

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.5809** Parcel number(s):
- 2. Temporary resource number: **525131014**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Klein, Ferdinand, House**
- 6. Current building name: **Burzinski, James B., House**
- 7. Building address: **1720 N Grand Avenue**
- 8. Owner name: **James B. Burzinski**
- Owner organization:
- Owner address: **810 Aguilar Ln**  
**Pueblo West, CO 81007**

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**  
**NW 1/4** of **NW 1/4** of **SE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **534004** Northing: **4237097**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **South 60 feet of Lots 13 and 14; Block 24**  
Addition: **Henry C. Brown's Addition** Year of addition: **1889**
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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,143 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: **Terra Cotta Roof**  
Other roof materials:
20. Special features: **Porch**  
**Garage/Attached Garage**  
**Chimney**
21. General architectural description:  
**Oriented to the west, this house rests on a concrete foundation, with 3-light hopper basement windows. Cream-colored stucco clads the exterior walls. Windows are generally 8-light casement, with oxide-red-painted wood frames and projecting sills. The asymmetrical front (west) façade hosts 2 sets of 3 of these windows. The central window in each set is fixed. These windows open within round-arch recesses. Flanking the east side of a stucco-covered hearth and chimney engaged to the south elevation is a 1-over-1-light, double-hung sash window. A small, shed-roof porch shelters the front stoop. It features round-arch entryways. Approaching the stoop are 3 concrete steps. An unsheltered portion of the porch, with stucco-covered kneewall, extends across the rest of the façade south of the doorway. This doorway hosts a cream-painted wood slab door, opening behind a brown, aluminum-frame storm door. A side-gabled garage is attached to the house's southeast corner. Its west elevation hosts paired, 4-light doors, with beadboard panels, opening on metal strap hinges. Red, terra cotta tiles cover the cross-gabled roof. The house lacks overhanging eaves.**
22. Architectural style: **Late 19th And 20th Century Revivals/Mediterranean Revival**  
Other architectural styles:  
Building type:

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## 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. Setbacks from North Grand Avenue are generally the same on this block. This property is situated on the east side of North Grand Avenue, between an east-west-oriented alley to the south and 1724 North Grand Avenue to the north. Separating the street from the 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, while a chain-link fence surrounds the northern portion of the yard.

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

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1924**  
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: **Ferdinand Klein**  
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 1924. An analysis of the style, materials, and historical records corroborates this date. There have been no notable alterations to this building since its construction.**

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:

The first owner and resident of this house, constructed in 1924, was Ferdinand Klein. He was born on September 8, 1896, in Colorado, to a father from Austria-Hungary and a mother from Ohio. His wife, Esther L. Klein, was born around 1900 in Illinois, to a Russian father and an English mother. They were married around 1925. Ferdinand Klein was a veteran of World War I. After armistice, he operated a wrecking company and, later, an auto parts store. The family later moved to 611 West 18th Street. Ferdinand Klein died in January 1969.

By 1935, the resident was Fred C. Dimmett, followed by H. Curtis Craven in 1940.

Around 1945, Frederick E. VanSchoiack purchased this property and resided here through at least 1960. He was born on December 18, 1901, in Iowa and moved to Pueblo from Trinidad. He died in May 1987.

Robert P. and Donald B. Mourning purchased this property in 1971. Robert became the sole owner in 2002, selling the house and lot to Kimberly Burzinski later that same year. A few days later, Kimberly quite claimed the property to James B. Burzinski, the current owner.

