

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6635** Parcel number: **525119008**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Paul L. Wright House**
- 6. Current building name: **Jacqueline L. Kincaid House**
- 7. Building address: **1918 North Grand Avenue**
- 8. Owner name: **Jacqueline L. Kincaid**
- Owner organization:
- Owner address: **8296 Cowichan Rd
Blaine, WA 98230**

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**
NW 1/4 SW 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **534017** Northing: **4237343**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 7 and 8; Block 12**
Addition: **Barndollar & Company Second Addition** Year of addition: **1871**
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: **1,206 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
Stucco
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
Fence
21. General architectural description:
Oriented to the west, this house rests on a concrete foundation. A red, raked and hammered brick veneer clads the exterior walls. An addition along the south elevation is covered in buff-colored stucco with brown false half-timbering. Windows are generally 6- to 8-light casement. The original windows, which open in the asymmetrical front (west) facade's first story, flanking the engaged hearth and chimney, have blue-painted wood frames, tan-painted surrounds, and brick sills. Most of the windows, however, have been replaced white, vinyl-frame casements. The principal doorway opens near the west end of the south elevation, sheltered beneath an integral porch within the southwest corner of the building. The porch is accessed through round-arch openings in its west elevation and in the east end of its south elevation. The doorway hosts a 12-light, 2-panel wood door, opening behind an aluminum-frame storm door. Gray asphalt shingles cover the front-gabled main roof and all other roof surfaces. While the building lacks overhanging eaves, it hosts pink, rock-faced sandstone eave returns. Engaged to the center of the west-facing gable end is a brick hearth and chimney, with a terracotta chimney pot. Another chimney protrudes from the east end of the main roof ridge.
22. Architectural style: **Late 19th And 20th Century Revivals/Jacobean/Elizabethan**
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 east side of the street, between 1916 North Grand Avenue to the south and 1922 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 southeast corner of the lot. Oriented to the north, the building rests on a concrete slab. Gray-painted, broad, horizontal wooden composition siding clads the exterior walls. Offset to the west end of the front (north) elevation is a 4-light, 12-panel, wood, overhead-retractable garage door, painted gray. Opening in the opposite end of the same elevation is a gray-painted, wood slab door. A 1-beside-1-light, sliding-sash window, with aluminum frame, opens in the south end of the east elevation. Brown, interlocking asphalt shingles cover the side-gabled roof, and gray-painted wood soffit and blue-painted fascia box the eaves.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1929** 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: **Paul L. Wright**

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 1929. An analysis of the style, materials, and historical records corroborates this date. The first major modification to this house appears to date to the 1970s when the attached garage, protruding from the north end of the rear elevation, was converted into living space. The second major modification dates to after 2000 and includes the construction of the addition along the south elevation and the replacement of most of the windows.

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 first owner and resident of this house, built in 1929, was department store owner Paul L. Wright. He was born on August 27, 1896, in Ogden, Utah. He and his wife, Margaret H. Wright, were married around 1918 and soon after moved to Colorado. The couple had a son and a daughter. Wright was the proprietor of Herman's Department Store, located at the corner of Northern and Abriendo avenues, in Pueblo's Bessemer neighborhood, a business he operated from 1929 until 1942. He died on February 7, 1990.

Wright lived at this address for only a few years, selling the property to Silas Wooton by 1935. He lived here with his wife, Freda M. Wooton, and daughter, Ethel M. Wooton. The Wootons did not occupy this house for long, either, selling it to Oliver C. Hoch by 1940. Hoch lived here with his wife, Nellie. He worked as a railroad conductor and transferred to Pueblo in that capacity from Kansas. Oliver Hoch died in October 1964; his widow became the sole property owner. Nellie Hoch continued to live in this house until 1978, when George M. Soffa Jr. and Beulah E. Soffa purchased it. George Soffa died in July 1981, and his widow sold the house and lot the following year to Earl H. Jones. In 2003, Jewell M. Turpin Jones became the owner, and sold the property to Jacqueline L. Kincaid in 2006. She remains the owner and 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.

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

"Paul L. Wright" [obituary]. *Pueblo Chieftain*, 9 February 1990, p. 6A.

"Hoch (Oliver C.)" [obituary]. *Pueblo Chieftain*, 23 October 1964, p. 13A.

