

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

- 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.5796** Parcel number(s):
- 2. Temporary resource number: **525412003**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Garnett, Elizabeth Anderson, House**
- 6. Current building name: **Goring, Frances, House**
- 7. Building address: **1315 Court Street**
- 8. Owner name: **Frances Goring**
- Owner organization:
- Owner address: **1315 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

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NE 1/4 of **NW 1/4** of **NE 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534123** Northing: **4236694**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **South 37 feet of Lots 1 and 2; Block 22**
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): **1,020 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding** Other wall materials:
Wood/Shingle
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Fence
Chimney
Porch
Roof Treatment/Dormer
Roof Treatment/Flared Eave
21. General architectural description:
Oriented to the east, this house rests on a gray-painted concrete foundation. White-painted wood siding, with blue-painted 1-by-4-inch cornerboards, clads the exterior walls. White-painted, square-cut wood shingles cover the dormers. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. The blue-painted wood surrounds have projecting cornices. The windows opening in the front (east) façade have narrow upper sashes, with diamond-shaped glazing. Across the rear (west) elevation is a band of single-light, awning or hopper windows. Above them, in a second-story sleeping porch, are 1-beside-1-light, sliding sash windows, with aluminum frames. An integral porch is located in the northeast corner of the house. It has a wrought-iron railing and white-painted, wood, Doric columns. Four concrete steps approach the south end of the porch's east elevation. Doorways open in either face of the inside (northeast-facing) corner. Both are 3-panel, 1-light, wood doors, painted white. They feature projecting locking rails and bas-relief swags in the topmost panel. Both have single-light transoms above them, but the door in the east face has a white, vinyl-frame storm door. Another doorway opens west of center in the south elevation. It hosts a 4-panel, white-painted wood door, opening behind a storm door with a decorative, metal grate. Opening at the north end of a shed-roofed structure protruding from the

Architectural Inventory Form

Page 3

center of the rear (west) elevation is another doorway. It hosts a white-painted, 4-panel wood door. Hipped-roof gables protrude from all 4 roof slopes. The rear- (west-) facing dormer is larger than the others and may have originally been a sleeping porch. Gray, interlocking asphalt shingles cover the hipped main roof and all other roof surfaces. White-painted wood fascia and beadboard soffit box the broadly overhanging, flared eaves. Beneath the eaves are evenly spaced, blue-painted wood modillions. Brick chimneys protrude near the center of the roof and at the west end of the roof's north slope.

22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**

Other architectural styles:

Building type: **Hipped-roof Box**

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 west side of Court Street, between an east-west-oriented alley to the south and 1317 Court Street to the north. Separating the street from the brick sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Encircling the back yard is a wood privacy fence.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A garage is located immediately southwest of the house. Oriented to the east, the building lacks a formal foundation. White-painted wood siding, with blue-painted cornerboards, clads the exterior wall. Covering the gables are white-painted, square-cut wood shingles. Offset to the south end of the front (east) elevation are painted, particleboard doors, opening on metal strap hinges. Opening in the west end of the south elevation is a 6-beside-6-light, sliding-sash window, with white-painted wood frames and a blue-painted wood surround. Gray, interlocking asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1903**
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: **Elizabeth Anderson 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 1903. An analysis of the style and form, as well as city directory listings and Sanborn maps, corroborate this date. This house was originally identical to 1317 Court Street. While the house always appears to have had the rear (west) porch and sleeping porch above it, it is not clear whether they had always been enclosed. Otherwise, this house has not been substantially altered.

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**

Architectural Inventory FormPage 4

35. Historical background:

The first owner of this house was Elizabeth Anderson Garnett, widow of Addison C. Garnett, Sr. She was born in Virginia around 1858 and settled in Pueblo around 1901. Elizabeth had four children: Addison, Jr.; Roscoe; Herndon; and Anna Maude. She resided here with her son Roscoe, who was an engineer for the City of Pueblo and a building inspector. Around 1920, Garnett moved to her daughter's home at 306 West 22nd Street, where she died in 1934.

Purchasing the property from Garnett was Arthur P. Hillhouse. He arrived in Pueblo in 1915 from Iowa Falls, Iowa. Hillhouse appears to have lived here only briefly before renting it out to Bert E. Tallon (circa 1930) and William Goodman (circa 1935 through 1940). Following Arthur Hillhouse's death in June 1943, his daughter, Irma Hillhouse, took possession of the property and resided here for more than 25 years. Irma Hillhouse was born in Iowa Falls on September 23, 1892. She was a member of the First United Methodist Church and the Daughters of the American Revolution. She never married or had children. She appears to have resided here until she moved to a nursing home shortly before her death on January 20, 1980.

