

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.526.42** Parcel number(s):
- 2. Temporary resource number: **525129001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Kilbourn, Jonathan Burwell, House; DeMordaunt, Walter, House**
- 6. Current building name: **Villani, Marjorie J., House**
- 7. Building address: **1827 N Grand Avenue**
- 8. Owner name: **Marjorie J. Villani**
- Owner organization:
- Owner address: **1827 N Grand Ave**
Pueblo, CO 81003

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data

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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: **533976** Northing: **4237241**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 30 to 32; Block 28**
Addition: **Dundee Place** Year of addition: **1888**
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): **1,697 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configurations:
19. Primary external roof material: **Metal Roof/Aluminum Roof**
Other roof materials:
20. Special features: **Window/Segmental Arch**
Roof Treatment/Decorative Cornice
Fence
Chimney
Porch
Ornamentation/Decorative Shingles
Window/Oriel
21. General architectural description(s):
Oriented to the east, this house rests on a foundation of alternating pink- and buff-colored, rock-faced, coursed rhyolite ashlar, with raised and beaded, pink-tinted mortar. Basement windows are 3-light hopper. The watertable consists of buff-colored, dressed sandstone. A light-blue-painted brick veneer clads the exterior walls. The brickwork features belt courses corresponding to the sills of the first- and second-story windows. Beneath the eaves, the bricks are set in a basket-weave pattern. Sandstone blocks mark the corners of the belt courses. Windows are generally 1-over-1-light, double-hung sash, with blue-painted wood frames. Most windows have dressed sandstone sills and lintels, incised with vines and fleurs-de-lis. A single-light fixed-frame window dominates the east face of a 3-sided, canted bay protruding from the asymmetrical façade's first story. A half-round oriel window protrudes from the center of the north elevation. It has 4, 1-over-1-light windows, with curved glass. It rests on a massive, elaborate scroll bracket. Crowning the oriel is a conical, copper roof. An enclosed porch off

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the northwest corner has a band of single-light casement windows. A rectangular bay emerges near the center of the south elevation's first story. A 4-sided, canted porch protrudes from the north half of the façade. It has a concrete floor; chamfered hexagonal supports; red-painted, turned cannonball balusters; a spindlework frieze; and modillions. The balustrade on top of the porch extends over the bay to the south. The front porch shelters the principal doorway, which hosts a red-painted, paneled, 1-light wood door, with a protruding locking rail. A flat-roofed porch at the west end of north elevation has round, turned supports and a spindlework frieze. It has been enclosed with screens. Protected by the porch is a glass-in-oak-frame door, opening behind a white, vinyl-frame storm door. A 2-story porch, now enclosed with beadboard, fills the northwest corner. A newer, single-story porch spans the rear elevation. White sheets of aluminum cover the hipped roof. Faced in decorative wood shingles, pediments protrude for the north, east, and, south roof slopes. They host decorative bargeboards and pendants. Piercing each of them is a round-arch window. Blue-painted wood fascia and soffit box the eaves. Suspended from the soffit are evenly spaced, red-painted modillions; the frieze beneath the soffit is paneled. An elaborately corbelled, red brick chimney protrudes near the northeast corner of the house.

22. Architectural style: **Late Victorian/Italianate**

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 southwest corner of North Grand Avenue and West 19th Street. Separating the streets from the sidewalks are grass-covered strips. A planted-grass yard, with mature landscaping, covers the lot. Encircling the front yard is a low, concrete retaining wall. A high hedge of lilacs lines the north side of the back yard. Delimiting the western edge of the property is a concrete-block wall.

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 3-car garage is located along the western edge of the property. Oriented to the west, the building rests on a concrete foundation. The walls consist of concrete blocks, with an orange-tan brick parapet. Dominating the front (west) elevation is a pair of garage doorways. To the north is a 2-car overhead-retractable garage door; to the south is a 1-car overhead-retractable garage door. The building has a shed roof.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1896**
Source of Information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**
Villani, Marjorie J. Completed Property History Questionnaire, 2005.

