

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- ___ Determined Eligible-National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Need Data
 - ___ Contributing to eligible National Register District
 - ___ Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5PE.5816** Parcel number(s):
- 2. Temporary resource number: **525419015**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Hall, Eugene C., Duplex; 503 West 13th Street**
- 6. Current building name: **Pueblo Community Services**
- 7. Building address: **1217 N Greenwood Street**
- 8. Owner name: **Duncan C. and Maria E. McAuliffe**
- Owner organization:
- Owner address: **1217 N Greenwood St**
Pueblo, CO 81008

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
SW 1/4 of **NE** 1/4 of **NW** 1/4 of **SE** 1/4 of Section **25**
10. UTM reference zone: **13**
Easting: **533858** Northing: **4236602**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots A through D inclusive; Elizabeth Place subdivision of the north half of Block 37**
Addition: **County Addition** Year of addition: **1869**
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 (length x width): **2,478 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Window/Glass Block**
Garage/Attached Garage
Chimney
21. General architectural description:
Oriented to the east, this house rests on a concrete foundation, with 3-light, hopper basement windows. A garage door opens into the basement, near the center of the front (east) façade. It hosts a 24-panel, wood, overhead-retractable garage door, painted white. A red-brick veneer clads the exterior walls. An addition to the south elevation has raked brick. Windows are generally tripartite, white vinyl-frame sliding sash, with the central light fixed. Other windows are 1-over-1-light, double-hung sash or single-light, fixed-frame picture windows. The principal doorway opens in the north elevation of a front-gabled foyer protruding from the north side of the façade. Approaching the doorway are 3, round, brick and concrete steps, flanked by a silver-painted, decorative wrought-iron railing. A blue canvas awning shelters the stoop and the concrete steps approaching it. The east elevation of the foyer hosts a pair of openings with glass blocks. The doorway hosts an 8-panel, 1-light wood door, opening behind an aluminum-frame storm door. An identical door combination occupies a doorway at the east end of the north elevation. A front-gabled hood, on shaped perlints, shelters the concrete stoop. Doorways open beneath both west-facing gables. They host 3-panel, 6-light, wood doors, painted white, opening behind aluminum-frame storm doors. Paired, 10-light metal doors open in the west face of the inside (southeast-facing) corner. They provide access to a wood deck, partially sheltered beneath a blue canvas awning. Gray, interlocking asphalt shingles cover the cross-gabled roof, and the building lacks overhanging eaves. A brick hearth and chimney is engaged to east-facing gable. Another chimney protrudes from the

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northern portion of the roof ridge.22. Architectural style: **Modern Movements/Minimal Traditional**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest one- and two-story houses and commercial buildings. Setbacks from North Greenwood Street are generally the same on this block. This property is situated on the southwest corner of North Greenwood and West 13th streets. Separating the streets from the sidewalks is a gravel-covered strip. Gravel also covers much of the rest of the property, but a small planted-grass yard is located northeast of the house, surrounded by a chain-link fence. Along the east side of the property are concrete block and railroad-tie retaining walls. A cobblestone retaining wall flanks the south side of the property. Southwest of the house is an asphalt parking area.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1941**Source of Information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Eugene C. Hall**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 building was constructed in 1956. However, city directory listings for this address date to 1941, suggesting a 1941 date of construction. An analysis of the style and materials corroborates this date. The most notable modifications have been 2 large additions to the rear (south) elevation. The dates of these additions are uncertain. While most of this former duplex has been converted into an office, at least 20 percent of the building is an apartment, based on tax assessor records.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**32. Intermediate use(s): **Multiple Dwelling**33. Current use(s): **Professional**34. Site type(s): **Offices, Apartment**

35. Historical background:

The first owner of this duplex and resident in the 1217 North Greenwood Street half was Eugene C. Hall, superintendent of the Midwest Steel and Iron Company. He was born on January 21, 1900, in Milwaukee, Wisconsin. Hall was a longtime resident of Pueblo and retired from Midwest after 46 years of service. He and his wife, Edna R. Hall, had a son, Donald R. Hall. Edna Hall died on September 29, 1991, and Eugene on December 16, 1991.

The first resident in the 503 West 13th Street half was Winfred Cross. From 1950 through at least 1960, the resident was Mary E.

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Howard.

Donald Hall eventually transferred the property to Karen W. Stewart in 1993. She briefly shared ownership with Bernard W. Stewart in 1996 before selling the property outright to Duncan C. and Marie E. McAuliffe, the current owners, in 1997. They operate the property as a rental unit. The current tenant is Pueblo Community Services.

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.

"Eugene C. Hall" [obituary]. Pueblo Chieftain, 18 December 1991, p. 6D.

