

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6501** Parcel number: **525120006**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Lloyd H. Benning House**
- 6. Current building name: **Joseph P. Wodiuk Trust House**
- 7. Building address: **1921 North Grand Avenue**
- 8. Owner name: **Joseph P. Wodiuk Trust**
- Owner organization:
- Owner address: **5412 Stonemoor Dr
Pueblo, CO 81005**

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: **533967** Northing: **4237371**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lot 29 and the east 120 feet of Lot 30; 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: **720 square feet**
16. Number of stories: **1**
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**
Garage/Attached Garage
Fence
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation. A sandstone veneer covers the foundation at the eastern ends of the side elevations and across the front (east) facade. A red, pressed-brick veneer clads the exterior walls. White stucco covers the gables. Windows vary from 3 to 4 (vertical)-over-1-light, double-hung sash, with white-painted wood frames and aluminum-frame storm windows. They open above sills of brown, glazed bricks. The rear (west) elevation has 1-over-1-light widows. A small, shed-roofed mudroom protrudes from the southern third of the rear elevation. It has 6-light hopper or awning windows. An integral porch is located within the southeast corner of the house. It has been enclosed with plate-glass windows, with transoms. The principal doorway opens in the south elevation of the porch and features sidelights and transoms. Concrete steps, flanked on the east by a wrought-iron railing, approach the doorway. A secondary doorway opens in the south end of the mudroom's west elevation. Attached to the northwest corner of the house is a single-car garage. Above the overhead-retractable garage door dominating the east elevation is a shaped parapet, with brown brick coping. A small doorway opens in the south end of the garage's west elevation. The rafter and perlin ends are exposed beneath the roof. Gray-asphalt shingles cover the front-gabled roof, and the gables are clipped. A red, pressed-brick hearth and chimney are engaged to the east end of the south elevation. Protruding from the west end of the roof's south-facing slope is a smaller chimney.
22. Architectural style: **Late 19th And Early 20th Century American Movements**
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 1919 North Grand Avenue to the south and 1925 North Grand Avenue to the north. Separating the street from the concrete sidewalk is a gravel-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:
No other buildings are associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1920** 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: **Lloyd H. Benning**
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 1920. An analysis of the style, materials, and historical records corroborates this date. Based on Sanborn maps, the attached garage is an original feature. The only notable alteration has been the enclosure of the front porch, which appears to have occurred 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, constructed in 1920, was Lloyd H. Benning. He was born on April 3, 1894, in Iowa, while his wife, Eva, was born around 1898 in Kansas. The couple was married around 1918 and had two daughters: Genette and Lucille. Lloyd Benning first worked as a clerk for the city engineering department, then became a salesman at a music store.

The Benning family moved from this house prior to 1935, selling it to prominent Pueblo businessman Virgil L. Hyatt. Hyatt and his wife, Juanita, were both born in Texas around 1894; they were married circa 1913. Hyatt managed stores for S.H. Kress & Company, one of the biggest five-and-dime store chains in the United States. His duties for Kress took him to Arkansas, Louisiana, and Texas before moving to Pueblo in 1927. He originally resided at 2415 North Grand Avenue before moving to this house. Once in Pueblo, Hyatt became a director and buyer for the Crews-Beggs Dry Goods Company, the city's preeminent department store. He remained with the company until his death on May 26, 1946. However, Hyatt had moved from this house by 1940, selling to Peter A. Gray.

Peter Gray was born around 1882 in Illinois, while his wife was born about the same year in Minnesota. They were married around 1903 and had two daughters: Mary and Marguerite. Peter Gray was general secretary of the Pueblo Chamber of Commerce. The Gray family lived here for about a decade, selling the property in 1950 to Guy P. Hunter.

Guy Hunter lived here with his wife, Ferne, and the couple appears to have had only one child, Paul. Guy Hunter at one time worked for the Ladd Lumber Company but retired from the Kenyon Tractor Company in 1960. He died on March 28, 1961, and his widow moved from this house shortly after his death.

Following Guy Hunter's death, this house had new residents at least every five years. In 1965, Rodney E. and Sharon Metz lived here; H. Hale and Artie M. Denny were the residents in 1970; in 1975 the resident was Thomas E. Shaw; and Gary Wickizer lived here in 1980. Wickizer appears to have only rented the house, and in 1979 Bob J. Roberts

purchased the property. Roberts owned the house and lots until 1985, when Mary Ann Moody acquired them. Moody was the owner for about seven years, selling the property in 1992 to Joseph P. Wodiuk. Ownership of the house and lot transferred to the Joseph P. Wodiuk Trust in 1999. The trust remains the current owner.

