

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5PE.6502** Parcel number: **525119005**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Jacob Blum House**
- 6. Current building name: **Timothy C. and Ami M. Nawrocki House**
- 7. Building address: **1922 North Grand Avenue**
- 8. Owner name: **Timothy C. and Ami M. Nawrocki**
- Owner organization:
- Owner address: **1922 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: **533996** Northing: **4237350**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **Lots 5 and 6; 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,084 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**

Other wall materials:
18. Roof configuration: **Truncated Hip**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
Roof Treatment/Flared Eave
Porch
Fence
Ornamentation/Decorative Shingles
21. General architectural description:
Oriented to the west, this house rests on a foundation of random-coursed, rock-faced, pink rhyolite ashlar, with raised and beaded mortar. The walls consist of red-pressed brick set in a 7-over-1 Flemish bond, with thin white mortar. Corbelled belt courses correspond to the first- and second-story window sills. Blue-painted, decorative wood shingles cover the front gable of a 2-story bay protruding slightly from the southern half of the asymmetrical front (west) elevation. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames. They open between pink, rock-faced sandstone sills and lintels. A hopper, awning, or casement window pierces the west end of the north elevation's first story. A hipped roof porch wraps around the southwest corner of the house, nearly spanning both elevations. The porch has a wood floor, white-painted wood balustrade with simple, square balusters, and Doric columns. Screens enclose the entire south side of the porch and the southern two bays on the west elevation. The columns divide the porch's west elevation into 3 bays. Spanning above the center bay is a pediment, with a vine motif applied to its frieze. Concrete steps, flanked by wrought-iron railings, approach the northernmost porch bay. They correspond to the principal doorway, which hosts a white-painted, paneled wood door, with a single light and projecting locking rail. It opens behind a white, aluminum-frame storm door. Above the door is a transom. Another doorway opens near the east end of the south elevation, within the screened porch. It also has a transom. A small, hipped roof porch fills the inside (southeast-facing) corner created by a hipped-roof, 2-story bay protruding from the northern half of the rear (east) elevation. This porch has been screened and is accessed via a doorway at the north end of the porch's west elevation. Gray asphalt shingles cover the truncated hip main roof and all other roof surfaces. White-painted wood fascia and beadboard soffit box the broadly overhanging, flared eaves. Red-brick chimneys protrude from the apex of the roof and at the northeast corner of the house.
22. Architectural style: **Late 19th And 20th Century Revivals**
Other architectural style:
Building type: **Foursquare**

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, planted with large, mature elms. 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/BARN

A 2-story garage or barn is located near the northeast corner of this property. Oriented to the south, this building rests on a concrete foundation. It consists of a two-story, side-gabled core to the east, with a single-story addition to the west. White-painted wood weatherboard, with cornerboards, clads the exterior walls. Dominating the south elevation of the core's first story is a 16-panel, wood, overhead-retractable garage door, painted white. West of it, in the addition, are paired, vertical plank doors, opening on metal strap hinges. A small doorway opens in the extreme west end of the front (south) elevation. Paired, vertical plank doors also open in the east elevation. A vertical plank hatch, on metal strap hinges, pierces the center of the rear (north) elevation of the original core's north elevation. Protected behind metal bars, a window opens in the south-facing gable. Brown asphalt shingles cover the side-gabled main roof and all other roof surfaces. The rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1905** 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: **Jacob Blum**

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 1905. An analysis of the style, materials, and historical records corroborates this date. The only notable alterations have been the screenings of both porches. However, the dates of these modifications is uncertain.

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 1905, was German entrepreneur Jacob Blum. Born in Germany around 1867, Blum migrated to the United States in 1884 and became a naturalized citizen in 1889. His wife, Henrietta, was born around 1881, also in Germany. The couple was married circa 1896 and had one child, Sidney Blum. Jacob Blum was the proprietor of the J. Blum Wholesale Liquor Company and later formed a partnership to open the Fisk Liquor Company. The family resided here through at least 1919. Jacob Blum died on July 31, 1953, in Los Angeles.

Following the ownership and residency of Jacob Blum was Jasper A. Brown, the secretary and treasurer of the Thomas & Brown Coal Company. He lived here with his wife, Cecelia, for about a decade, selling the property prior to 1935, at

which time he moved to 625 West 19th Street (5PE.6576).

