

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6631** Parcel number: **525120015**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **William Henry House**
- 6. Current building name: **Ralph B. and Robert J. Manzanares House**
- 7. Building address: **1903 North Grand Avenue**
- 8. Owner name:
- Owner organization:
- Owner address: **1903 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: **4237301**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **east 82.85 feet of Lots 19 and 20, and the west 35.15 feet of the east 118 feet of the north 13.20 feet of Lot 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,020 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Stucco
Other wall materials:
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
21. General architectural description:
This house is oriented to the east. Because it is concealed behind light-gray stucco, the nature of the foundation could not be determined. Light-gray-painted, horizontal wood weatherboard clads the exterior walls of all secondary elevations. Red-painted stucco, pressed into a faux brick pattern, clads the lowest third of the front (east) facade. The rest of the facade is covered in light-gray stucco. Windows are generally 1-over-1-light, double-hung sash, with red painted wood frame and surrounds with protruding cornices. A three-sided, canted bay protrudes from near the center of the south elevation, beneath a pedimented gable. The center window is a single-light, fixed-sash. Dominating the southern half of the facade is a large window with narrow upper sash; the upper sash hosts cottage-style glazing. Opening in the opposite end of the facade is a small hopper, awning, or casement window, with decorative glazing. A mudroom protruding from the rear (west) elevation has 4-light hopper, awning, or casement windows. Spanning most of the facade is a hipped-roof porch. It features a concrete floor, stucco-covered kneewalls, and stucco-covered, Doric columns. Concrete steps approach the porch north of center, beneath a pediment. The steps and pediment align to the principal doorway, which hosts a single, oval-light wood door, opening behind a white, aluminum-frame storm door. Above the door is a transom. A secondary doorway opens in the rear (west) elevation. White-painted wood soffit and red-painted fascia, with projecting cornices, box the overhanging eaves. Gray-asphalt shingles cover the centrally hipped main roof and all other roof surfaces. Capping the roof's front (east-facing) slope is a small gable. A red-brick chimney protrudes from the west end of the roof ridge.
22. Architectural style: **No Style**
Other architectural style:
Building type: **Hipped-Roof Box**
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 west side of the street, between 1901 North Grand Avenue to the south and 1905-1907 North Grand Avenue to the north. Separating the street

from the pink sandstone sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot.

24. Associated building, features or objects:

GARAGE

An integrated garage complex northwest of this house serves this address as well as 1901 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) facade 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 the 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: **William Henry**

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 south, at 1901 North Grand Avenue (5PE.3633). Alterations to 1903 North Grand Avenue are largely isolated to the installation of stucco wall cladding and replacement of the central window in the south bay. Both modifications appear to date to after 1970.

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, built in 1908, was William Henry. He was born around 1870 in Kentucky. He and his wife, Mabel S. Henry, were married around 1905 in Colorado and appear to have had no children. William Henry spent his entire professional career as a teller at First National Bank. Mabel Henry worked as a stenographer for the district attorney and later became an executive social worker at the judicial building. William Henry died on December 27, 1939.

Prior to 1919, William Henry sold this property to John M. James. He was born around 1880 in Wisconsin. He and his wife, Florence, were married around 1902 and had a son, John M. James Jr. The elder John James was a pharmacist and proprietor of the Palace Drug Store in Pueblo. He sold the pharmacy in 1945 and died on March 22, 1949. His widow continued to occupy the house for nearly another decade.

Robert D. Leonard and his wife, Lucille E. Leonard, purchased this property around 1960. During World War II, Leonard

fought on Iwo Jima as a U.S. Marine. Following the war, he was a salesman and manufacturer's representative for Ladies Ready to Wear Clothing. The Leonards had no children. Robert Leonard died on June 20, 1962. Donald C. Turner then purchased the property, selling them to Earl F. and Dee Trevithick prior to 1970. Earl Trevithick died on October 16, 1973, and Dee Trevithick remained in this house until her own death on December 11, 1985. Ralph B. and Robert J. Manzanares became the owners in 1986 and remain the current 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 1, Pueblo, Pueblo County, Colorado. Sheet 10B.

"Henry (William)" [obituary]. *Pueblo Chieftain*, 28 December 1939, p. 11.

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

"James (John M.)" [obituary]. *Pueblo Chieftain*, 24 March 1949, p. 10.

