

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5PE.6499** Parcel number: **525120010**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Edward J. Scott House**
- 6. Current building name: **Charles W. and Deanna Georgine Booms House**
- 7. Building address: **1915 North Grand Avenue**
- 8. Owner name:
- Owner organization: **Charles W. and Deanna Georgine Booms**
- Owner address: **1915 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 checked="" type="checkbox"/> Individually eligible	<input 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**
NW 1/4 SW 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **533978** Northing: **4237350**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 25 and 26; 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: **1,096 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**

Other wall materials:
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney
Ornamentation/Decorative Shingles
Porch
Roof Treatment/Dormer
Window/Segmental Arch
Window/Stained Glass**
21. General architectural description:
This house is oriented to the east. Because it is concealed behind red-painted stucco, the nature of the foundation could not be determined. A red-painted brick veneer clads the exterior walls. Yellow-painted stucco covers a single-story, front-gabled addition to the rear elevation. Pale pink- and yellow-painted variegated wood shingles cover the gables. White-painted, square-cut wood shingles cover the gable of the rear addition. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. They open between yellow-painted, dressed stone sills and segmental arches highlighted by molded window surrounds. The window piercing the front (east-facing) gable has stained glass. A window opening in the south elevation's first story has been bricked shut. A canted, 3-sided bay protrudes from the western half of the north elevation. The rear addition hosts multi-light windows. A shed-roofed porch spans the asymmetrical front (east) facade and wraps around the southeast corner. The porch features a concrete floor; white-painted plywood kneewalls; and yellow-painted, square supports. Concrete steps, flanked on the south by a wrought-iron railing, approach the porch south of center, aligned to the principal doorway. It opens beneath a frost-glass transom. North of this doorway open multi-light French doors, also beneath a frosted-glass transom. A secondary doorway opens in the south end of the rear addition's west elevation. Yellow-painted wood soffit and fascia box the eaves. The front (east-facing) gable hosts a bracketed, decorative bargeboard. Brown asphalt shingles cover the cross-hipped main roof and all other roof surfaces. A gabled dormer protrudes from the roof's north-facing slope. The south end of the roof's east-facing slope hosts a shed-roofed dormer. A tall, red-brick chimney emerges from the eastern half of the north elevation, and a smaller brick chimney rises from the southern end of the north-south roof ridge.
22. Architectural style: **Late Victorian**
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 west side of the street, between 1913 North Grand Avenue to the south and 1919 North Grand Avenue to the north. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Enclosing the back yard is a chain-link fence.

24. Associated building, features or objects:

GARAGE

A two-car garage is located near the northwest corner of this property. Oriented to the west, the building rests on a concrete foundation. Cream-painted wood weatherboard clads the exterior walls. Dominating the front (west) elevation are 12-light, 6-panel wood garage doors, also painted a cream color. They appear to have originally opened as accordion fold doors, but have been fixed and now open as overhead-pivot doors. Opening in the west end of the south elevation is a yellow-painted, single-panel wood door. A window opens in the east end of the north elevation. Brown asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1888** Actual Estimate

Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co., consulted 1886 through 2003.**

Booms, Charles W. and Deanna Georgine. Interview by Adam Thomas, 3 January 2008.

26. Architect: **Patrick P. Mills (most likely)**

Source of information: **Comparison with two known Mills-designed houses, the 1888 J.L. Streit House (5PE.526.60), 2201 North Grand Avenue; and the circa 1890 Owen Caffrey House (5PE.517.17), 721 West 11th Street.**

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Edward J. Scott**

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 1900. However, city directories and other sources suggest a date between 1887 and 1889. An analysis of the style, materials, and historical records corroborates a circa 1888 date of construction. The most notable alterations have been the replacement and expansion of the front porch and construction of the rear addition. According to Sanborn maps, the original porch spanned only the front-gabled portion of the facade. 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:

This house, built around 1888, is the oldest house on this block of North Grand Avenue. The original owner and resident was Edward J. Scott, a native of Birmingham, England, who migrated to the United States in 1889. He was born in May 1848. Edward and his wife, Emily, were married around 1876 had four children: Maude L., Ernest E., Ruth E., and Harold R. Scott. After arriving in Pueblo around 1889, Edward Scott was involved in the real estate business. He later founded the Co-Operative Wall Paper & Paint Company and also served as the company's secretary and bookkeeper. Scott left this company to become the Chief Deputy Pueblo County Assessor and later became secretary of Pueblo School District No. 1. The Scott family resided at this address until about 1909.

Charles N. Pelot acquired this property around 1909. He was a clerk for the Atchison, Topeka & Santa Fe Railway. Charles resided in this house with his daughters Ellen J., Henrietta J., and Julia C. Pelot. The Pelot family lived here

for only a few years, selling the property to John C. Salisbury by 1910. He was born around 1875 in Kansas. He and his wife, Maude M. Salisbury, were married around 1904. John Salisbury was a farmer and died prior to 1930. Maude Salisbury continued to make this house her residence until her own death in August 1937.