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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 pattern 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 represents the work of a master, or that possess high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Pueblo Standards for Designation:1a. History Have direct association with the historical development of the city, state, or nation; or1b. History Be the site of a significant historic event; or1c. 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; or2b. Architecture Be a significant example of the work of a recognized architect or master builder, or2c. 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, or3b. Geography Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or3c. Geography Make a special contribution to Pueblo's distinctive character.Not Applicable Does not meet any of the above Pueblo landmark criteria.39. Area(s) of Significance: **Architecture**40. Period of Significance: **ca. 1945**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the mid-20th-century development of Pueblo’s North Side Neighborhood. As well, the house is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an example of the Minimal Traditional style. However, 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, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1941, this building 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. Additions have notably increased the size of this former duplex. However, these additions have been largely compatible with original design and do not conceal or eliminate most other character-defining features. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data

Local landmark eligibility field assessment: Individually eligible Not eligible Need data

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. Photograph numbers): **CD-ROM Photo Disc: North Side Photos
File Name(s): greenwoodstn1217**

Negatives filed at: **Special Collections
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-4290**

48. Report title: **Pueblo North Side Neighborhood Survey**

49. Date(s): **08/09/05**

50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, L.L.C.**

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

53. Phone number(s): **(970) 586-1165**

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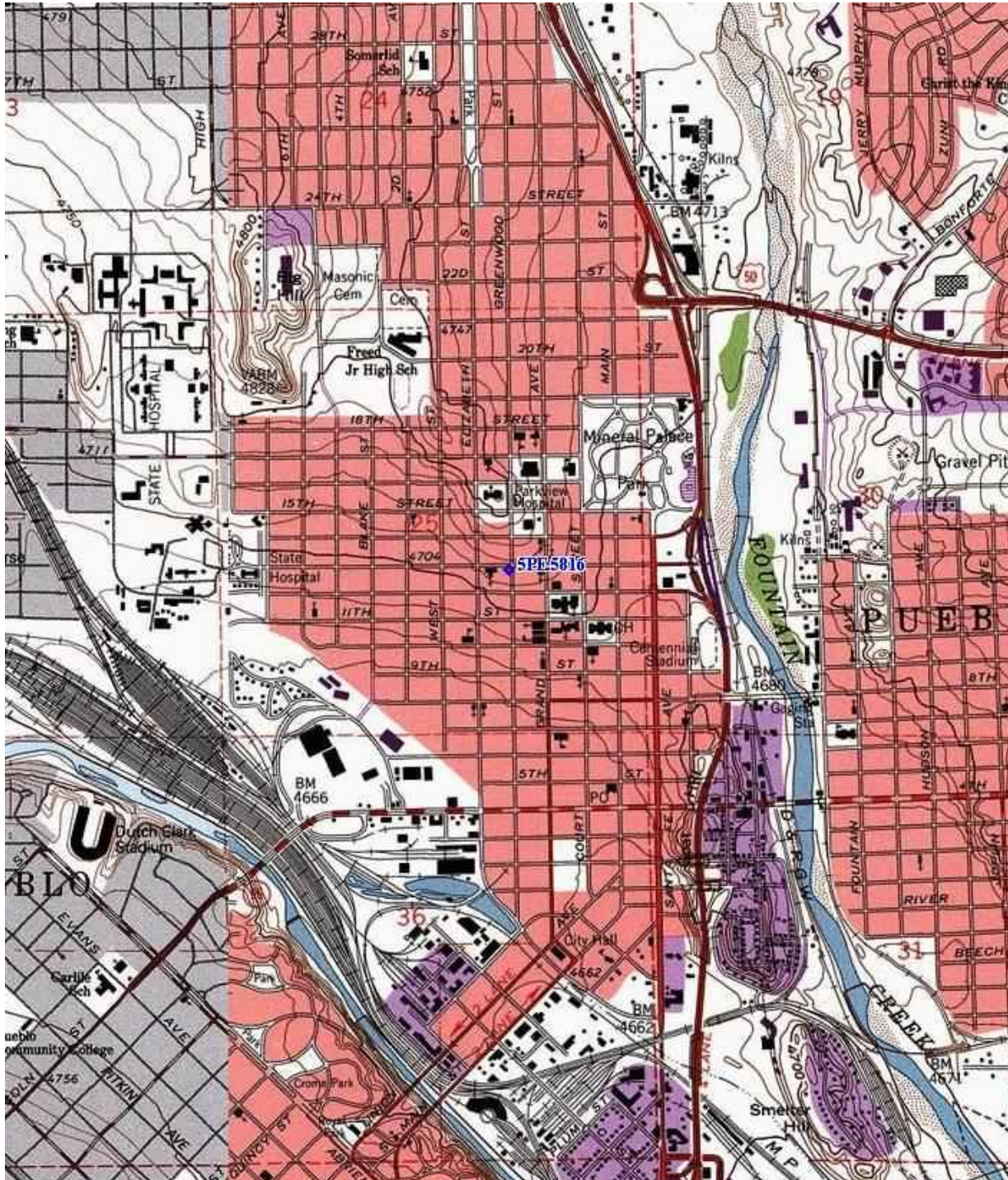
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SITE SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Northeast Pueblo topographic quadrangle - 1961 (Photorevised 1970 and 1974)