26. Architect: **unknown**
Source of information:

27. Builder: **unknown**
Source of information:

28. Original Owner: **Jonathan Burwell Kilbourn**
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 1896. An analysis of the style, materials, and historical records corroborates this date. The original red brick appears not to have been painted, based on the exposed chimney. The enclosure of the 2-story porch and construction of the rear porch appear to be later modifications, most likely dating to after 1970.

30. Location: **original** Date of move(s):

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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 1896, was prominent Pueblo financier Jonathan Burwell Kilbourn. The family resided at this address through at least 1909. During that time, they often lived here with a domestic staff, including butler John Keys.

Jonathan Kilbourn was born on August 22, 1843, at Middletown, Connecticut. Kilbourn attended Wesleyan University in Middletown, but left college during his junior year. In 1864 and 1865 he was the purser aboard the steamship Liberty, sailing between New York City and Havana, Cuba. From 1865 to 1870, Kilbourn worked as a clerk in the office of the Russell Manufacturing Company, in Middletown, before becoming a teller, assistant secretary, and eventually treasurer of the Middletown Savings Bank.

On September 4, 1873, Kilbourn married Mary Adaline Douglass, granddaughter of famed Revolutionary War Colonel William Douglass. They had three sons: Jonathan Douglass Kilbourn, William Douglass Kilbourn, and Burwell Newton Kilbourn. William Kilbourn was a graduate of the Colorado School of Mines and the inventor of a patented product called "Kilbourn's Constructive Strips."

Jonathan Kilbourn came to Colorado in 1880 as a traveling salesman for the Douglass Pump Manufacturing Company, of Middletown. He decided to settle in Pueblo, becoming a teller at First National Bank in 1881 and, from 1882 to 1884, assistant cashier of the institution. In 1885, President Grover Cleveland appointed Kilbourn receiver of public moneys in the U.S. Land Office in Pueblo, a position he held through 1890. Meanwhile, Kilbourn continued to pursue other business interests. He became treasurer of the Pueblo city schools. He was a director and auditor of the Modoc Mining & Milling Company, with mining interests in Nevada, California, and Colorado. He also established a real estate and loan agency.

Around 1914, this house was briefly home to state senator and U.S. Marshall Samuel J. Burris. He served two terms as a state senator from Pueblo and was a U.S. marshal under presidents Warren Harding and Woodrow Wilson. For 23 years, he was the chief special agent for the Denver & Rio Grande Western Railroad, retiring in 1945. Burris was also a partner in the brokerage firm of Burris & Barber, and was involved in mining and livestock raising in the Cripple Creek, Westcliffe, and San Juan districts. With his wife, Emma P. Burris, Samuel had a daughter, Helen Miller, and four sons: Samuel J. Burris Jr., William T. Burris, Joseph J. Burris, and Captain Harry Burris.

Early Pueblo County settler Samuel Taylor was the resident around 1919. He was born in Newbury, England, and came to the United States as a child. Taylor initially worked on the construction of railroads in Canada and Mexico, coming to Colorado around 1890. Around 1896 he founded the Taylor Mercantile in Avondale, remaining president of the company until his death. He was the resident manager of the 2,000-acre C.K. McHarg Ranch in the Avondale area and was a director of the Bessemer Irrigating Ditch Company. Taylor also worked with Pueblo financial mogul John H. Thatcher in developing the alfalfa milling industry in the Pueblo area. Taylor had three daughters: Mrs. D.P. Ducey, Mrs. Mentor B. Daniels, and Mrs. Arthur A. Butler. Samuel Taylor died on May 20, 1934.

Real estate and insurance broker Charles Bailey Crawford purchased this property around 1925 and resided here for at least the next decade. Crawford was born on February 8, 1873, in West Virginia. He resided here with his sister, Laura M. Crawford.