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, 1929; Social History, 1929-1958**
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 department store owner Paul Wright and railroad conductor Silas Wooton. As well, the house is architecturally significant as an example of the Elizabethan/Jacobean Revival style. Character-defining features include the steeply pitched roof, facade chimney, casement windows, arched entrances, and false half-timbering. 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 1929, this house exhibits a moderate to moderately low 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. An addition has altered the original form and roofline of the house. As well, the remodeling project removed original windows. However, the addition and replaced windows are largely sympathetic of the original design and are stylistically compatible. Thus, 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.**

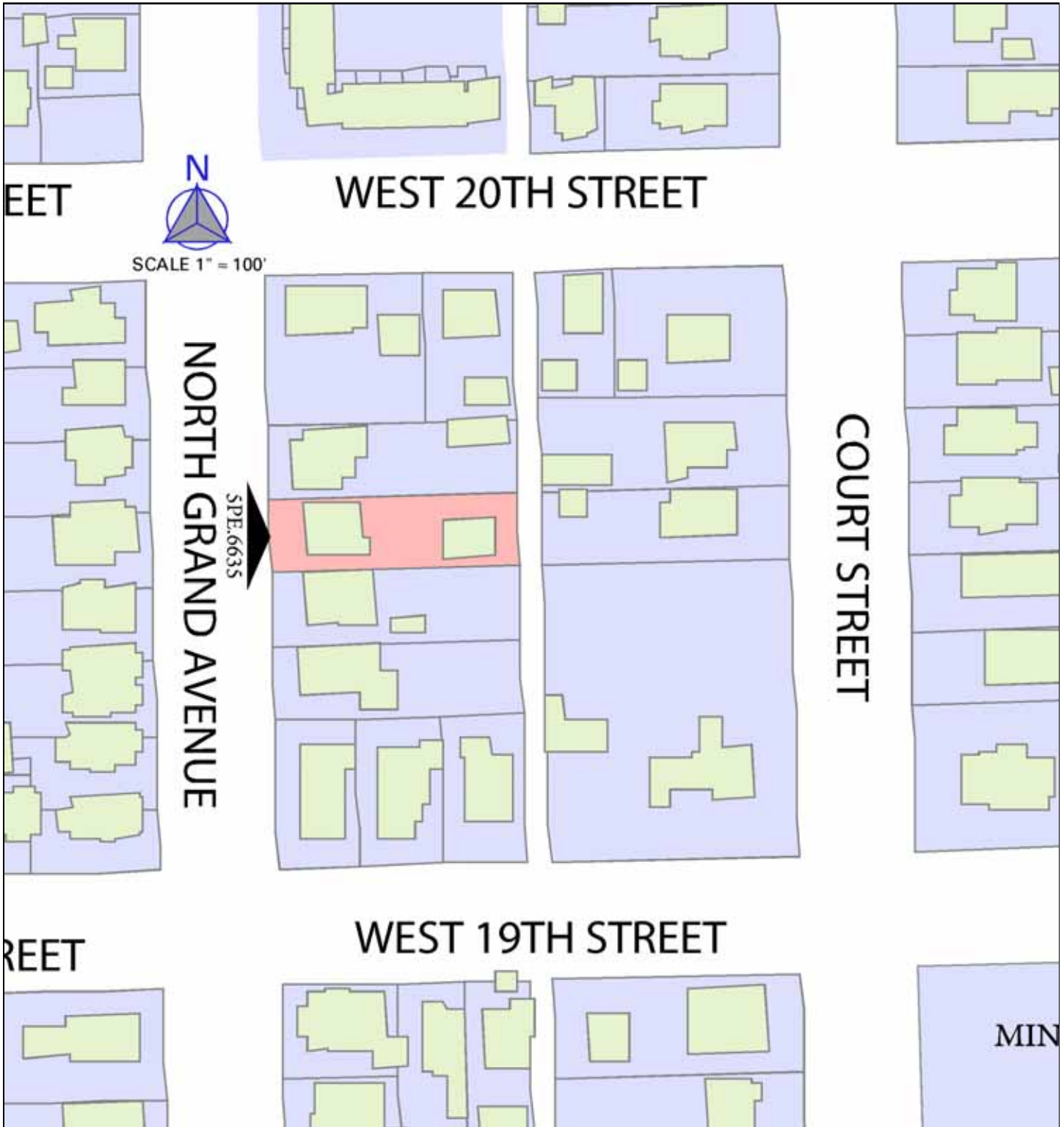
If there is National Register district potential, is this building contributing: Yes No N/A

