

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.5826** Parcel number(s):
- 2. Temporary resource number: **525419006**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Pearson, Carter S., House**
- 6. Current building name: **1206 N Elizabeth Street**
- 7. Building address: **1206 N Elizabeth Street**
- 8. Owner name: **Russell H. Longgear, III**
- Owner organization:
- Owner address: **29376 Hardin Rd**
Pueblo, CO 81006

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 **SW 1/4** of **NW 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **533761** Northing: **4236550**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **North 40 feet of the south 80 feet of Lots 9 and 10, and the north 40 feet of the south 80 feet of the west 4 feet of Lot 11; Block 37**
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): **1,029 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
Porch
21. General architectural description:
Oriented to the west, this house rests on a high, concrete foundation, largely obscured behind gray stucco. A doorway opens into the basement in the north half of the front (west) façade. It hosts paired, paneled wood doors, on metal strap hinges. Lining the well around the doorway are concrete blocks. Gray stucco clads the exterior walls. Windows are generally 1-beside-1-light sliding sash, with aluminum frames and blue-painted wood surrounds. Dominating the north side of the front (west) elevation is a 1-over-1-light, double-hung sash window, with a narrow upper sash containing cottage-style glazing. Above it, in the gable, is a single-light window, with a pedimented surround. A hipped-roof porch protrudes from the southwest corner. It has blue-painted brick piers. Enclosing the porch's side elevations are bands of 4-over-4-light windows. Across the front of the porch are single-light casements. The principal doorway opens in the center of the porch. It hosts a blue-painted, single-light slab door. Approaching the doorway are 10 concrete steps, flanked by wrought-iron railings. A shed-roof addition spans the rear (east) elevation and hosts a secondary doorway. Gray, interlocking asphalt shingles cover the gable-on-hip main roof and all other roof surfaces. The front-facing gable features eave returns. Blue-painted wood soffit and fascia, with projecting cornice, box the eaves. A red-brick chimney, with corbelled cap, protrudes near the roof's apex.
22. Architectural style: **Late Victorian**

Architectural Inventory Form

Page 3

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest one- and two-story houses. Setbacks from North Elizabeth Street are generally the same on this block. This property is situated on the east side of North Elizabeth Street, between 1202 North Elizabeth Street to the south and 1210 North Elizabeth Street to the north. Separating the street from the sidewalk is a concrete-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Cobblestones cover the slope in front (west of) the house. Surrounding the backyard is a wood privacy fence.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1907**
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: **Carter S. Pearson**
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 building was constructed in 1907. An analysis of the style, materials, and historical records corroborates this date. Notable alterations include the enclosure the front porch, the construction of the rear addition, and the application of stucco over the original exterior wall cladding. These modifications appear to date to after 1980.
30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**
32. Intermediate use(s): **Business**
Single Dwelling
33. Current use(s): **Single Dwelling**
34. Site type(s): **Residence, Beauty Shop**
35. Historical background:

The original owner of this house, constructed in 1907, was railroad conductor Carter S. Pearson, who resided here until at least 1925. He was born in Missouri around 1860. His wife, Mamey Pearson, was born in Tennessee around 1862. They had at least three children: Barbara, Charles W., and Marguerite.

Through the 1930s, owners were Leon E. Salley and Raymond E. Moery. Around 1940, Marguerite P. Williams purchased the property and resided here for nearly a decade. She was born on August 9, 1894, and died in December 1967.

By 1955, the owners were Ervin O. and Margaret Price. For 46 years, Ervin worked in the 40-inch mill at Colorado Fuel & Iron, ultimately retiring in 1973. Margaret operated Margaret's Beauty Shop out of this house. Together, the Prices had one son, Norman.

In 1960, the owner was Richard Vigil and, at the same time, the property is listing in city directories as LaVerne's Beauty Shop.

Architectural Inventory Form

Page 4

Donald J. Zupancic purchased this property in 1977. California Mortgage Service acquired the house and lot in 1988, transferring it to the Veterans Affairs Administration (VA) later that year. In 1989, the VA sold the property to Rhonda L. Carlson. In 1994 she shared ownership with Russell H. Longgear, III. He became the sole owner in 2002. Longgear operates this property as a rental unit.

36. Sources of information:

"Ervin O. Price" [obituary]. Pueblo Chieftain, 22 August 1980. p. 8B.

"Price (Margaret)" [obituary]. Pueblo Chieftain, 14 December 1957, p. 16.

