

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.5797** Parcel number(s):
- 2. Temporary resource number: **525412002**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Gaines, Richard Faikler, House**
- 6. Current building name: **Rusnak, Mary H., House**
- 7. Building address: **1317 Court Street**
- 8. Owner name: **Mary H. Rusnak**
- Owner organization:
- Owner address: **1317 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**  
**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: **4236702**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 43 feet of the south 80 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 blue-green-painted concrete foundation. White-painted wood siding, with white-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 blue-green-painted wood frames and aluminum-frame storm windows. The blue-green-painted wood surrounds have projecting cornices. The windows opening in the front (east) façade have narrow upper sashes, with diamond-shaped glazing. 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 15-light wood doors. Both have transoms above them, but northern opening has been boarded shut. The door in the east face has a black, security-type storm door, with the north door has a white-painted, wood-frame screen door. Another doorway opens west of center in the south elevation. It hosts a 15-light wood door, opening behind a steel grate. Sheltering the doorway is a front-gabled awning, on knee brackets. A shed-roofed porch, largely enclosed, spans most of the rear elevation, sheltering a secondary doorway. 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**

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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, white-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:

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 1315 Court Street to the south and 1319 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. A concrete 2-track driveway runs along the south side of the house.**

24. Associated buildings, features or objects: **No associated buildings identified.**

## 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: **Richard Faikler Gaines**  
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 1315 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): **Residence**

35. Historical background:

**This house appears to have originally been the home of Richard Faikler (or Fackler) Gaines, co-founder of the Gains & Casey Grocery Company. He was born in Missouri around 1848. His wife, Jennie G. Gains, was born around 1860 in Virginia. They were married around 1885 and had three children: Mary, Louise, and Richard, Jr. The elder Richard Gaines lived here until about 1920, when he moved with other members of his family to 326 West 13th Street.**

**Residents from 1930 through 1945 were Chauncey A. Kemp, Walter S. Whipple, and Roy L. Larson. Around 1950, William B. Rodgers purchased the property and resided here.**

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Around 1955, William Henry "Duke" Crumley bought the house and lot. A native of Pueblo, William was manager of the Associated Grocers warehouse in Pueblo. With his wife, Nina, William had one son, Lewis W. Crumley. William retired in 1957 and died on February 28, 1960.

Daniel D. Schermerhorn purchased the property in 1960 and owned it through 1988, when it transferred to J. Genevieve Schermerhorn. She, in turn, sold it to T.H. Cornette, Jr., and S.M.S. Cornette in 1994. Mary H. Rusnak, the current owner and resident, purchased the property in 1996. The property was for sale at time of this survey.

36. Sources of information:

"Richard Faikler Gaines" [obituary]. Pueblo Chieftain 26 December 1934, p. 2.

"Crumley (William Henry 'Duke')" [obituary]. Pueblo Chieftain, 1 March 1960, p. 5.

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

World War I Draft Registration Card for Richard Fackler Gaines, Jr. Serial no. 203, order no. 57.

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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: **1903**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 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

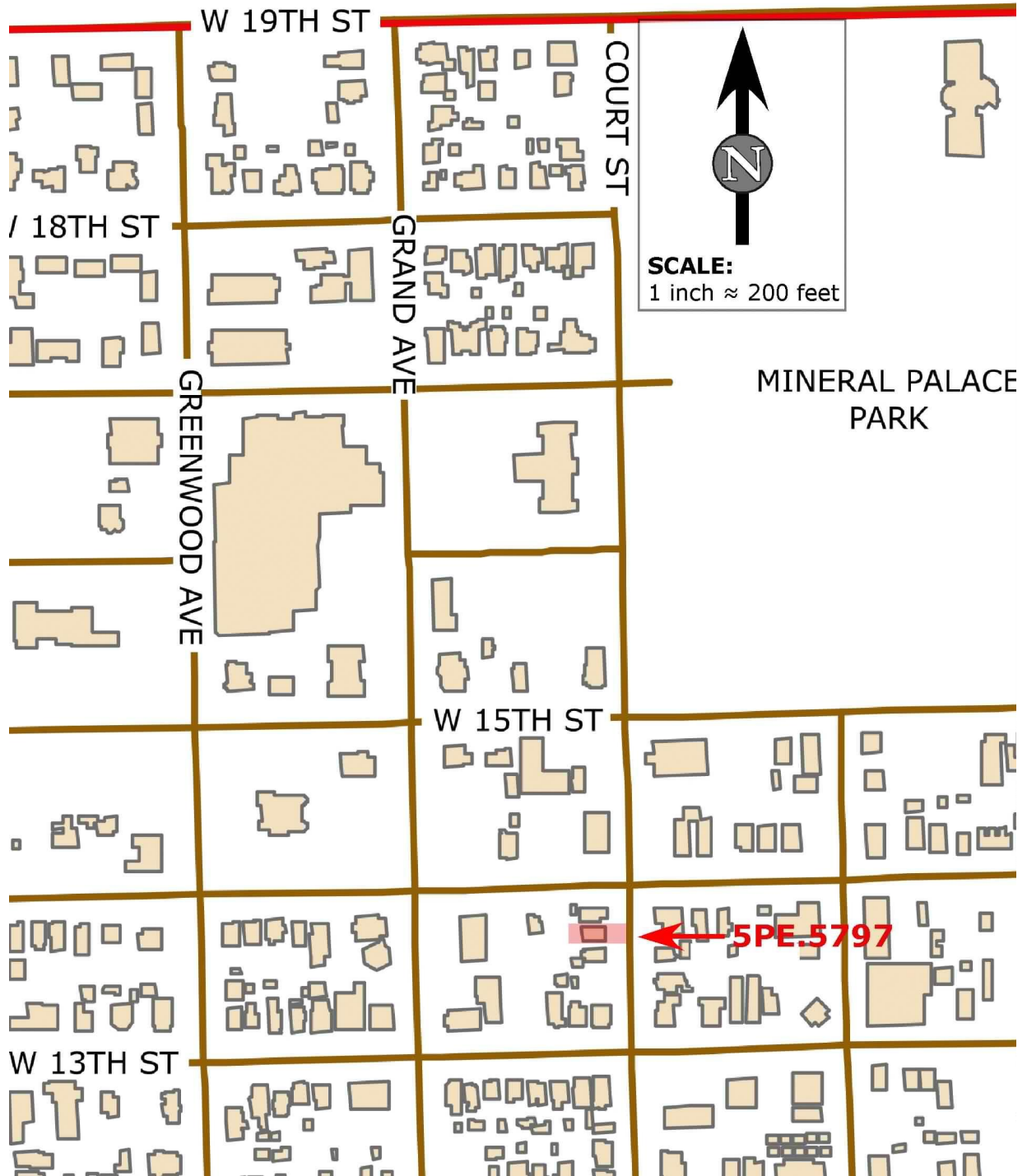
46. If the building is in existing National Register district, is it contributing: Yes  No  N/A

## VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): courtst1317**
- 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**

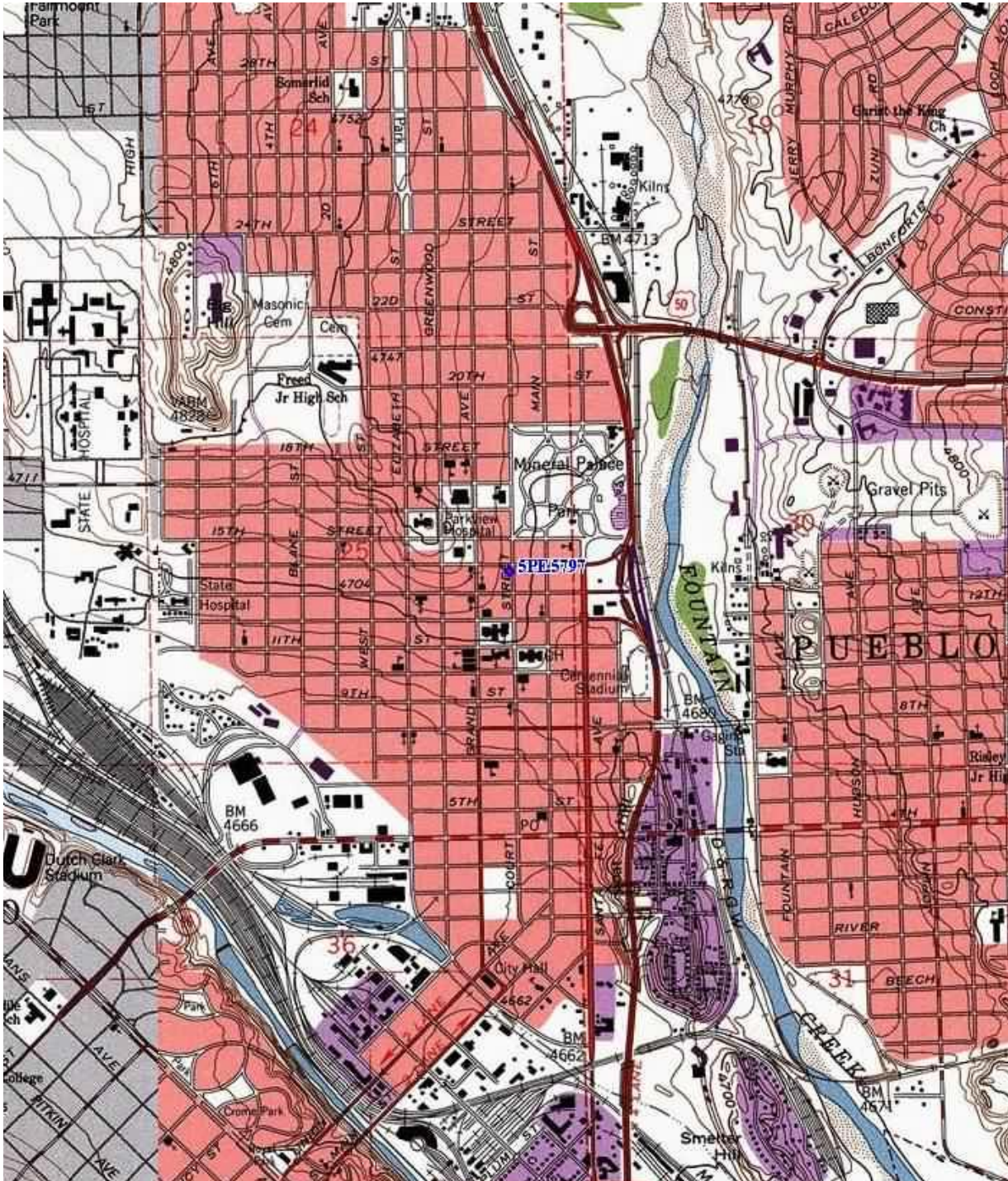
### Architectural Inventory Form

#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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