Upon the death of Mrs. Salisbury, Earl C. Casey became the owner of this property. Earl and his wife, Elizabeth A. Casey, had three children: Clark T., Virginia A., and Jayne A. Casey. Earl Casey moved to Pueblo in 1935 to become a superintendent for the Texas Oil Company. He died on January 19, 1963. Elizabeth Casey continued to live here almost until 1970, when Dr. Domingo and Yvonne Baitlon purchased the property. Dr. Baitlon was a native of Hawaii who worked at nearby Parkview Medical Center as a pathologist. The Baitlons lived here only briefly, selling the house and lots to John and Karla Reed by 1975. Mr. and Mrs. Reed sold the property to James and Marilyn Fitzwater in 1978, who in turn sold it to Charles and Deanna Georgine Booms in 1982. The Boomses 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.

Booms, Charles W. and Deanna Georgine. Interview by Adam Thomas, 3 January 2008.

U.S. Census of 1900. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 12A.

"E.J. Scott Is Dead In Denver." *Pueblo Chieftain*, 25 January 1925, p. 9.

"Scott (Mrs. Maude H.)" [obituary]. *Pueblo Chieftain*, 11 February 1961, p. 4A.

U.S. Census of 1910. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 4B.

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

"Mrs. Maude M. Salisbury" [obituary]. *Pueblo Chieftain*, 21 August 1937, p. 14.

"Casey (Earl C.)" [obituary]. *Pueblo Chieftain*, 20 January 1963, p. 6B.

Ada Brownell, "Pathologist enjoys job of solving medical puzzles." *Pueblo Chieftain*, 25 September 1994, 3B.

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, ca. 1888; Social History, ca. 1888-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant under Pueblo Landmark Criterion 1A for its association with the late 19th- and 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 and county official Edward Scott, railroad clerk Charles Pelot, and oil executive Earl Casey. As well, the house is architecturally significant under Pueblo Landmark Criterion 2A as an example of a late Victorian style, combining elements of Italianate and the Queen Ann. Italianate character-defining features include molded window surrounds and brackets. Queen Anne features include the variegated shingles and bargeboards. The house is also significant under Pueblo Landmark Criterion 2B as most likely a design of pioneer Pueblo architect Patrick Mills. While 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 or the Colorado State Register of Historic Properties, it could be individually eligible 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 around 1888, 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. The replacement of the original front porch removed an important character-defining feature. However, most other character-defining features 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): **grandaven1915 - 1 to - 6**
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**

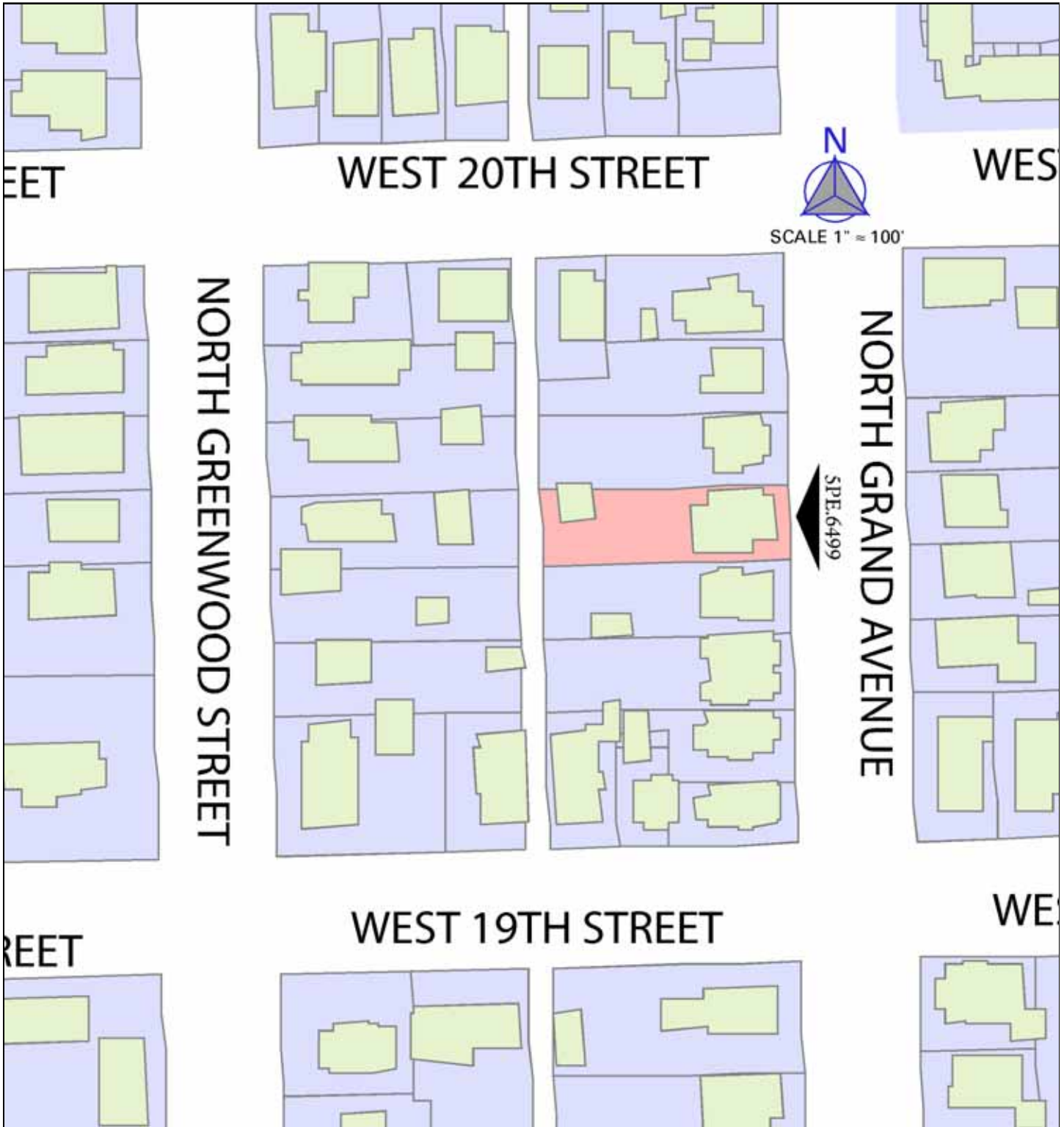
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**