36. Sources of information:  
**Pueblo County Office of Tax Assessor. Property information card [internet].**

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**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.**

**World War I Draft Registration Card for Ferdinand Klein.**

**"H. Curtis Craven" [obituary]. Pueblo Chieftain, 4 July 1992, p. 8A.**

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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: **1924**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 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 the Mediterranean Revival. 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 1924, this house exhibits a 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. It has not been notably altered since its construction. 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): grandaven1720**

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): **08/09/05**

50. Recorder(s): **Adam Thomas**

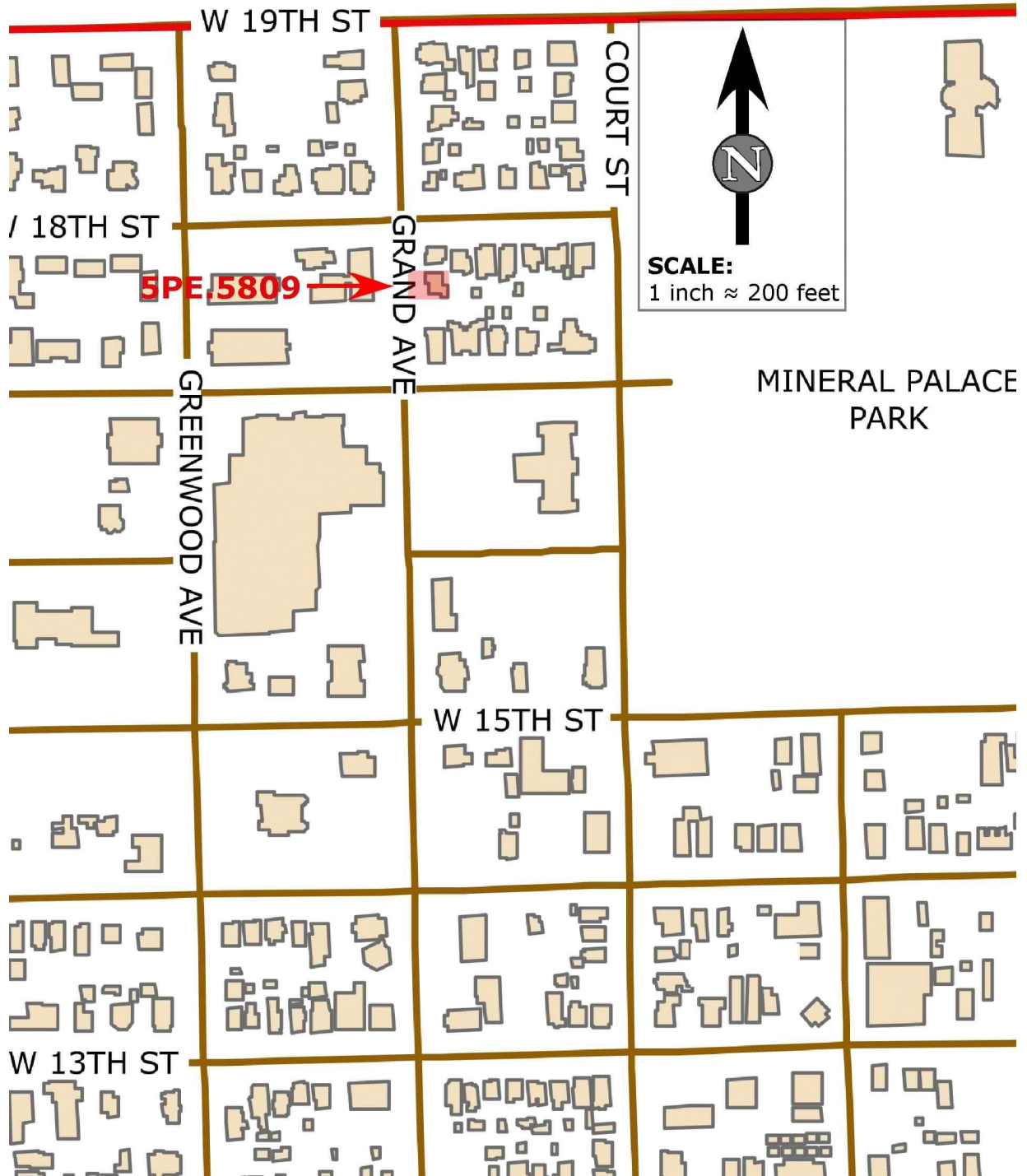
51. Organization: **Historitecture, L.L.C.**