36. Sources of information:

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

Pueblo County Office of Tax Assessor. Property information card. [internet]

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 10A.

Registration Card, 1917-18 U.S. Draft, Lloyd Harold Benning.

"Virgil Hyatt Dies Suddenly At Home." *Pueblo Chieftain*, 27 May 1946, p. 1.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 7A.

U.S. Census of 1930. Precinct 9, Pueblo, Pueblo County, Colorado. Sheet 5B.

"Hunter (Guy P.)" [obituary]. *Pueblo Chieftain*, 29 March 1961, p. 10A.

U.S. Census of 1930. Precinct 3, Denver, Denver County, Colorado. Sheet 1B.

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, 1920; Social History, 1920-1950**

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 clerk Lloyd Benning, businessman Virgil Hyatt, and chamber of commerce manager Peter Gray. As well, the house is architecturally significant as an minimal example of the Craftsman style. Character-defining features include the clipped gables, exposed rafter and perlin ends, and multi-light upper sashes. 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 1920, 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 only notable alteration has been the enclosure of the front porch. All 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): **grandaven1921 - 1 to - 4**
Digital photographs filed at: **Robert Hoag Rawlings Public Library**

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

48. Report title: **100 E Abriendo Ave
Pueblo, CO 81004-4290
Pueblo North Side Neighborhood Survey, Phase 2**

49. Date(s): **1/3/2008**

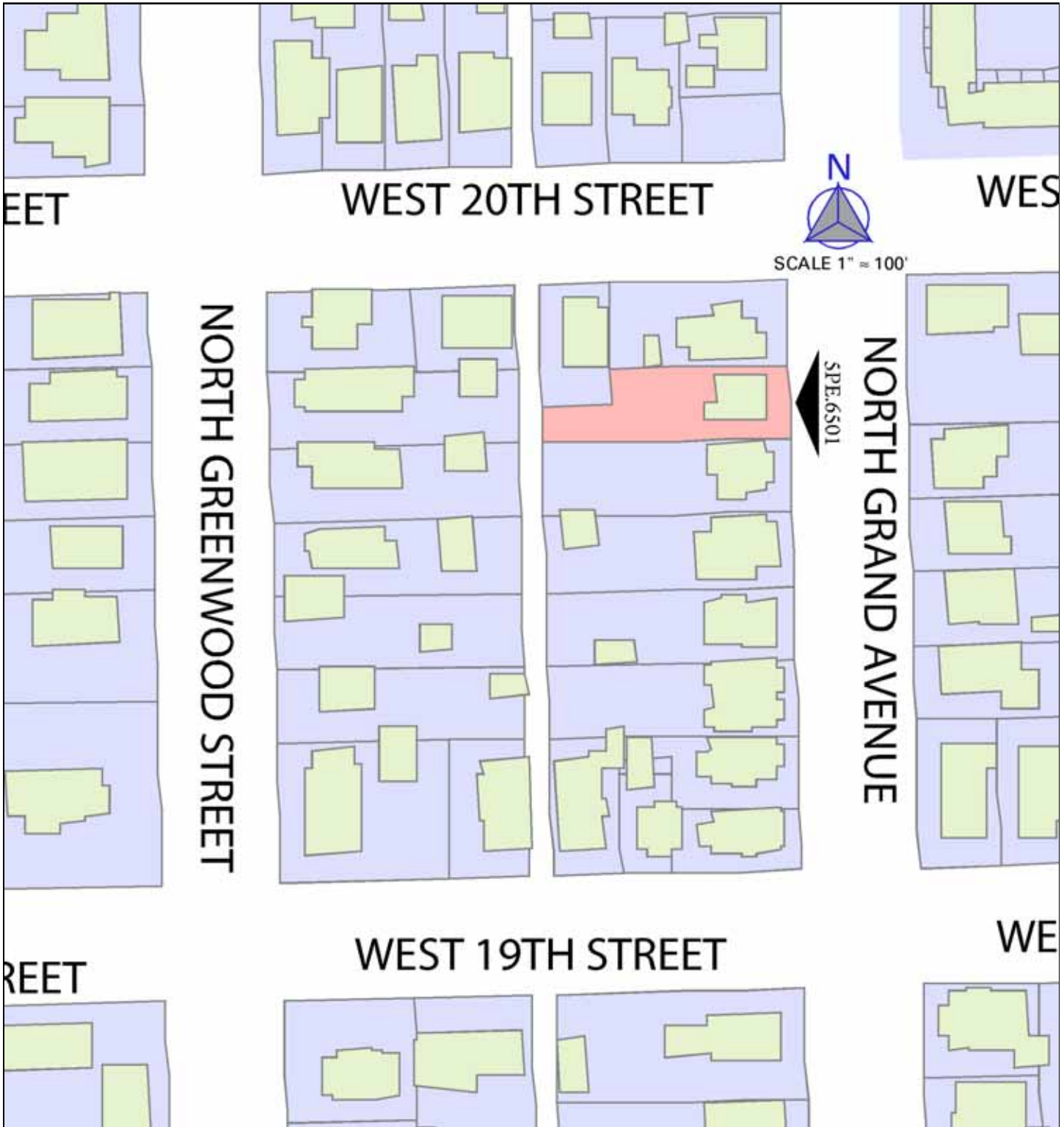
50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**