51. Organization: **Historitecture, LLC**

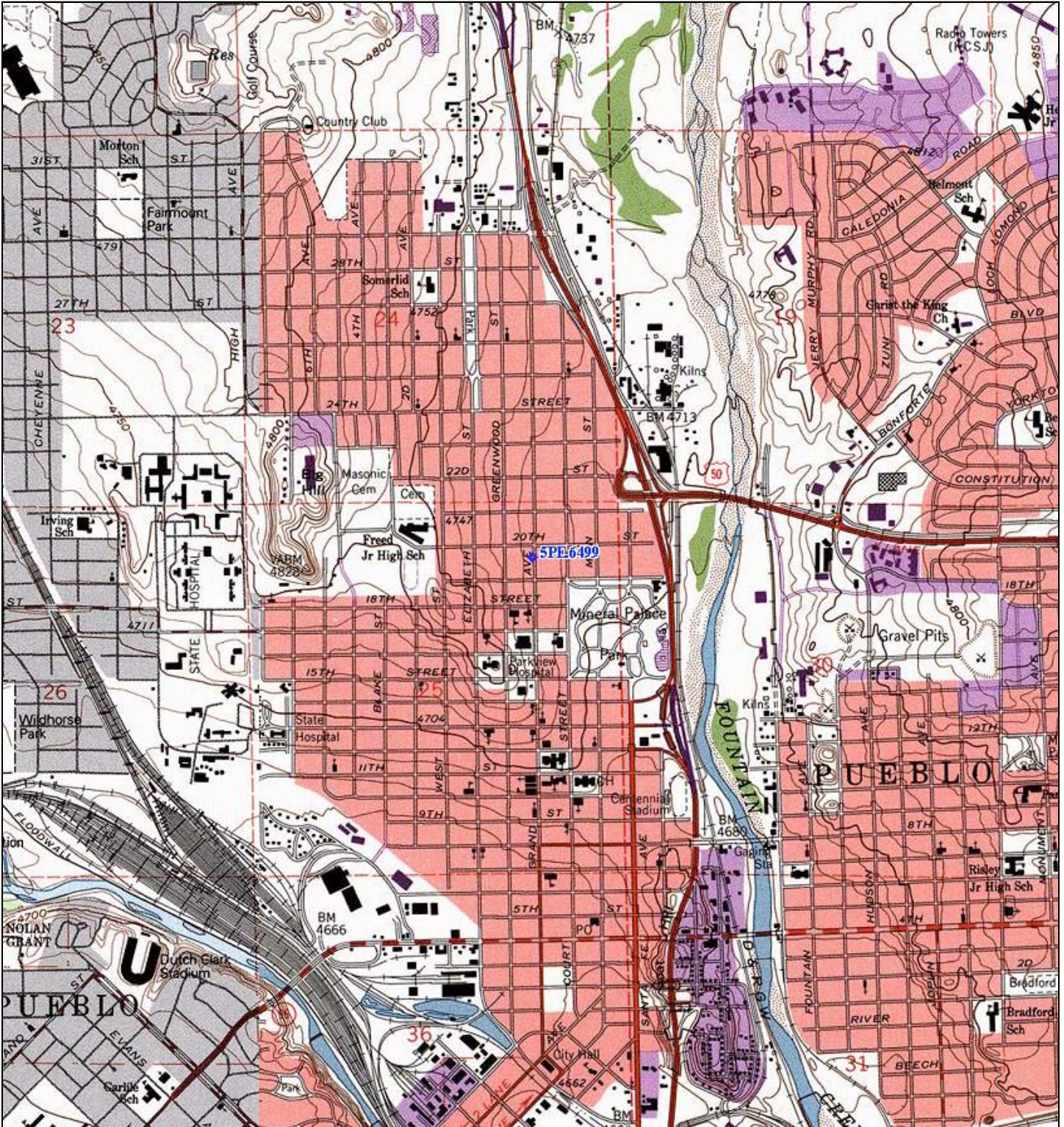
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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)