Damian P. Ducy purchased this property from Jasper Brown around 1935. Ducy was associated with the Steel City Investment Company and lived here with his wife, Ruth, and daughters, Patsy and Kathryn. Damian Ducy sold the house and lot around 1950 to physician Dr. Wesley VanCamp, who resided here with his wife, Doris. The couple resided here nearly 30 years, until almost 1980. At that time, the residents were David and Marilyn Williams. Paul D. Gilbert purchased the house and lot in 1981, selling it in 1986 to Warren D. Nolan and Rose Vigna. Nolan and Vigna owned the property until 2006, when Timothy and Ami Nawrocki purchased it. The Nawrockis remain the 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 8A.

U.S. Census of 1920. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 10A.

"Jacob Blum Dies In Los Angeles; Rites To Be Here." Pueblo Chieftain, 2 August 1953, p. 8A.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 5B.

"Ducy (Damian P.)" [obituary]. Pueblo Chieftain, 13 May 1972, p. 6A.

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, 1905; Social History, 1905-1958**

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 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 Jacob Blum, coal company operator Jasper Brown, investment broker Damian Ducy and physician Dr. Wesley VanCamp. As well, the house is architecturally significant under Pueblo Landmark Criterion 2A as an example of a classically inspired Foursquare plan. Character-defining features include an overall square plan, front porch, Doric columns, hipped roof, overhanging flared eaves, and pedimented gables. 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 in 1905, this house exhibits a moderately high 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 alterations have been the screening of both porches. All 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.**

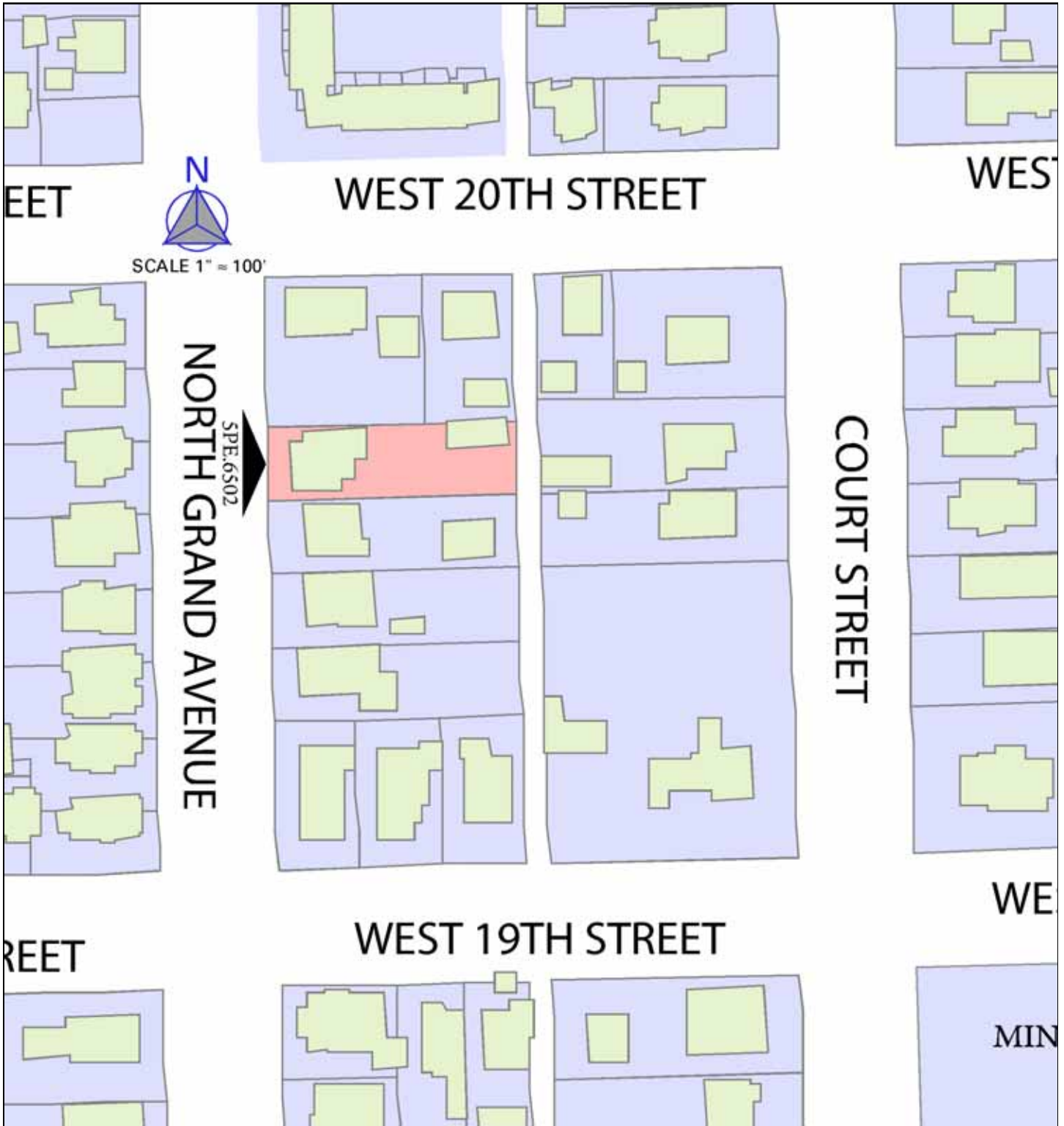
If there is National Register district potential, is this building contributing: Yes No N/A