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: **1907**41. Level of significance: National: State Local

Architectural Inventory Form

42. Statement of significance:

This property is significant under Pueblo Local Landmark criterion 1A (history) 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 Late Victorian-era style. 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 1907, 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 the front porch, construction of the rear addition, and application of stucco have concealed or eliminated some character-defining features. However, the basic form and other stylistic elements remain intact. 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): elizabethstn1206**
 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): **08/10/05**

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**

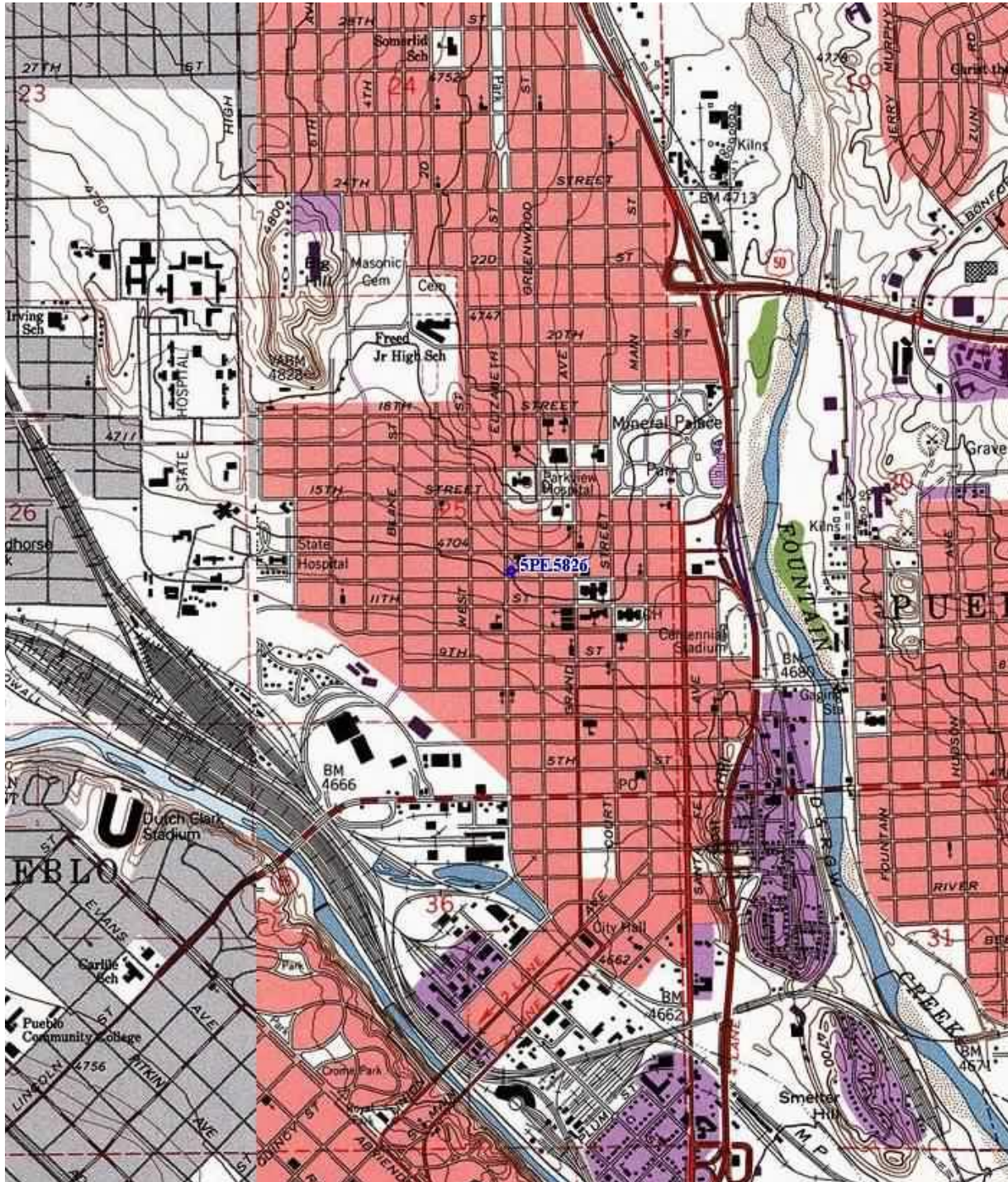
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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