Prominent Pueblo architect Walter DeMordaunt acquired this property around 1940 and resided here the rest of his life. He was born in Butte, Montana, in 1894, and graduated from the University of Utah. DeMordaunt came to Pueblo in 1921 and joined the firm of architect William Stickney, which he took over in 1926. DeMordaunt quickly rose to become one of the most prolific architects in Colorado.

A particularly important commission was to design a "model home" for the Pueblo Star-Journal newspaper. The building was

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meant to showcase 1920's concepts of modern living. The house, located at 2920 High Street, combined traditional skilled handicrafts with modern conveniences.

DeMordaunt designed in the popular revival and modern styles of the period, pioneering a local sub-style of the Mediterranean Revival best exemplified by his 1936 Young Women's Christian Association (YWCA) building on Santa Fe Avenue. Other notable commissions included over 40 buildings at the Colorado Mental Health Institute at Pueblo; the Hotel Whitman; the McClelland Orphanage; the Chaffee County Courthouse; the Lincoln School in La Junta; the main post office and Maxwell Hospital in Lamar; and a women's dormitory at the University of Colorado at Boulder. He also designed the first building for the Pueblo Junior College, now Pueblo Community College. DeMordaunt was a director of the American Institute of Architects and served as its president from 1955 to 1956.

With his wife, Fredella DeMordaunt, Walter DeMordaunt had two children, Pauline Sells and Walter J. DeMordaunt. The elder Walter DeMordaunt died on April 7, 1962.

Jack N. and Betty M. Carnes purchased this property prior to 1988, when they sold it to William N. and Barbara A. Grannell. Marjorie J. Villani, the current owner and resident, acquired the house and lot from the Grannells in 1997.

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.

"Jonathan Burwell Kilbourn." History of the Class of 1865, Wesleyan University, Fortieth Reunion. Middletown, Conn.: Class of 1865, 27 June 1905. Available from <http://www.geneabois.com/wesleyan/kilbourn.htm>. Internet. Accessed 7 July 2006.

"Samuel J. Burriss Called By Death." Pueblo Chieftain, 26 January 1949, p. 1.

"Samuel Taylor, Early Settler, Passes Sunday." Pueblo Chieftain, 21 May 1934, p. 1.

"Crawford (Charles B.)" [obituary]. Pueblo Chieftain, 29 November 1940, p. 6.

"DeMordaunt (Walter)" [obituary]. Pueblo Chieftain, 8 April 1962, p. 10A.

Office of Archaeology and Historic Preservation, Colorado Historical Society. Colorado Architects Biographical Sketch for DeMordaunt, Walter. Denver: OAHF, 19 May 2004.

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

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

World War I Draft Registration Card for Charles Bailey Crawford. Serial no. 2045, order no. 2044.

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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: **Social History**
Architecture40. Period of Significance: **Social History, 1896-1955; Architecture, 1896**41. Level of significance: National: State Local

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42. Statement of significance:

This property is significant under National Register Criterion A (Pueblo Local Landmark Criterion 1A--history) for its association with the early development of Pueblo's North Side Neighborhood, when the more architecturally sophisticated buildings of the emerging professional class joined the smaller, plainer dwellings originally constructed here. This house would have been one of the first homes constructed in this addition and, for many years, the only building on this corner. It has been occupied by a string of prominent professionals and entrepreneurs, including financier Jonathan Burwell Kilbourn and architect Walter DeMordaunt. This house is significant under Pueblo Local Landmark criterion 2A (important individuals) for its direct association with Kilbourn and DeMordaunt. As well, the house is significant under National Register Criterion C (Local Landmark Criterion 2A--architecture) as a rare domestic example of the Italianate style in Pueblo. Character-defining features include a low-pitched hipped roof, bracketed cornice, molded window surrounds, and an arcaded porch. The levels of architectural and historical significance, combined with physical integrity, are to the extent that this property could 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, in any case, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1896, 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 the enclosure of the 2-story porch and the construction of the newer rear porch. These changes, however, are all 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): grandaven1827**
 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**

