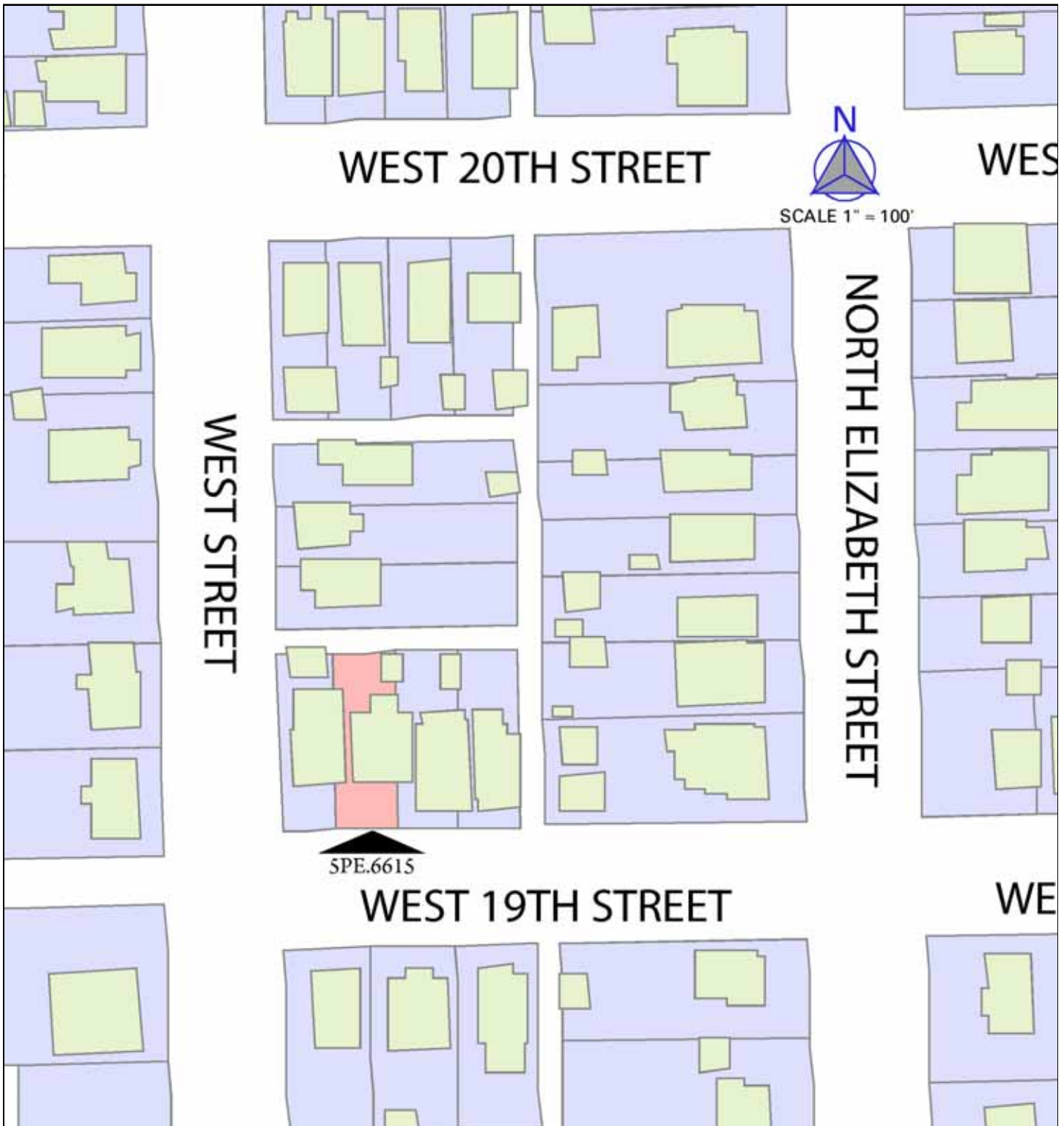
47. Digital photograph file name(s): **19thstw621 - 1 to - 5**  
 Digital photographs filed at: **Robert Hoag Rawlings Public Library  
 100 E Abriendo Ave  
 Pueblo, CO 81004-4290**

