

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6578** Parcel number: **525124002**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Vactor G. Garnett House**
- 6. Current building name: **Katharin B. Housel House**
- 7. Building address: **616 West 20th Street**
- 8. Owner name: **Katharin B. Housel**
- Owner organization:
- Owner address: **616 W 20th 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**
NE 1/4 SW 1/4 NW 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533641** Northing: **4237380**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 5 and 6 of Ragles Subdivision of Lots 1 through 16; Block 23**
Addition: **Barndollar & Company Second Addition** Year of addition: **1871**
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: **934 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle**
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
Oriented to the north, this house rests on a gray-painted concrete foundation. White-painted, square-cut wood shingles clad the exterior walls. Enclosing the former front porch is white-painted stucco. Windows are generally 3 (vertical)-over-1-light, double-hung sash, with white-painted wood frames and blue-painted wood surrounds. A rectangular bay shallowly protrudes from the east elevation, south of center. Flanking either side of a tan-brick hearth and chimney, corbelled shallowly from the north end of the east elevation, are 2-light hopper, awning, or casement windows. Piercing the front porch are 1-beside-1-light, sliding-sash window, with white-vinyl frames and blue-painted wood surrounds. Enclosing the western third of the rear porch/mudroom is a band of 4-light hopper, awning or casement windows. The remaining portion of the rear porch/mudroom has bands of 1-beside-1-light, sliding-sash windows, with aluminum frames. The principal doorway opens near the center of the asymmetrical front (north) facade. It hosts a white-painted, paneled metal door, with an oval light, opening behind an aluminum-frame storm door. Approaching the doorway are wood steps. A secondary doorway opens east of center in the rear (south) elevation. It host a wood slab door, opening behind a white-painted, aluminum storm door. The doorway provides access to a small, unsheltered wood stoop, surrounded by a wood balustrade. Gray asphalt shingles cover the gable-on-hip main roof and all other roof surfaces. The rafter ends are exposed and the gables host knee brackets. A tan-brick chimney, with corbelled cap, protrudes from the south end of the roof ridge.
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 20th Street are generally the same. This property is situated on the south side of the street, between 614 West 20th Street to the east and 620 West 20th 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. Running along the east side of the house is a gravel driveway, connecting West 20th Street to a garage southeast of the house.

24. Associated building, features or objects:

GARAGE

A single-car garage is located southeast of the house. Oriented north, it rests on a concrete slab. White-painted sheets of plywood or particleboard clad the exterior walls. Dominating the front (north) elevation is a white-painted, 16-panel, steel, overhead-retractable garage door. A white-painted, 6-panel steel door opens in the north end of the west elevation. A 1-beside-1-light, sliding-sash window, with an aluminum frame, is centered in the west elevation. Gray asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.

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: **Vactor G. Garnett**

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 most notable alterations have been the enclosure of the front and back porches. Originally, the western third of the rear porch was enclosed as a mudroom. The rest of the porch, which originally only spanned the western two-thirds of the facade, was not enclosed until after 1952 and before 1970, based on Sanborn maps and the building materials. The enclosure of the front porch dates to a much later period, most likely 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, constructed in 1913, was attorney Vactor G. Garnett, the son of wealthy rancher Edward Garnett. Vactor was born around 1885 in Missouri. His Pueblo legal practice was located in the landmark Opera House Block. Vactor Garnett appears to have lived here alone and moved prior to 1919.

George McLagan, president of the Bank of Commerce, was the resident of this house in 1919. He was born circa 1860 in Minnesota. His wife, Wood McLagan, was born in Texas around 1863. They had a daughter, Hazel. The family moved to this address from 713 West 11th Street (5PE. 517.16).

Paul E. Watson and family lived at this address by 1925. Paul Watson was born around 1888 in Alabama, while his wife, Ethel, was born circa 1889 in Arkansas. The couple married around 1912 and had five children: Paul E. Jr., Emily, James M., David J., and William D. The elder Paul Watson was the assistant general freight agent for the Missouri Pacific Railway. By 1930, the family moved to 2316 West Street.

The owners and residents of this house in 1930 were Albert C. and Inez L. Walker. Albert was born on December 30, 1903, in Pueblo; Inez was born around 1905, also in Pueblo. Albert Walker's various jobs included clerk at the Walker Motor Company, manager of the Hendry-Boltholf Company, and similar positions at the Pueblo Bearing Company and the Cleveland Steel Tool Company. Inez Walker died on August 27, 1984, leaving Albert as the sole homeowner. He sold the property in 1990, ending over 60 years of ownership. He died on September 27, 1991.