"Leonard (Robert D.)" [obituary]. *Pueblo Chieftain*, 27 June 1962, p. 9A.

"Earl F. Trevithick" [obituary]. *Pueblo Star-Journal*, 17 October 1973, p. 15B.

"Dee Trevithick" [obituary]. *Pueblo Chieftain*, 12 December 1985, p. 7D.

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: **Agriculture**
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 bank teller William Henry and pharmacist and drug store owner John James. As well, the house is architecturally significant as an example of the hipped-roof box form. Character-defining features include the hipped roof, central gable, and single-story rectangular plan. 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 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
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): **grandaven1903 - 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): **1/2/2008**

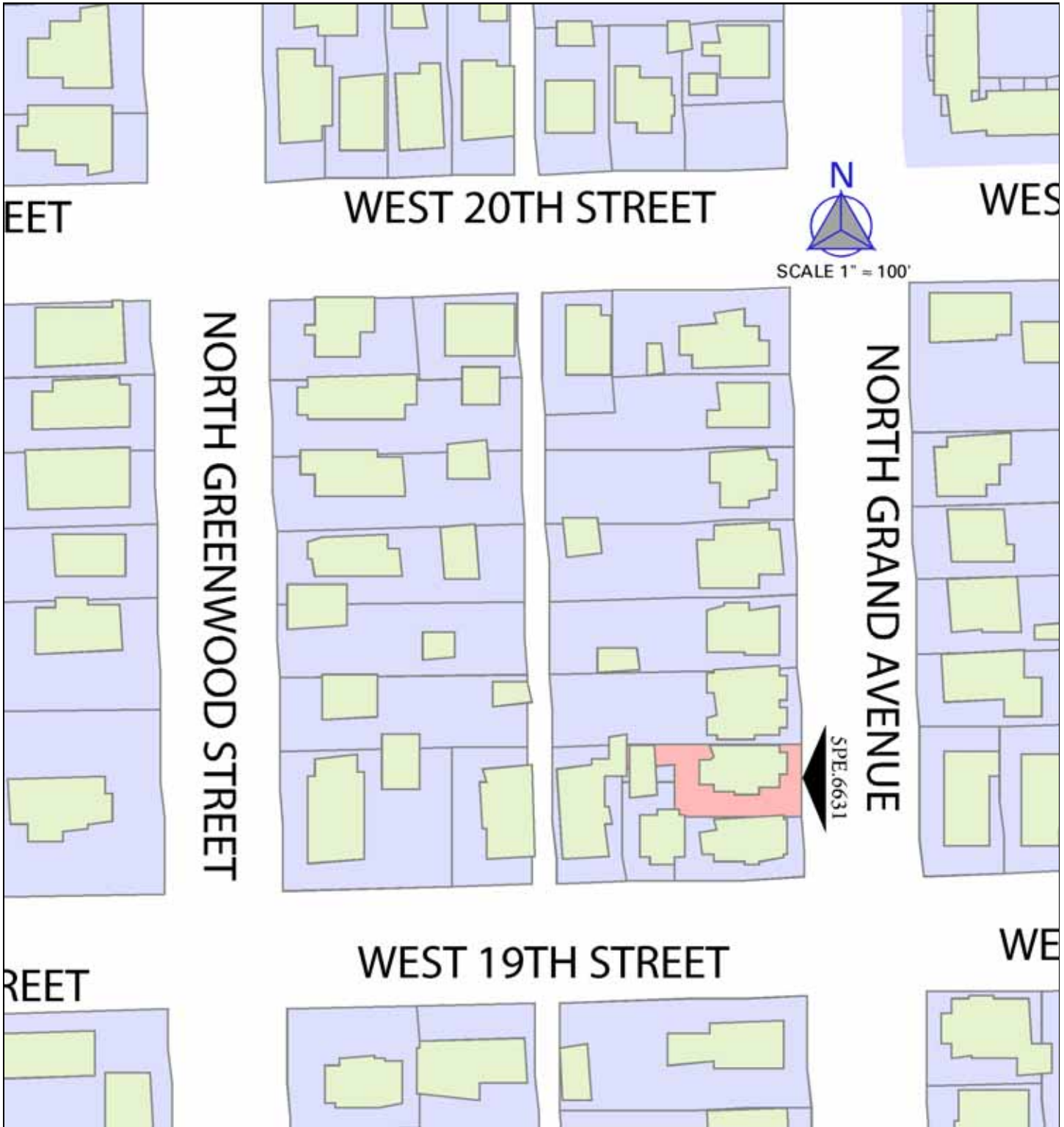
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**

