

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.5794** Parcel number(s):
- 2. Temporary resource number: **525413007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Boyce, Glen W., House**
- 6. Current building name: **Olivieri, Aaron J., House**
- 7. Building address: **1310 Court Street**
- 8. Owner name: **Aaron J. Olivieri**
- Owner organization:
- Owner address: **1310 Court 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**
SE 1/4 of **NW 1/4** of **NE 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534166** Northing: **4236674**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 45 feet of Lots 9 and 10; Block 10**
Addition: **County Addition** Year of addition: **1869**
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): **1,053 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Fence
Car Port
Chimney
Porch
21. General architectural description:
Oriented to the west, this house rests on a gray-painted concrete foundation. Gray-painted stucco clads the exterior walls. Windows are generally 4 (vertical)-over-1-light, double-hung sash, with brown-painted wood frames, aluminum-frame storm windows, and white-painted wood surrounds. Those windows opening in the symmetrical front (west) façade are 1-over-1-light, double-hung sash, with white-painted wood frames, storm windows, and surrounds. Aluminum awnings shelter these windows. Flanking either side of a stucco-covered, engaged hearth and chimney at the west end of the north elevation are 4-light casement windows. A shallow, integral porch opens in the center of the facade. Approaching it are 3, slightly curved, concrete steps, with flanking wrought-iron railings. The principal doorway opens in the center of the facade. It hosts a 6-panel wood door, opening behind a white, aluminum-frame storm door. Flanking it are frosted-glass sidelights. A shed-roofed carport is attached to the east half of the south elevation. It has white-painted, wrought-iron supports and roof structure, with a corrugated, green, translucent fiberglass roof. A shed-roofed structure spanning the rear (east) elevation shelters a patio. It has round, white-painted steel supports. A doorway opens in the south end of the rear elevation. It hosts a white-painted, single-light, paneled wood door, opening behind a white, aluminum-frame storm door. Gray asphalt shingles cover the steeply pitched, cross-gabled main roof and all other roof surfaces. The rafter ends are exposed. Covering the gable at the center of the

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façade is false half-timbering. A concrete-encased chimney protrudes from the east side of the roof's south-facing slope.

22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**

Other architectural styles:

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 neighborhood features modest and large 1- and 2-story houses and apartment buildings. Setbacks from Court Street are generally the same on this block. This property is situated on the east side of Court Street, between 227 West 13th Street to the south and an east-west-oriented alley to the north. Separating the street from the sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Enclosing all but the west side of the yard is a corrugated sheet metal fence. A concrete 2-track driveway runs along the south side of the house.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located southeast of house. Oriented to the west, it rests on a concrete foundation. White stucco clads the exterior walls. Dominating the front (west) façade is a fiberglass, overhead-retractable garage door. A pair of single-light hopper or awning windows, with white-painted wood frames and surrounds, pierces the south elevation. Brown, interlocking asphalt shingles cover the front-gabled roof, and the rafter-ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1928**
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: **Glen William Boyce**
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 1928. An analysis of the style and form, as well as city directory listings and Sanborn maps, corroborate this date. This house has not been significantly altered since its construction. The stucco wall cladding appears to have been original. The only notable alterations have been the shed-roofed patio across the rear (east) elevation and the carport, both of which appear to be no older than the 1970s.
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): **single-family, private residence**
35. Historical background:

The first owner and resident of this house, constructed in 1928, was Glen William Boyce. He was born on December 30, 1889, in Weldon, Iowa. He arrived in Pueblo in 1917 and was a salesman for and mechanic of Underwood typewriters. After serving in

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World War I, Boyce returned to Pueblo and, in 1920, married Hazel B. Reese. He established the Boyce Typewriter Company in 1922, which he operated the rest of his life. From 1932 to 1956, he served on the Pueblo Civil Service Commission. Boyce was an active member of numerous fraternal organizations, serving in leadership roles in most of them. As well, he served on the board of directors of the Intermountain Unit of Shriner Hospitals for Crippled Children. The Boyces moved from this house prior to 1940 and later resided at 1315 East 8th Street. Glen Boyce died on May 12, 1965.

Purchasing this property around 1940 was Marwood H. Crowley, a civil engineer for the Atchison, Topeka & Santa Fe Railway. During World War I, he served in the U.S. Army Corps of Engineers in France. He attended the University of Kansas. With his wife, Katherine Crowley, Marwood had a daughter, Gay Beattie. Marwood Crowley died on June 24, 1953, and Katherine moved from here soon afterward.

