

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.3633** Parcel number: **525120016**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Albert Elliot House**
- 6. Current building name: **Gutierrez-Lark House**
- 7. Building address: **1901 North Grand Avenue**
- 8. Owner name: **Juan M. Gutierrez and La Donna L. Lark**
- Owner organization:
- Owner address: **1901 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	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 **SW** 1/4 **NE** 1/4 **NE** 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533961** Northing: **4237276**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **The eastern 82.85 feet of Lots 17 and 18, also the western 35.15 feet of the eastern 118 feet of the southern 10.5 feet of the northern 23.70 feet of Lot 20, also an easement only for driveway purposes across the west 8 feet of the east 82.85 feet of Lots 19 and 20; Block 21.**
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: **1,008 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos**
Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
Roof Treatment/Dormer
21. General architectural description:
This house is oriented to the east. Because it is concealed behind tan-painted stucco, the nature of the foundation could not be determined. Tan-painted asbestos siding clads the exterior walls. Tan-painted, square-cut wood shingles cover the dormer. Windows are generally 1-over-1-light, double-hung sash, with white vinyl frames and green-painted wood surrounds with protruding cornices. A three-sided, canted bay protrudes near the center of the south elevation, beneath a pedimented gable. A hopper, awning, or casement window, with decorative glazing, opens in the west end of the asymmetrical front (east) facade. Opening in the hipped roof dormer, protruding from the roof's front (east-facing) slope is a pair of similar hopper, awning, or casement windows. Single-light casements open within a small, shed-roofed mudroom protruding from the rear (west) elevation. A hipped-roof porch spans much of the facade. It has a concrete floor and wrought-iron railings and supports. Concrete steps approach the porch north of center, aligning to the principal doorway. It hosts a single-light, white-painted wood door, opening behind an aluminum-frame storm door. A secondary doorway opens in the west elevation of the mudroom. It hosts a green-painted, single-light, 4-panel wood door, approached by a single concrete step. Green-painted wood fascia and soffit box the eaves. Brown asphalt shingles cover the centrally hipped main roof and all other roof surfaces. A red-brick chimney emerges near the west end of the roof ridge.
22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**
Other architectural style:
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 surrounding residential 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 northwest corner of North Grand Avenue and West 19th Street. Separating the streets from the pink sandstone sidewalks are grass-covered

strips. A planted-grass yard, with mature landscaping, covers the lot. Connecting West 19th Street to a garage northwest of the house is a concrete driveway.

24. Associated building, features or objects:

GARAGE

An integrated garage complex northwest of this house serves this address as well as 1903 North Grand Avenue and 411 West 19th Street. The garage complex is oriented east and rests on a concrete foundation. Stucco clads the exterior walls. Each third is painted the same color as its corresponding house. Thus, the southern third, corresponding to 1901 North Grand Avenue, is painted a cream color; the middle third, corresponding to 411 West 19th Street, is painted white; and the northern third, corresponding to 1903 North Grand Avenue, is painted gray. Opening in the front (east) façade are three, single-car garage openings. Each hosts paired, vertical plank doors, opening on metal strap hinges. They are also painted to reflect the corresponding house: the southern door is green; the middle door is cream; and the northern door is red. There were no windows visible from the public right of way. The garage complex has a shed roof, but roof material was not visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1908** Actual Estimate

Source of information: **Pueblo County Assessor Property Profile.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Albert Elliot**

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 1908. An analysis of the style, materials, and historical records corroborates this date. This house is identical to and built at the same time as the property immediately north, at 1903 North Grand Avenue (5PE.6631). Alterations to 1901 North Grand Avenue include the installation of asbestos siding, the replacement of the original porch, and the replacement of most of the original windows. The wall cladding and porch modification appear to date to around 1950. The windows were replaced after 1990.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

The original owner and resident of this house, constructed in 1908, was Pueblo entrepreneur Albert Elliot. He was born around 1888 in Maryland and settled in Pueblo soon after the turn of the twentieth century, opening Elliot Brothers Imported & Domestic Cigars & Tobacco along with his brother, Joseph. Their tobacco store proved to be successful and by 1909 they had opened a second location. Albert Elliot never married and died on January 18, 1938.

