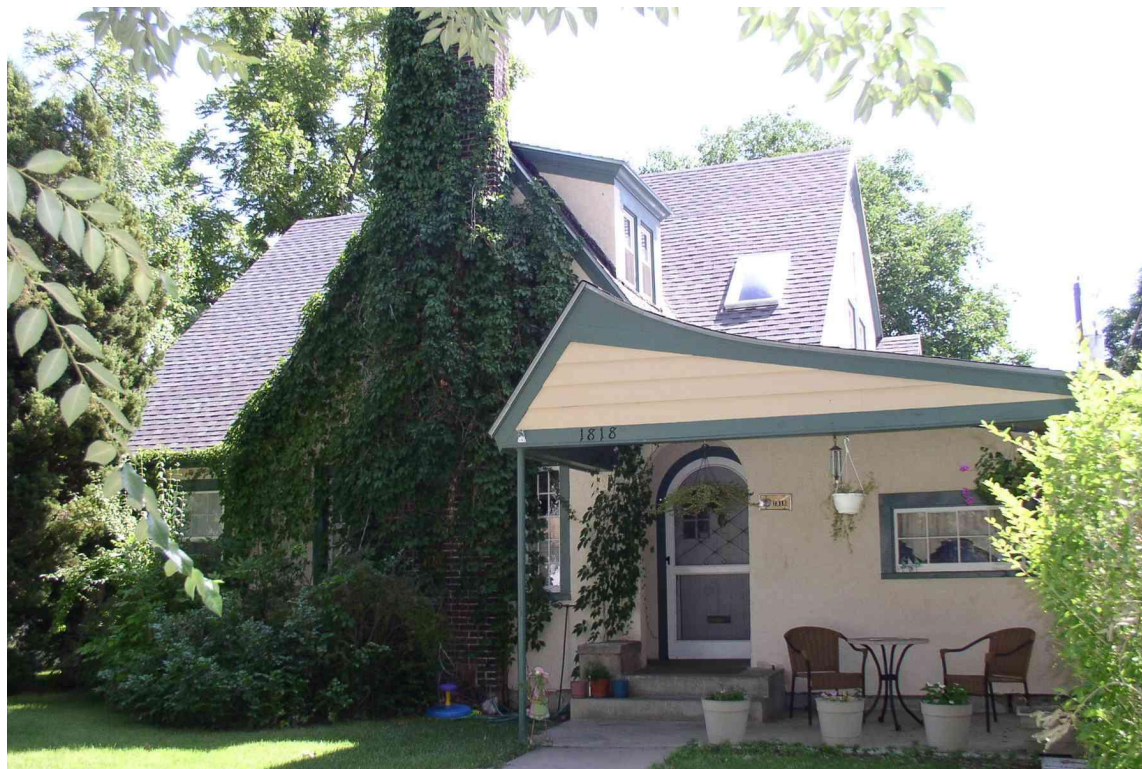


COLORADO CULTURAL RESOURCE SURVEY

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.5812** Parcel number(s):
- 2. Temporary resource number: **525151007**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Abell, J. Ernest, House**
- 6. Current building name: **Liljegren, Colleen G., House**
- 7. Building address: **1818 N Grand Avenue**
- 8. Owner name: **Colleen G. Liljegren**
- Owner organization:
- Owner address: **1818 N Grand Ave**
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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 of **SW** 1/4 of **NE** 1/4 of **NE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533997** Northing: **4237188**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **West 17 feet of Lot 8, and all of Lots 9 to 14; Block 25**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,304 square feet**
16. Number of stories: **1 1/2**
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
Chimney
Porch
Roof Treatment/Dormer
21. General architectural description:
Oriented to the west, this house rests on a concrete foundation. Cream stucco clads the exterior walls. Windows are generally 1-over-1-light or 6-over-6-light, double-hung sash, with white vinyl frames and green vinyl surrounds. Flanking either side of a brown, raked-brick hearth and chimney, engaged to center of the asymmetrical front (west) façade are 15-light casement windows, with white-painted wood frames. Above them, in the gable, fanlights flank the chimney. An 8-light hopper or awning window opens in the south elevation of a former attached garage protruding from the west half of the south elevation. Near the center of the south elevation is a 4-beside-4-light, wood-frame sliding sash window. An asymmetrical, front-gabled structure shelters the front stoop and a concrete patio off the southwest corner of the house. This structure has green-painted, round steel supports. The principal doorway opens in the south side of the façade, within a deep, round-arch recess. It hosts a white-painted, vertical plank door, with 4 small lights. It opens behind a white-painted wood screen door. Doorways open in either face of the inside (southeast-facing corner. The door in the east face is a 5-panel wood door; the door in the south face is a white-painted, 4-panel, 1-light wood door, opening behind a white, aluminum-frame storm door. Aluminum-frame, plate-glass sliding doors open in the rear (east) elevation. Gray asphalt shingles cover the cross-gabled roof, and the building lacks overhanging eaves. A small, shed-roofed dormer protrudes from the roof's south-facing slope.