Ralph Anderson resided here around 1955. Around 1960, Arnold Van Zandt purchased this property and resided here. Ferdinand and Vetur Horstdaneil owned this property prior to 1983, when they sold it to Perri M. Hanan. In 1996, Hanan sold the house and lot to Melinda S. and Reed A. Grant. Aaron J. Olivieri, the current owner and resident, acquired the property from the Grants in 2004.

36. Sources of information:

"Boyce" [obituary]. Pueblo Chieftain, 13 May 1965, p. 4B.

"Crowley" [obituary]. Pueblo Chieftain, 25 June 1953, p. 10.

World War I Draft Registration Card for Glen William Boyce. Serial no. 526, order no. 33.

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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: **1928**41. Level of significance: National: State Local

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42. Statement of significance:

This dwelling at 1310 Court Street is historically significant under Pueblo Local Landmark criterion 1A for its association with the maturation of Pueblo's North Side Neighborhood. It represents a period of development in which more architecturally sophisticated buildings in-filled the vacant lots in the neighborhood or replaced much smaller, rough-built dwellings. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of a English-Norman cottage. 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, the Colorado State Register of Historic Properties, or as a City of Pueblo landmark. However, it should be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1928, the principal building on this property exhibits 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. The only notable modifications have been the construction of a carport and shed-roofed patio.

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

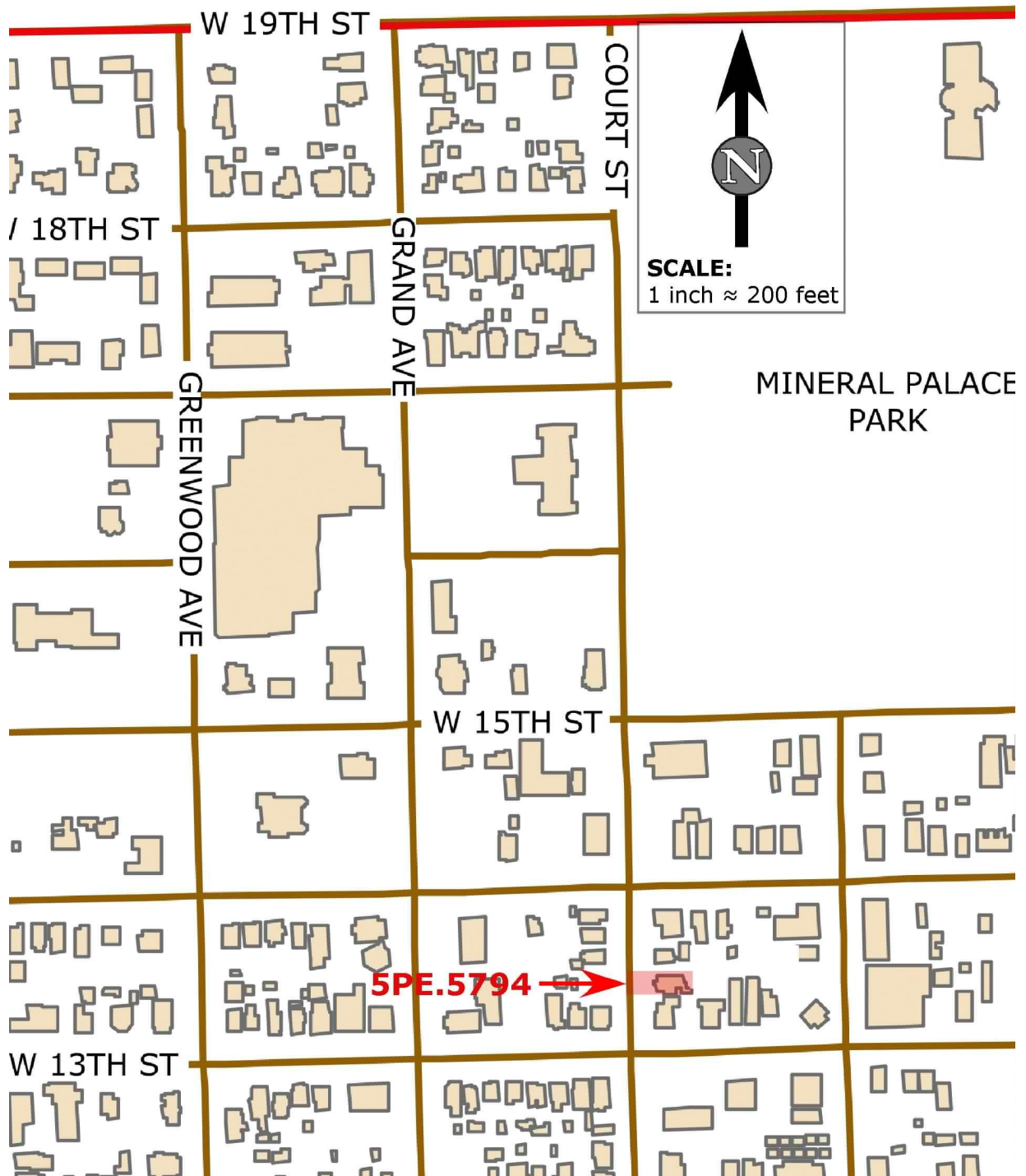
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): courtst1310
 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): **08/08/05**
 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**