Frank B. and Barbara T. Housel purchased the property from Albert Walker in 1990. In 1999, ownership transferred to Katharin B. Housel, who remains the owner and resident.

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 6B.

U.S. Census of 1910. Precinct 4, Pueblo, Pueblo County, Colorado. Sheet 8B.

U.S. Census of 1910. Precinct 9, Pueblo, Pueblo County, Colorado. Sheet 9B.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 11A.

"Albert C. Walker" [obituary]. *Pueblo Chieftain*, 29 September 1991, p. 7F.

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 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 Vactor G. Garnett, bank president George McLagan, and manufacturing manager Paul E. Watson. As well, the house is architecturally significant as an example of a Craftsman-style bungalow. Character-defining features include the front gables, overhanging eaves, exposed rafter ends, knee brackets, and windows with multi-light upper sashes. 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 1913, 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 enclosure of both the front and rear porches concealed or eliminated some character-defining features. Yet the building generally retains its original footprint and most character-defining features, including the original windows, exposed rafter ends, and knee brackets. 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

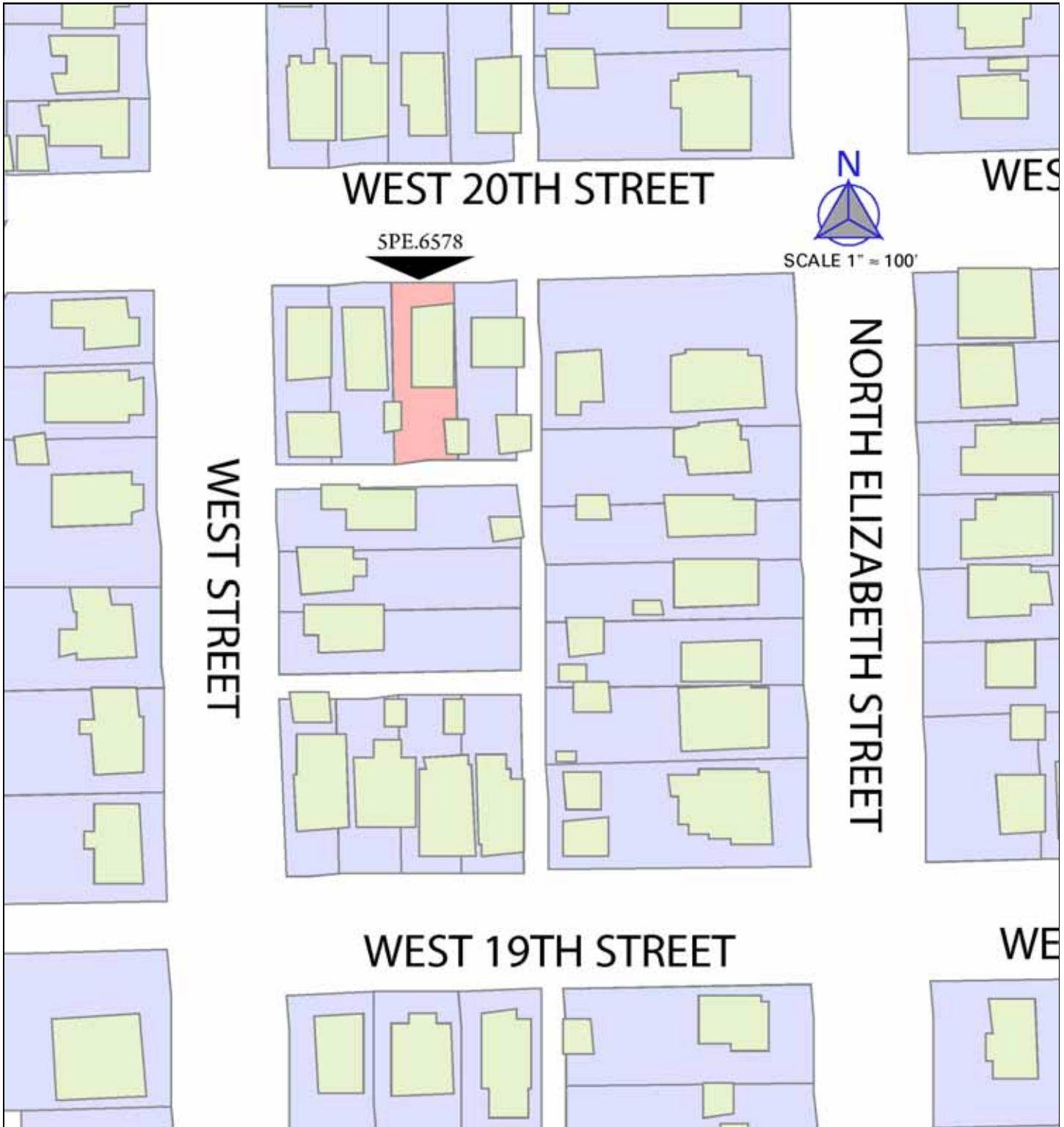
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