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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. 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 1820 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. Dense ivy obscures much of the façade.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located directly southeast of the house. Oriented to the west, the building rests on a concrete foundation. It consists of 2 distinct halves: a taller western half and a shorter eastern half. Cream stucco clads the exterior walls. Dominating the front (west) elevation is a 16-panel, white-painted, overhead-retractable garage door. A window opening in the west end of the south elevation has been boarded shut. Green asphalt shingles cover the front-gabled roof, and green-painted wood soffit and fascia, with projecting cornice, box the eaves.**

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: **J. Ernest Abell**

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 1928. An analysis of the style, materials, and historical records corroborates this date. Alterations include the construction of the front porch (date unknown), enclosure of the attached garage (date unknown), installation of skylight (date unknown), replacements of most windows (circa 1997), and application of new stucco (circa 2004).

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 1928, was Joseph Ernest Abell, a salesman for Pueblo's Henkle-Duke Manufacturing Company. He was born on October 26, 1873, in Kentucky. His wife, Clara D. Abell, was born around 1881 in

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Colorado. Together, they had five children: Muriel E., Frances M., Ernestine H., James H., and Clara M. Abell. The family resided here through at least 1950.

Prior to 1955, Irvin C. "Bud" Greenberg acquired this property. He was born on June 19, 1917, in Pueblo, to Max Greenberg, a Russian immigrant, and his wife, Carrie Greenberg, a Colorado native. He graduated from Centennial High School in 1939 and was a veteran of World War II, serving four years in the U.S. Army Signal Corps in Europe and the South Pacific. He was the owner of Budd's Ski and Tennis Shop for over 40 years. With his wife, Jean Greenberg, Bud had four daughters: Carole Fineberg, Diane Greenberg, Linda Bogner and Leigh Doult. Irvin Greenberg owned this property until 1981, when he transferred it to the Jean B. Greenberg Trust. Jean Greenberg died on March 14, 1986. Bud remarried; his second wife was Marylou Greenberg. He died on December 17, 2002.

The Jean B. Greenberg Trust sold this property to Colleen G. Woodhead in 1985. In 2003, Woodhead transferred the property into her married name, Colleen G. Liljegren. She remains the current owner and, with her husband, resident.

36. Sources of information:

Pueblo County Office of Tax Assessor. Property information card [internet].

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 Joseph Ernest Abell. Serial no. 2043, order no. 2292.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Sheet 2A.

U.S. Census of 1930. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 2B.

"Greenberg (Irvin C. "Bud") [obituary]. Pueblo Chieftain, 18 December 2002.