Pueblo North Side Neighborhood, Phase II

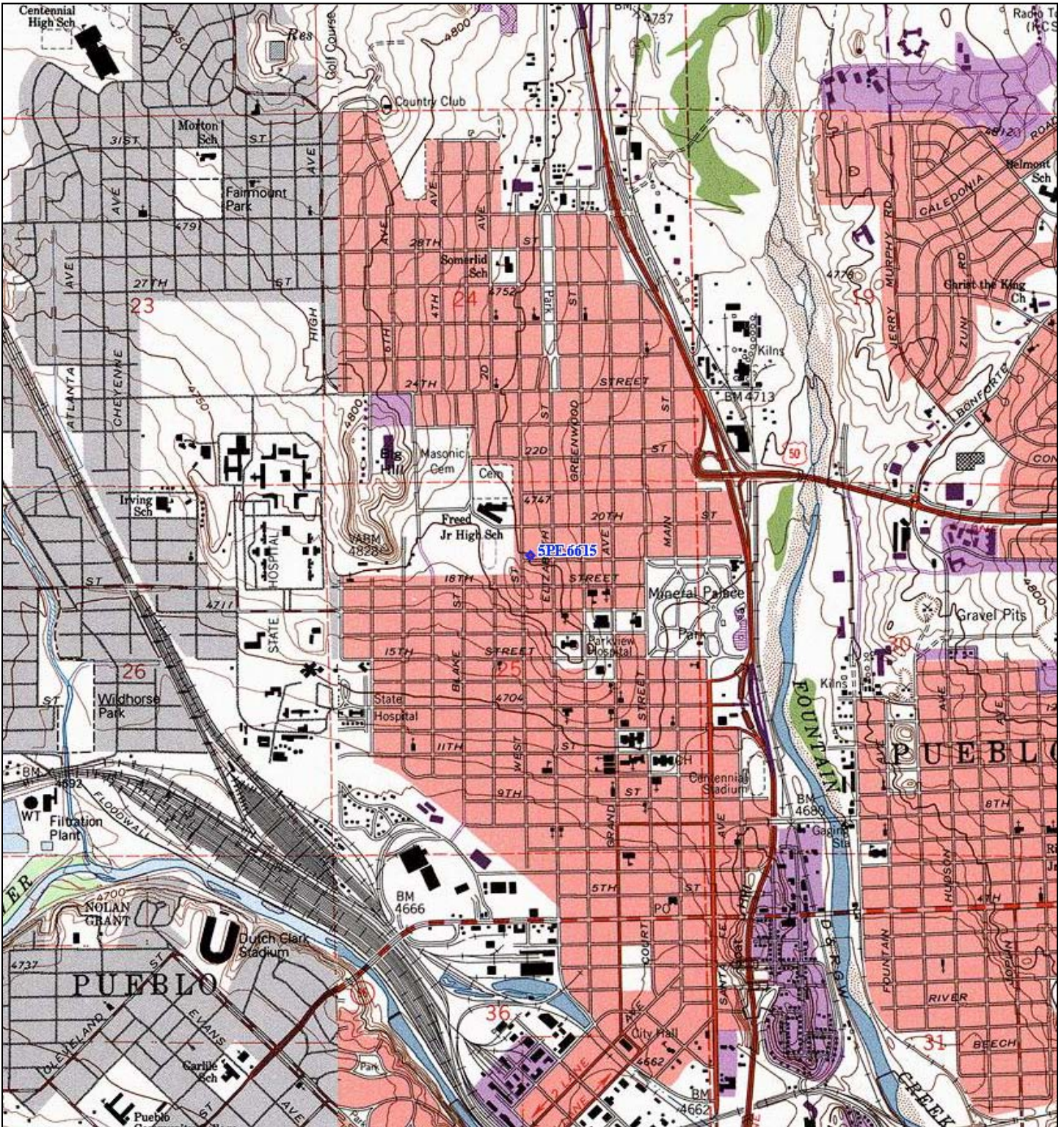
Historitecture, LLC

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