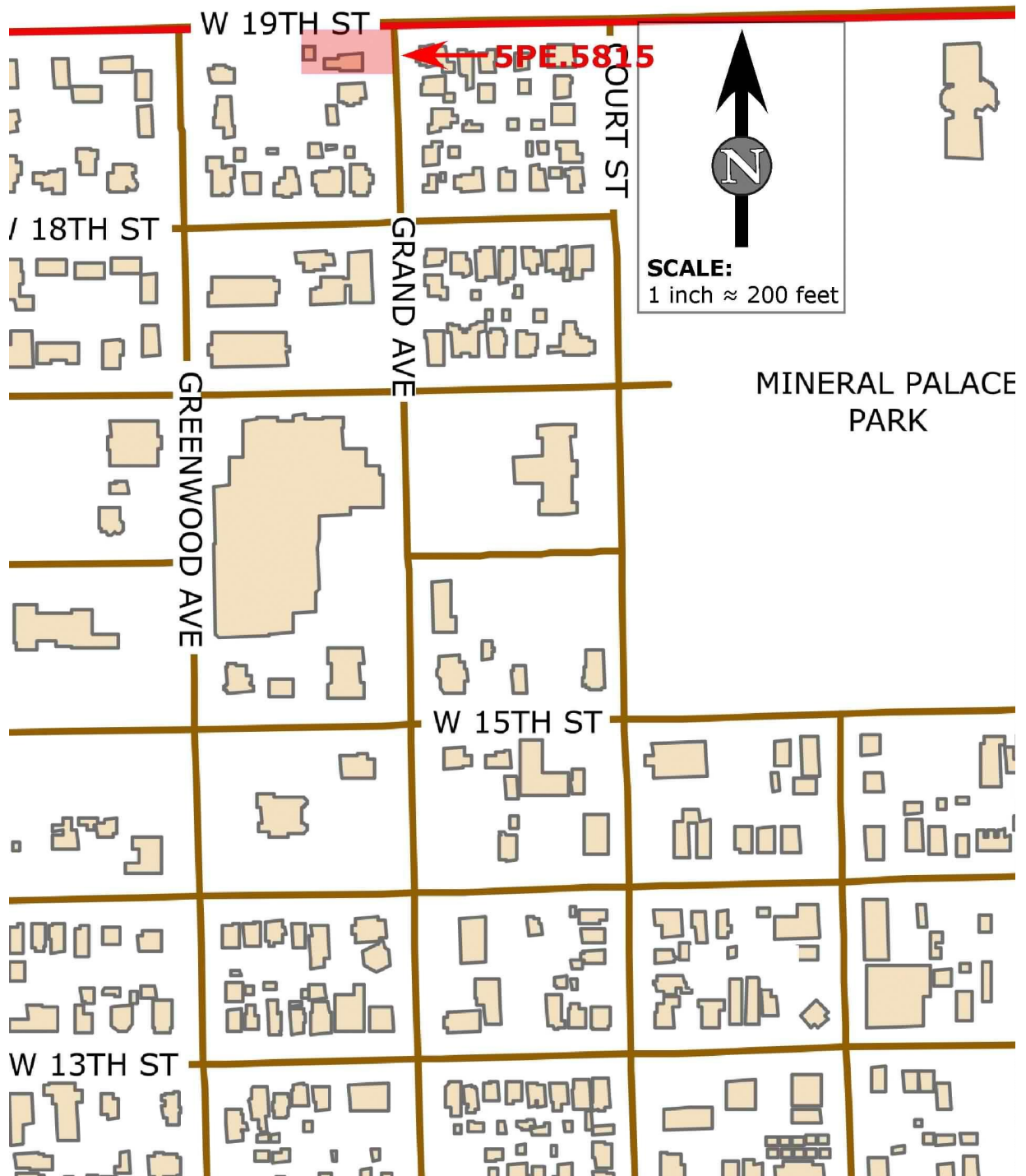
51. Organization: **Historitecture, L.L.C.**