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

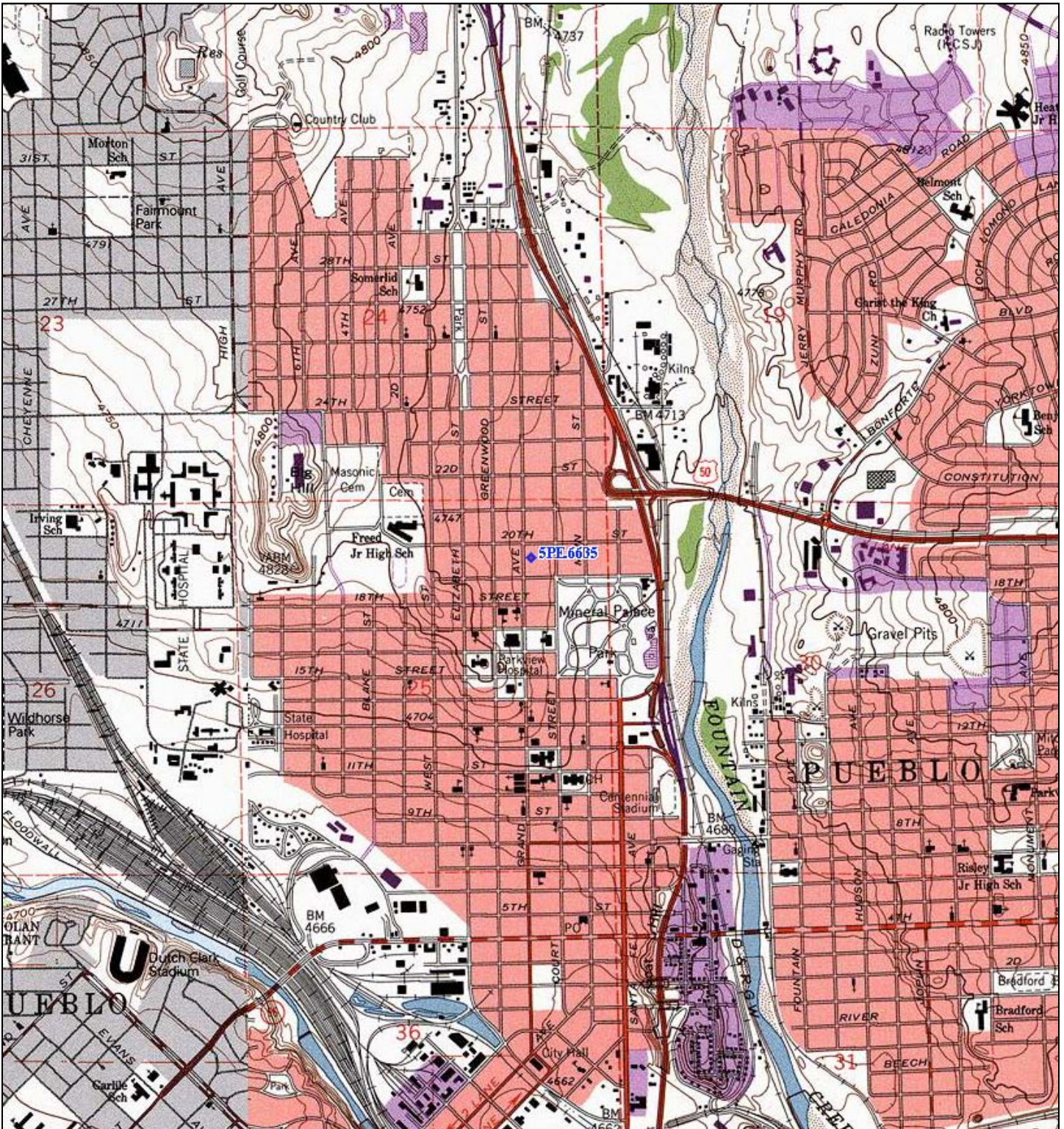
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **grandaven1918 - 1 to - 4**
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): **9/7/2007**
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)