51. Organization: **Historitecture, LLC**

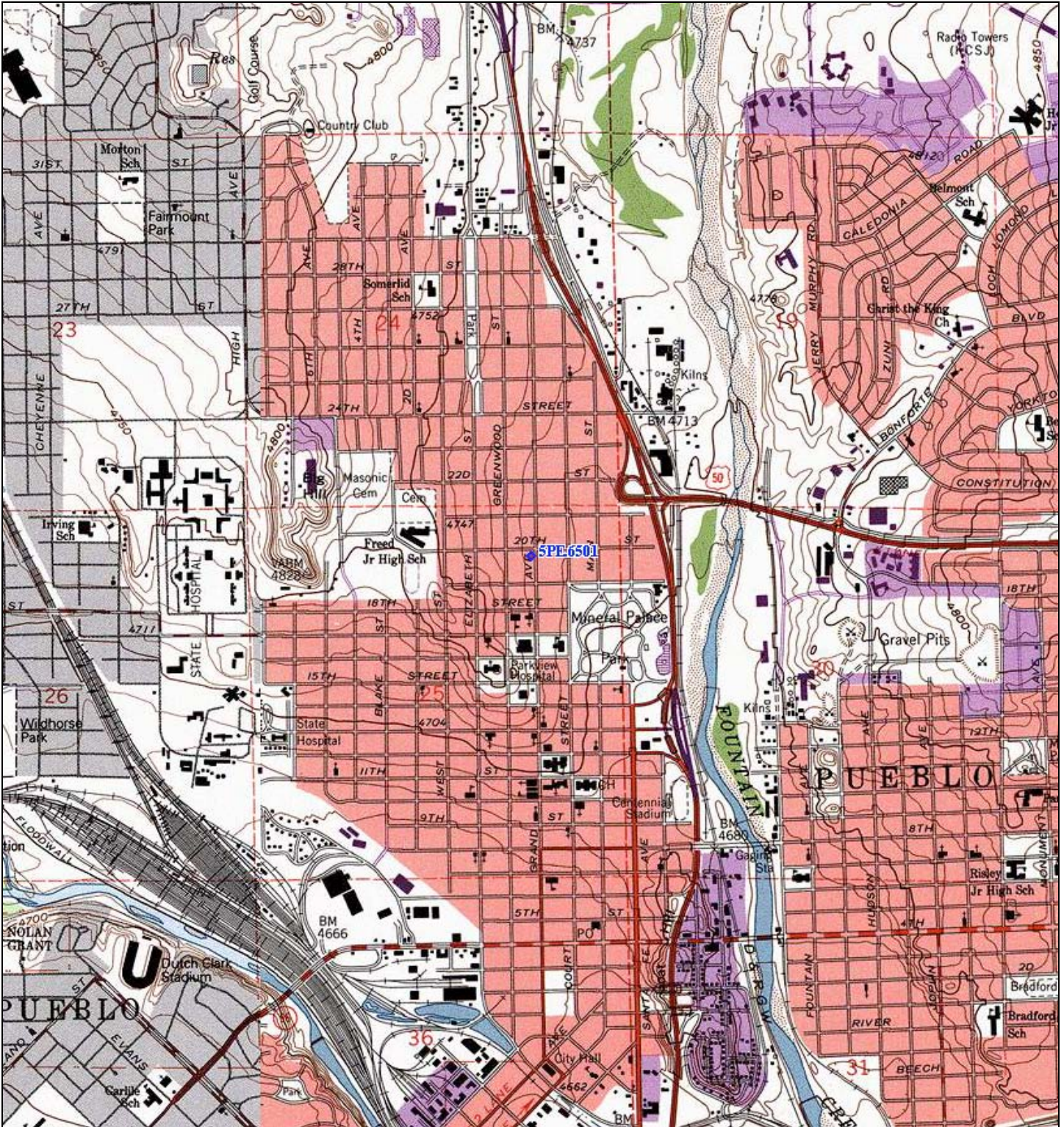
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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)