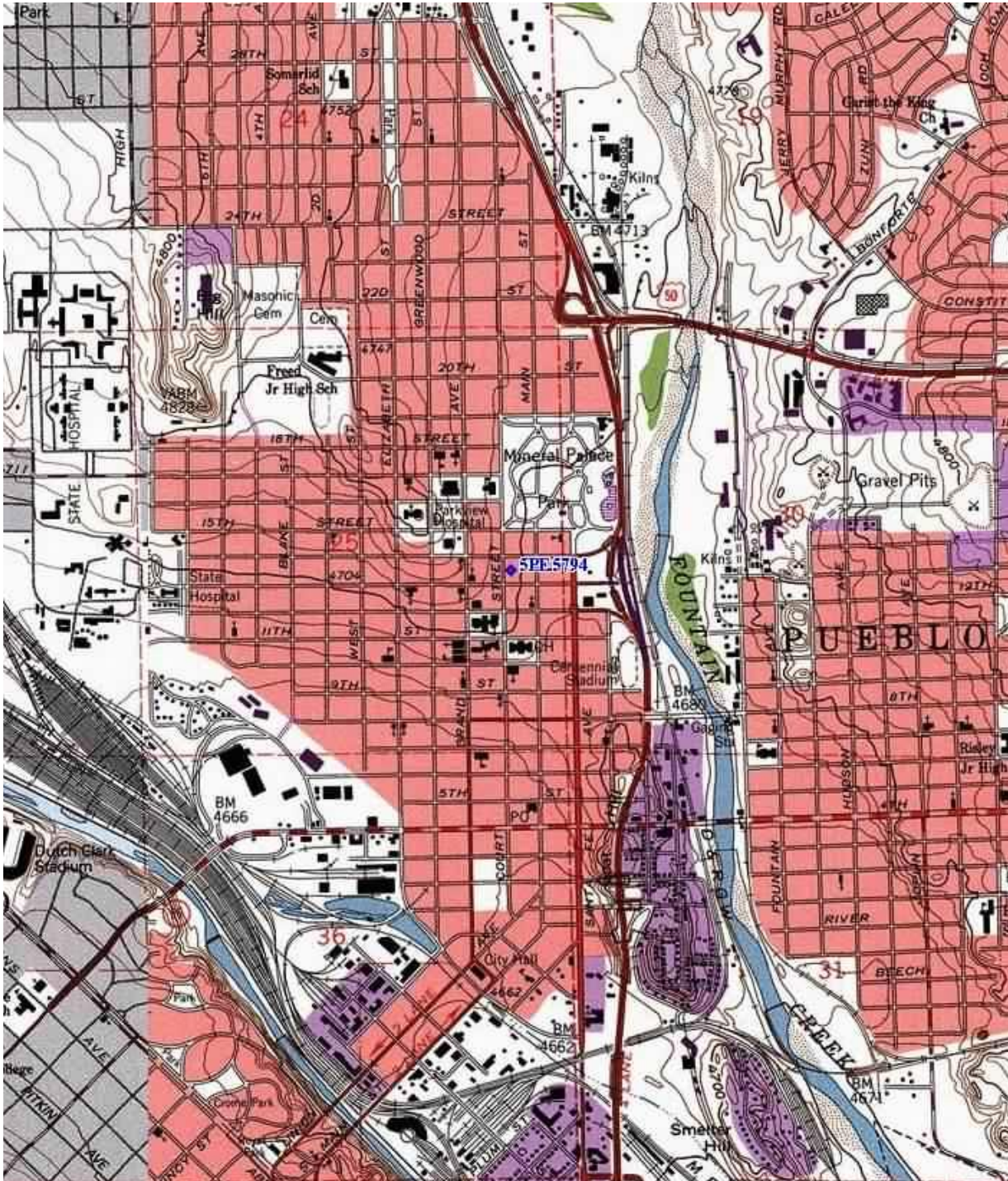
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SITE SKETCH MAP



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LOCATION MAP



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