By 1925, this house was home to unmarried sisters Selma H., Bertha A., Hattie O., and Edna H. Fulde. All four sisters worked as milliners for the Day-Jones Dry Goods Company. The Fulde sisters lived here until about 1935, when Jesse J. Chappel purchased the property.

Jesse Chappel was born around 1867 in New York. He and his wife, Effie G. Chappel, were married about 1887 and had a daughter, Margery Church. While living at this address, Chappel was the secretary and manager of Pueblo Title

Guaranty Company. Chappel's son-in-law, Berlin C. Church, also resided at this address. Jesse Chappel died on May 14, 1941. However, the family had moved from this address prior to 1940.

Jasper C. Hayse became the owner and resident of this house by 1940. He was born around 1877 in Kansas. Jasper and his wife, Louise E. Hayse, were married around 1898 had a daughter, Thelma. Jasper Hayse was the proprietor of the Dundee Barber Shop at 2329 North Grand Avenue for several years and died on December 16, 1959.

By 1955, Hayse had sold this house and lot to Harold Cox. He was born in Lamar, Colorado. Harold and his wife, Phoebe F. Cox, were married on October 7, 1927. The couple had three children: Faye, Charlotte, and James. Upon moving to Pueblo in 1953, Harold Cox worked as a rate clerk for the Atchison, Topeka & Santa Fe Railway, working for the company for 28 years. He died on August 19, 1964.

Norman W. Racine lived in this house following the Cox family, and by 1970 Ralph G. and Beatrice D. Santillanez were the residents. Irene Jamnik purchased the property prior to 1975, residing here until 2003. At that time, Patricia L. and Pamela A. Cox purchased the property, selling it a year later to Juan M. Gutierrez and D.L. Lark. Gutierrez and Lark remain the current owners and residents.

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.

U.S. Census of 1930. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 1A.

"Elliot, Albert" [obituary]. *Pueblo Chieftain*, 19 January 1938, p. 5.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 10A.

U.S. Census of 1920. Precinct 3, Pueblo, Pueblo County, Colorado. Sheet 11A.

"Chappel (Jesse J.)" [obituary]. *Pueblo Chieftain*, 15 May 1941, p. 5.

"Church (Berlin Carey)" [obituary]. *Pueblo Chieftain*, 14 June 1959, p. 5B.

U.S. Census of 1930. Precinct 17, Pueblo, Pueblo County, Colorado. Sheet 2A.

"Hayse (James C.)" [obituary]. *Pueblo Chieftain*, 17 December 1959, p. 11A.

"Cox (Harold)" [obituary]. *Pueblo Chieftain*, 21 August 1964, p. 10B.

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 patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

D. Has yielded, or may be likely to yield, information important in prehistory or history.

Qualifies under Criteria Considerations A through G (see manual).

Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

A. Associated with events that have made a significant contribution to history.

B. Connected with persons significant in history.

C. Has distinctive characteristics of a type, period, method of construction or artisan.

D. Is of geographic importance.

- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Pueblo landmark criteria:

- 1a. History: Have direct association with the historical development of the city, state, or nation; or
- 1b. History: Be the site of a significant historic event; or
- 1c. 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; or
- 2b. Architecture: Be a significant example of the work of a recognized architect or master builder, or
- 2c. 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, or
- 3b. Geography: Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or
- 3c. Geography: Make a special contribution to Pueblo's distinctive character.
- Does not meet any of the above City of Pueblo landmark criteria.

39. Areas of significance: **Architecture**
Social History

40. Period(s) of Significance: **Architecture, 1908; Social History, 1908-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant for its association with the 20th-century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct homes in the latest contemporary suburban styles. This house was home to entrepreneur Albert Elliot, title company manager Jesse Chappel, and barbershop owner Jasper Hayse. As well, the house is architecturally significant as an example of the Classic Cottage style. Character-defining features include the hipped roof, central dormer, single-story rectangular plan, and windows with cottage-style glazing. 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, in any case, a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1908, 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. Newer wall cladding and a replaced window and porches have removed or concealed some character-defining features. However, other key character-defining features, including the plan and roof form, remain intact. This house retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed

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.**

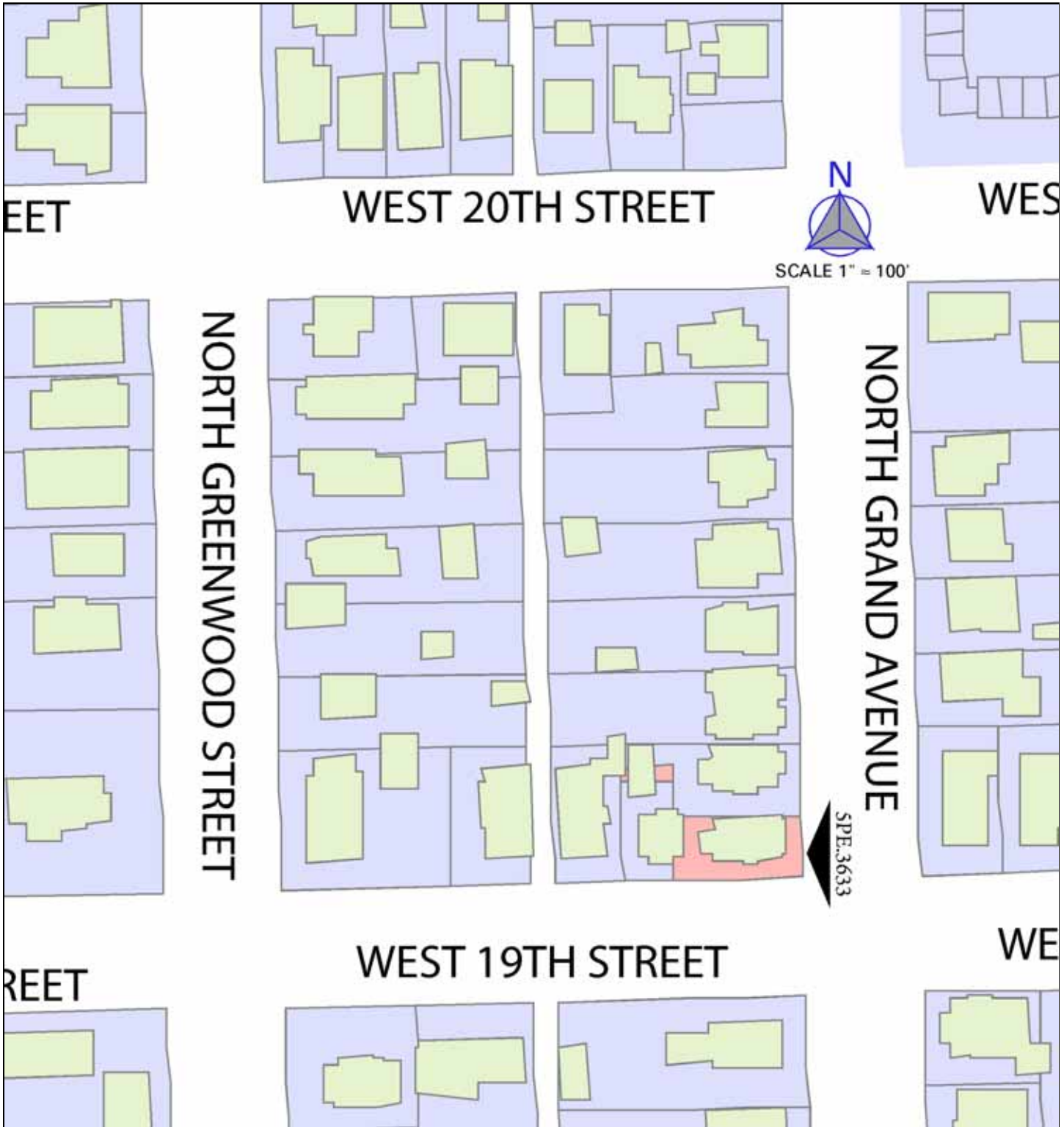
If there is National Register district potential, is this building contributing: Yes No N/A