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

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

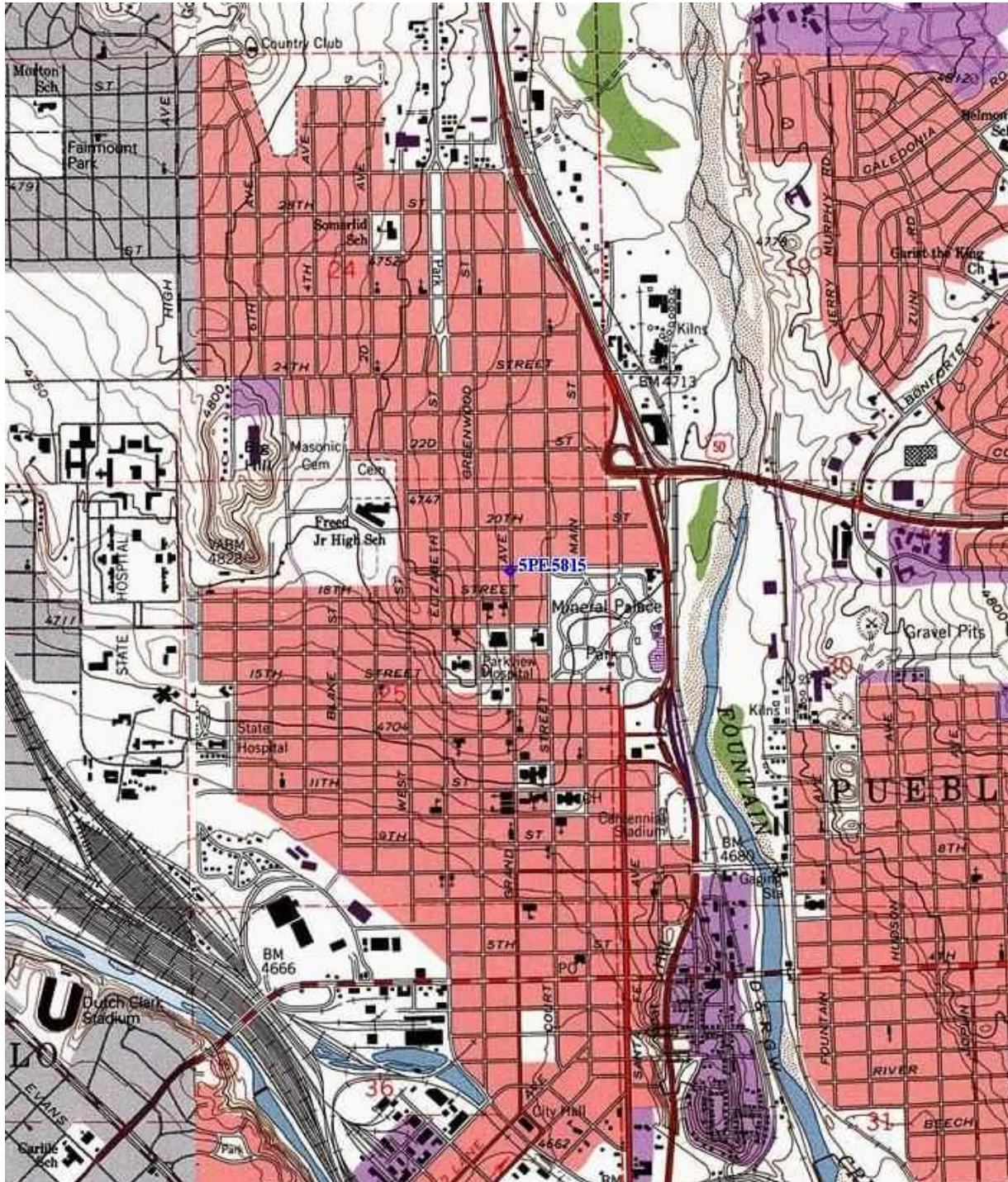
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SITE SKETCH MAP



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LOCATION MAP



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