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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 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 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 an English-Norman Cottage. However, the levels of architectural and historical significance 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 1928, 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. Alterations include the replacement of most windows, the construction of the front porch, and the enclosure of the attached garage. However, the house retains its original form and most of its character-defining features. 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

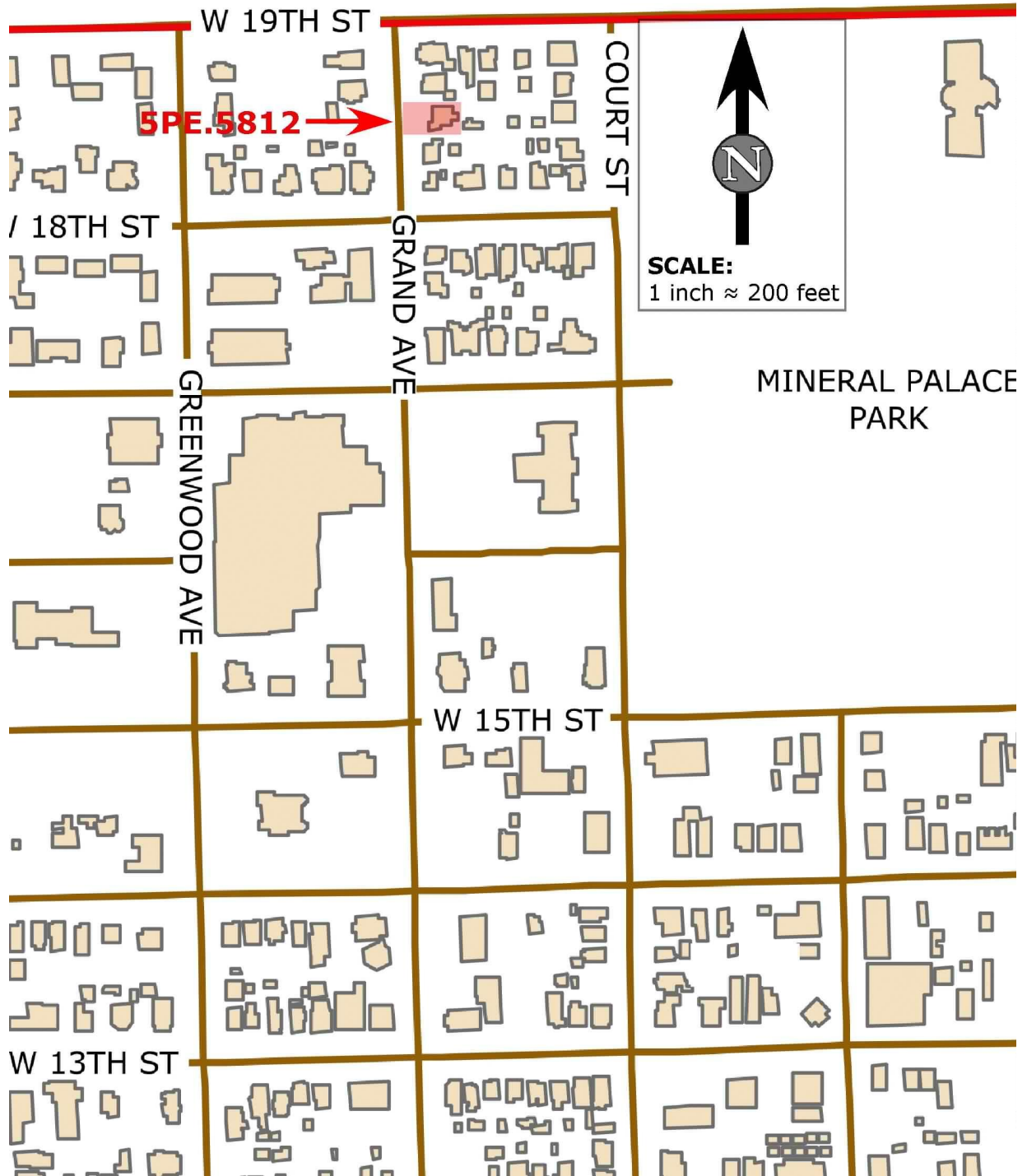
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): grandaven1818
 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**