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

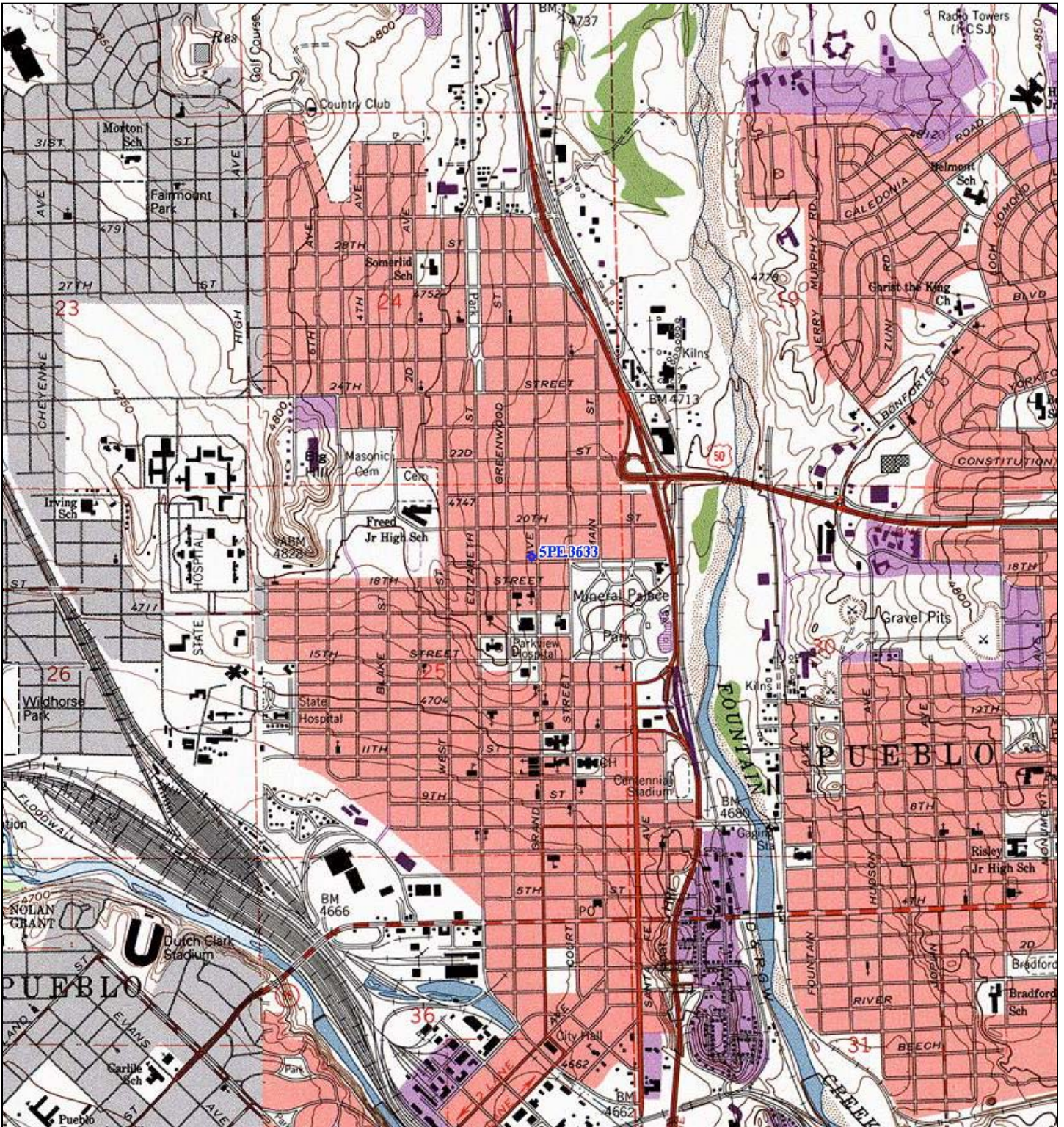
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **grandaven1901 - 1 to - 3**
Digital photographs filed at: **Robert Hoag Rawlings Public Library
100 E Abriendo Ave
Pueblo, CO 81004-4290**
48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**
49. Date(s): **1/3/2008**
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 419
Estes Park, CO 80517-0419**
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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