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

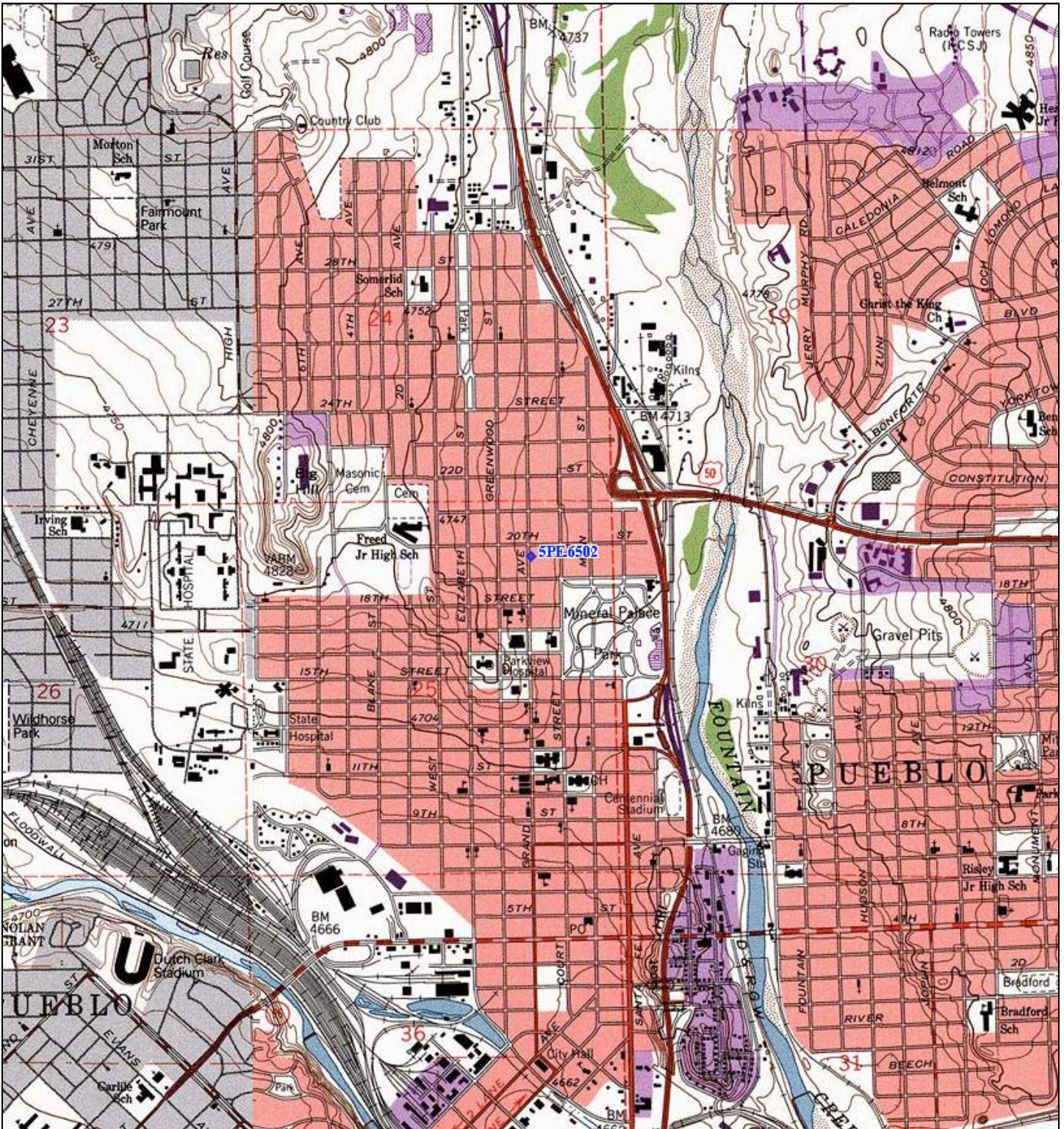
VIII. RECORDING INFORMATION

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47. Digital photograph file name(s): **grandaven1922 - 1 to - 5**
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)