Purchasing the property from the Hillhouse estate were Erwin J. and Virginia Maldonado. Leroy D. and Charlene Bratz purchased the property in 1985, selling it three years later to Anthony S. Martinez. In 1996, Keith A. and Barbara E. Mitchell bought this house and lot, owning it until 2002, when Frances Goring, the current owner and resident, acquired it.

36. Sources of information:

"Elizabeth A. Garnett Is Call By Death" [obituary]. Pueblo Chieftain, 5 February 1934, p. 8.

"Hillhouse (Arthur P.)" [obituary]. Pueblo Chieftain, 17 June 1943, p. 7.

"Miss Irma B. Hillhouse" [obituary]. Pueblo Chieftain, 21 January 1980, p. 6B.

U.S. Census of 1910. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 11A.

Architectural Inventory Form

Page 5

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: **1903**41. Level of significance: National: State Local

Architectural Inventory Form

42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one, the product of an emerging professional and entrepreneurial class, joined the smaller, plainer dwellings originally constructed here. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of a Classic 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. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1903, this house exhibits a moderately 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 isolated to the rear elevation. 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

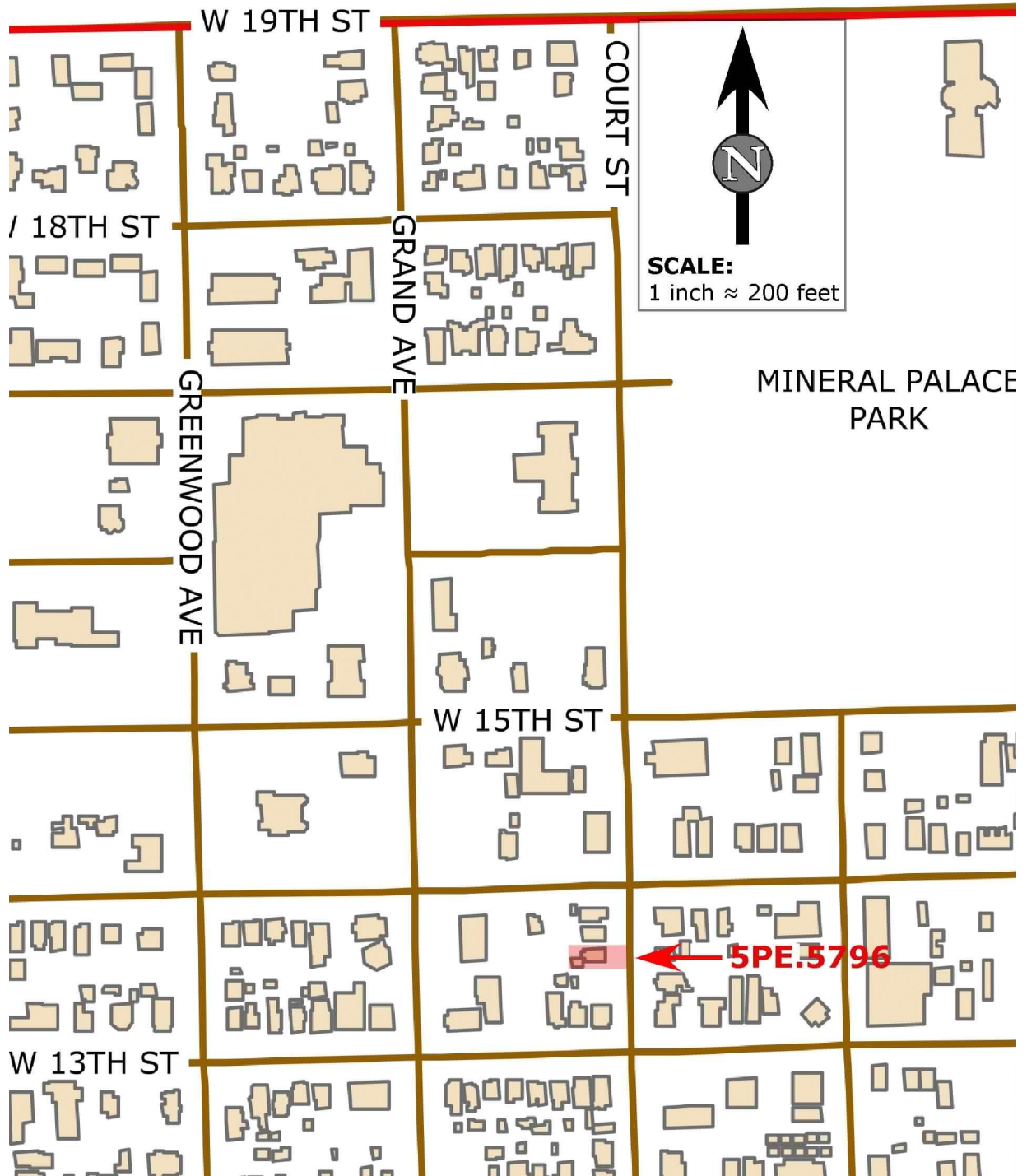
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): courtst1315
 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**