51. Organization: **Historitecture, LLC**

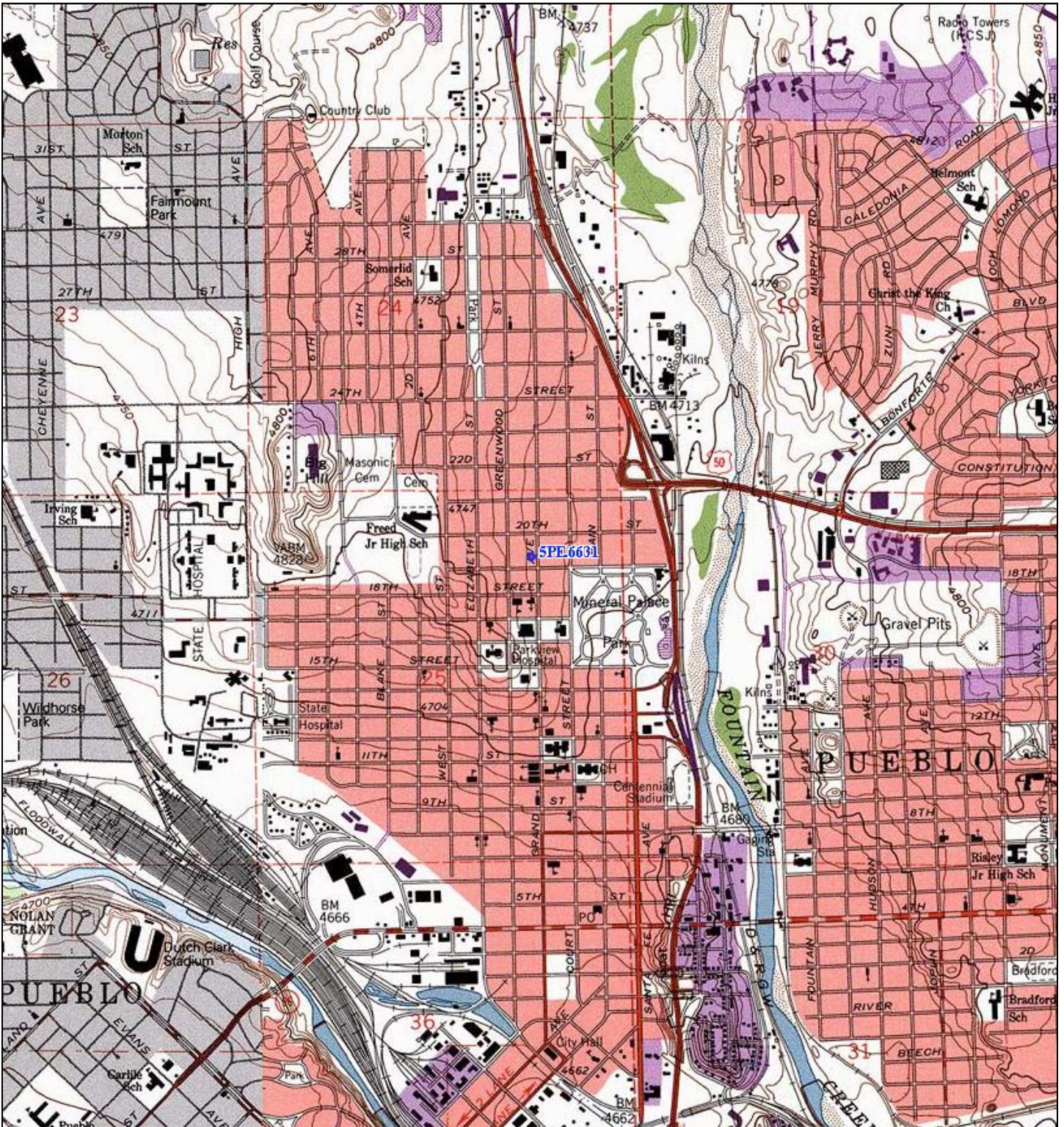
52. Address: **PO Box 419**
Estes Park, CO 80517-0419

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)

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com