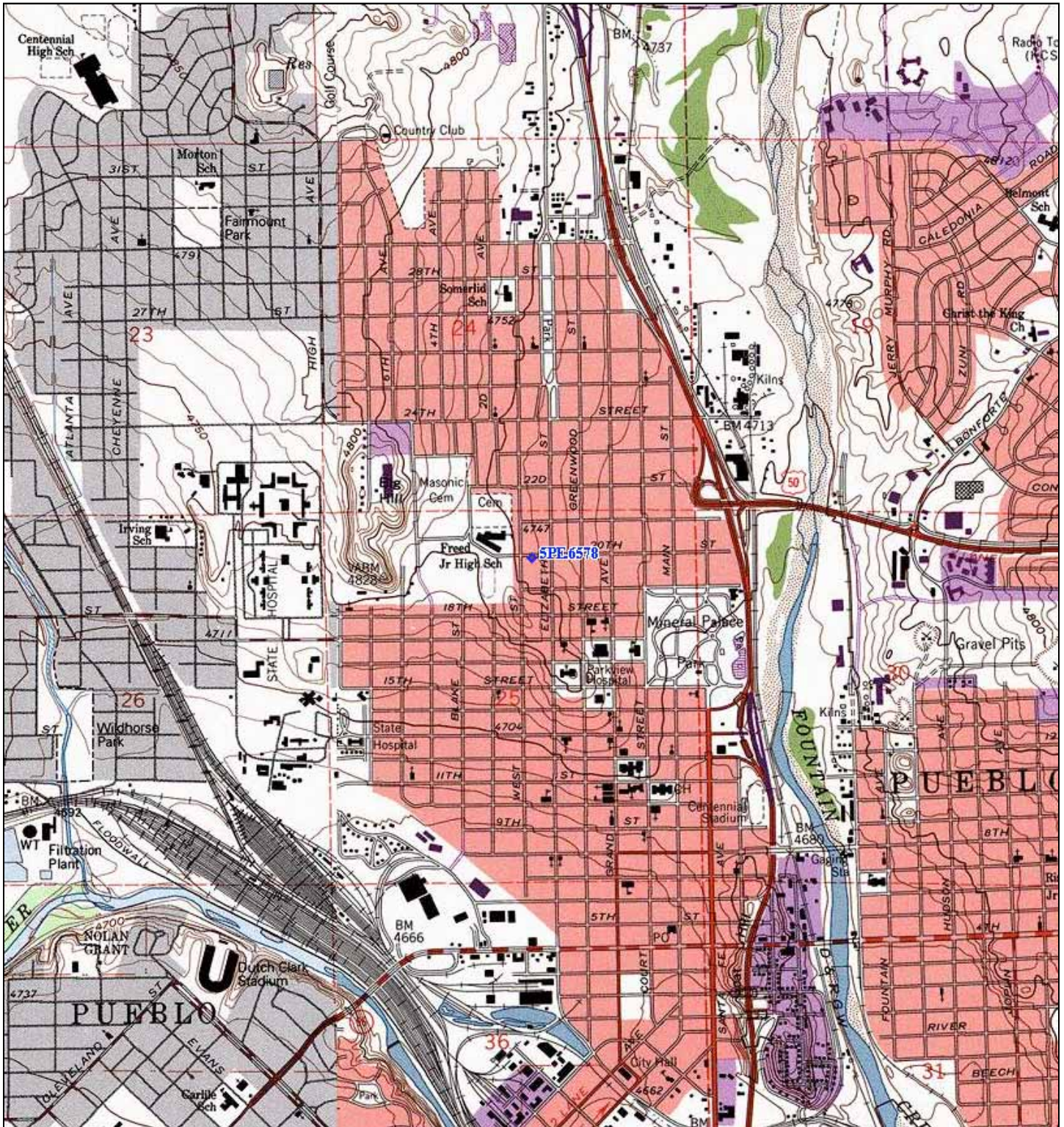
47. Digital photograph file name(s): **20thstw616 - 1 to - 5**
 Digital photographs filed at: **Robert Hoag Rawlings Public Library**
100 E Abriendo Ave
Pueblo, CO 81004-4290

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