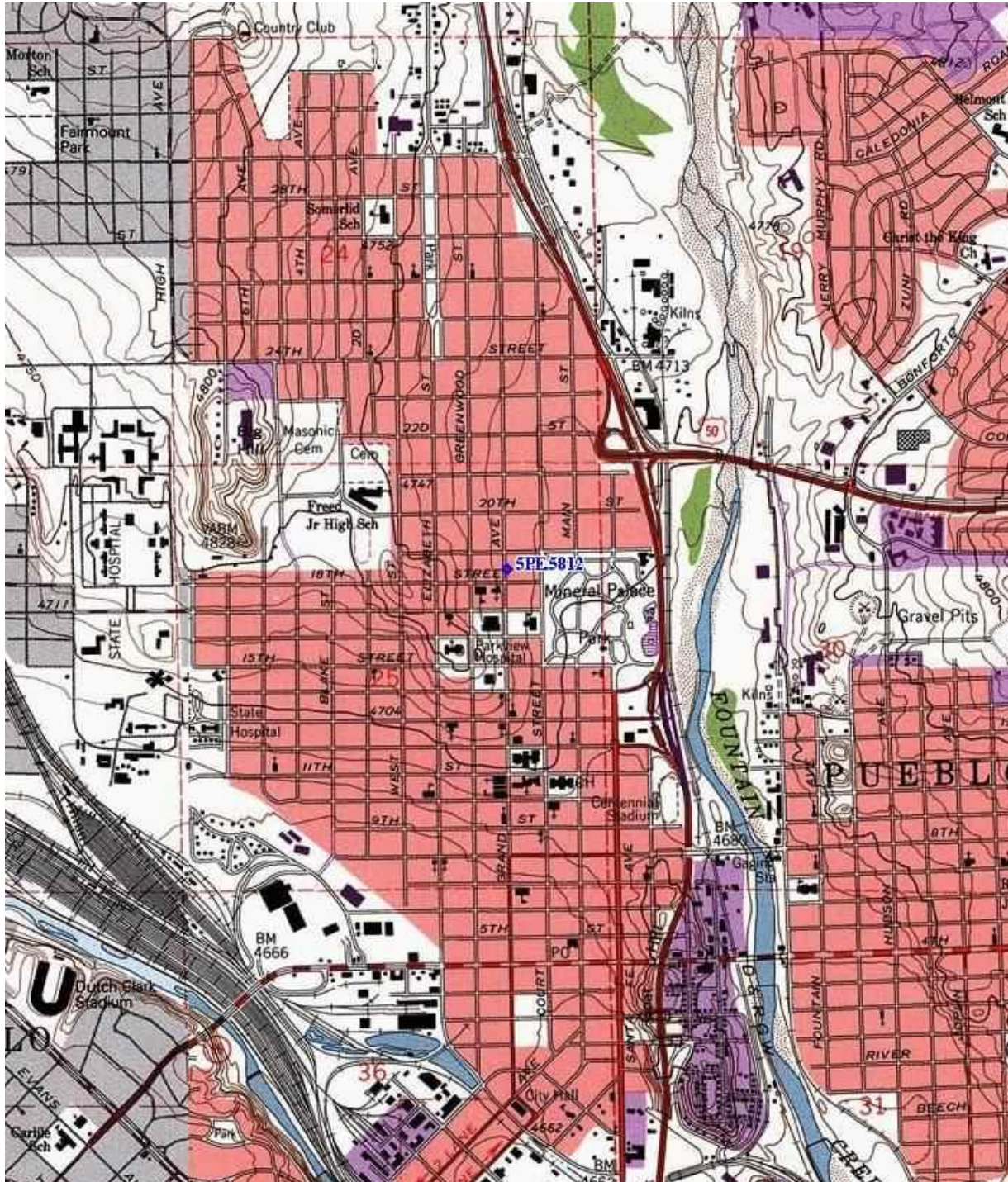
Architectural Inventory Form

SITE SKETCH MAP



Architectural Inventory Form

LOCATION MAP



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