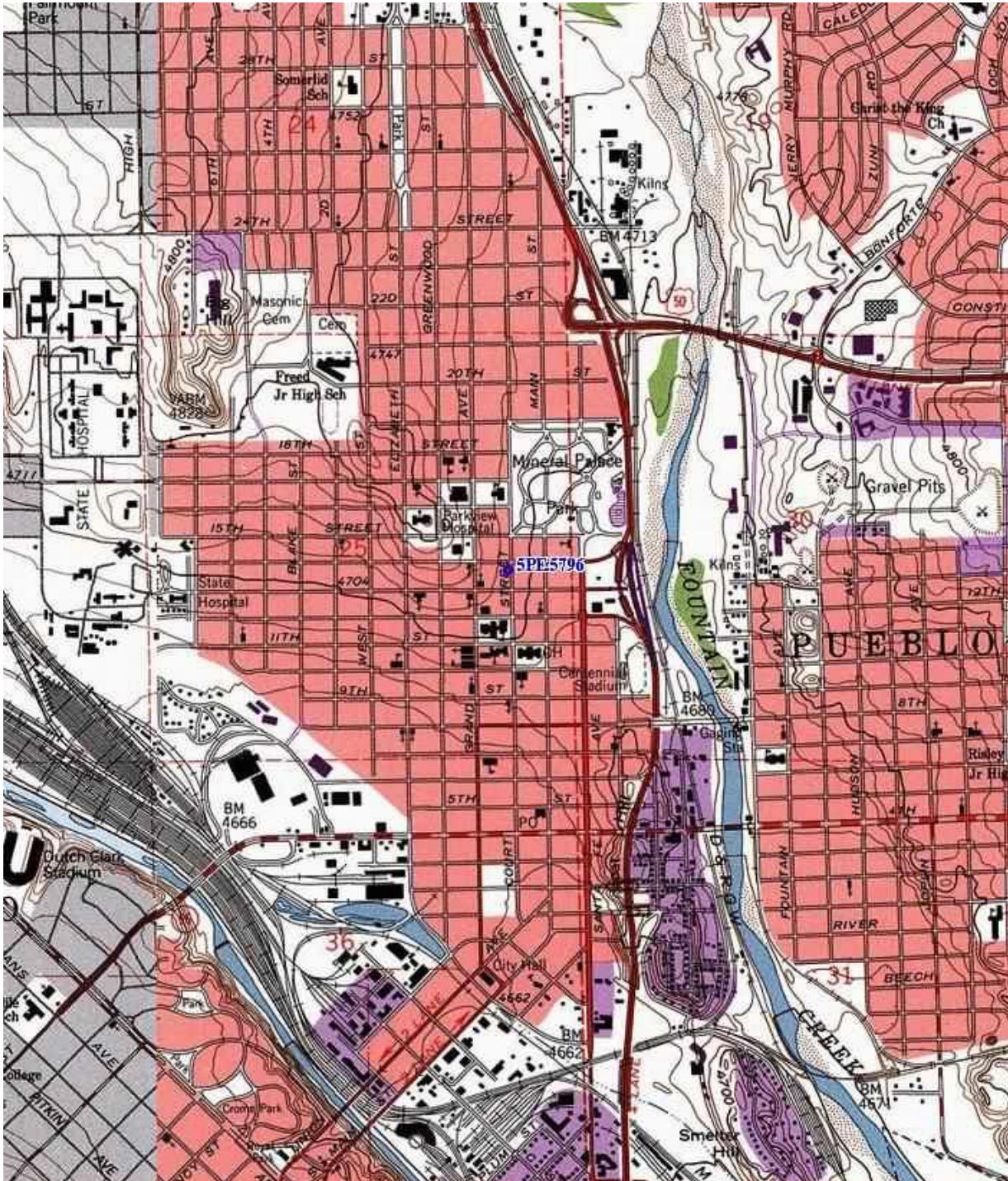
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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