52. Address: **PO Box 419  
Estes Park, CO 80517-0419**

53. Phone number(s): **(970) 586-1165**

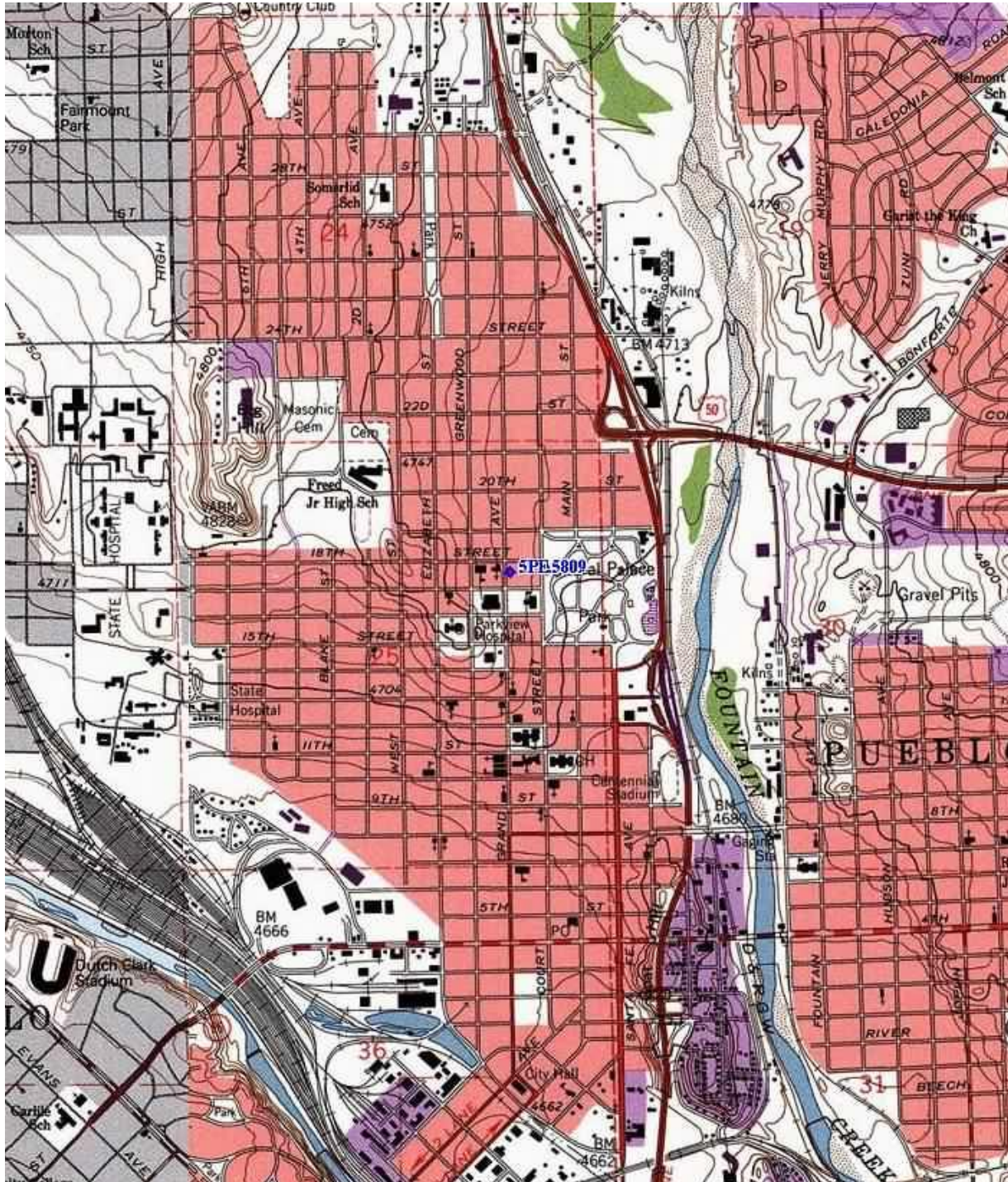
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#### SITE SKETCH MAP



# Architectural Inventory Form

## LOCATION MAP



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